

# MINOR LAND PARTITION

PRELIMINARY FILE NUMBER 90-164

Located in the;  
N.E. 1/4 of SECTION 33, TOWNSHIP 30 SOUTH, RANGE 5 WEST,  
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

FILED  
COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

PARTITIONER AND LEGAL OWNER OF RECORD:  
DONALD W. LILJA  
457 CANYONVILLE - RIDDLE ROAD  
RIDDLE, OREGON 97469

TOTAL NUMBER OF PARCELS: TWO (2)  
WATER SUPPLY - SOUTH UMPQUA WATER ASSN.  
SEWER DISPOSAL - SEPTIC ( PARCEL 1 ) PERMIT #  
ZONING: PARCEL 1 - RURAL RESIDENTIAL  
PARCEL 2 - FARM FOREST  
TAX ACCOUNT NUMBERS:  
13628.00, 13628.02, 13628.03, 13632.00 & 13632.02

SURVEYED BY:  
RAYMOND F. BROWN - P.L.S. 2391  
P.O. BOX 539  
CANYONVILLE, OREGON 97417  
PHONE: (503) 839-6185

**SURVEYOR'S CERTIFICATE:**

I, RAYMOND F. BROWN, BEING DULY SWORN, HEREBY, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LAND SHOWN HEREON, THE BOUNDARIES OF WHICH ARE DESCRIBED AS FOLLOWS:

*Raymond F. Brown* 11/14/90  
RAYMOND F. BROWN - P.L.S. 2391 DATE

**PARCEL 1**

BEGINNING AT A 5/8 INCH IRON ROD THAT BEARS S 33° 03' 56" E 1247.01 FEET FROM THE 1/4 CORNER COMMON TO SECTION 28 AND 33, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE S 0° 14' 04" W 286.77 FEET TO A 5/8 INCH IRON ROD; THENCE WEST 20.00 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 330.73 FEET TO A 5/8 INCH IRON ROD; THENCE EAST 144.70 FEET TO A 5/8 INCH IRON ROD; THENCE N 0° 02' 33" E 674.46 FEET TO A 5/8 INCH IRON ROD LOCATED ON THE SOUTHERLY RIGHT OF WAY OF THE CANYONVILLE - RIDDLE ROAD, COUNTY ROAD NO.21; THENCE ALONG SAID RIGHT OF WAY S 65° 19' 30" W 95.84 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID RIGHT OF WAY S 65° 20' 50" W 40.64 FEET TO THE POINT OF BEGINNING.

**PARCEL 2**

SEE REFERENCE NUMBERS 83-13639 AND 90-02591, DOUGLAS COUNTY DEED OF RECORDS. LESS THE ABOVE DESCRIBED PARCEL.

**APPROVALS:**

*Keith L. Cubic* 11/26/90  
PLANNING DIRECTOR DATE

*Jerry T. Monahan* DEPUTY 11-30-90  
COUNTY SURVEYOR DATE

**NARRATIVE:**

PURPOSE OF THE SURVEY WAS TO CREATE A 2.00 ACRE PARCEL FROM THE 199.50 ACRE PARCEL AS SHOWN. FIELD INVESTIGATION LOCATED THE SAID FOUND CORNERS. THE SOUTH RIGHT OF WAY BOUNDARY OF COUNTY ROAD NO. 21 CONTROLLED THE NORTH BOUNDARY. THE WEST BOUNDARY WAS CONTROLLED BY AN OLD EXISTING FENCE ACCEPTED FOR YEARS BY AREA PROPERTY OWNERS AS THE BOUNDARY LINE AND BY DEED CALLS. THE EAST BOUNDARY WAS CONTROLLED BY ANOTHER EXISTING FENCE, AND THE SOUTH BOUNDARY WAS ADJUSTED FOR THE AREA NEEDED FOR PARCEL 1. THE SOUTH RIGHT OF WAY BOUNDARY OF COUNTY ROAD NO. 21 AS DEFINED BY THE DOUGLAS COUNTY ROAD DEPARTMENT, SHEET 3 OF 11, "AS CONSTRUCTED" FROM STATION 34.00 TO 37.00 WAS USED AS " BASIS OF BEARING ".

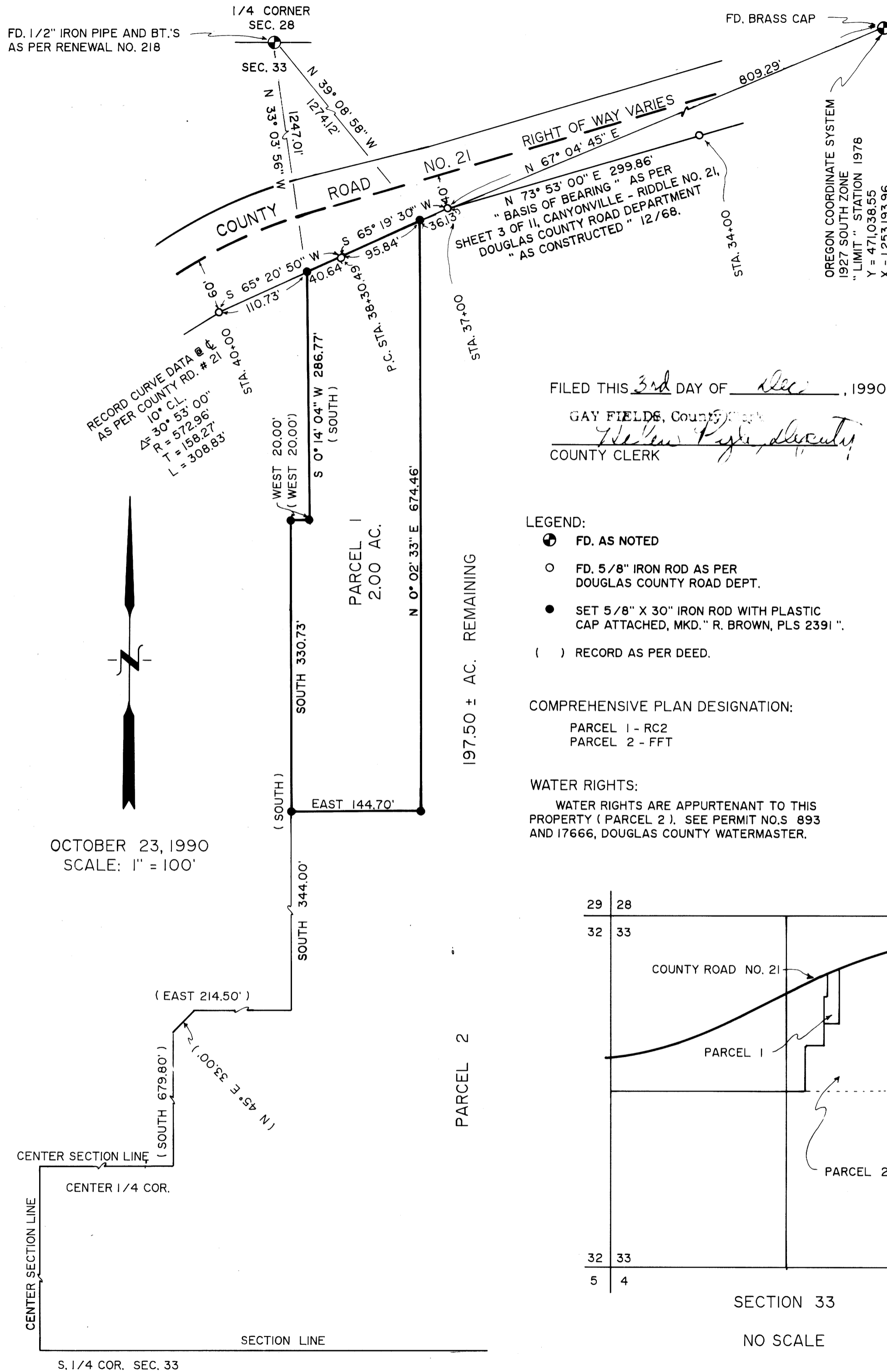
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Raymond F. Brown*  
OREGON  
JULY 26 1989  
RAYMOND F. BROWN  
2391

STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS.  
I, GAY FIELDS, COUNTY CLERK AND RECORDER  
OF CONVEYANCES, DO HEREBY CERTIFY THAT  
THIS INSTRUMENT WAS RECORDED

1990 DEC -3 PM 2:41

GAY FIELDS  
COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
BY *Walter Pufe*  
DEPUTY  
FEE

00-17603



FILED THIS 3rd DAY OF Dec, 1990  
GAY FIELDS, County Clerk  
*Walter Pufe, Deputy*  
COUNTY CLERK

- LEGEND:**
- ⊕ FD. AS NOTED
  - FD. 5/8" IRON ROD AS PER DOUGLAS COUNTY ROAD DEPT.
  - SET 5/8" X 30" IRON ROD WITH PLASTIC CAP ATTACHED, MKD. " R. BROWN, PLS 2391 "
  - ( ) RECORD AS PER DEED.

**COMPREHENSIVE PLAN DESIGNATION:**  
PARCEL 1 - RC2  
PARCEL 2 - FFT

**WATER RIGHTS:**  
WATER RIGHTS ARE APPURTENANT TO THIS PROPERTY ( PARCEL 2 ). SEE PERMIT NO.S 893 AND 17666, DOUGLAS COUNTY WATERMASTER.

