

MAJOR LAND PARTITION

FILED THIS 7th DAY OF MAY, 1991

PRELIMINARY FILE NUMBER 90-228

FILED ff

MAY 7 1991 ff

COUNTY SURVEYOR ff

COUNTY CLERK ff

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

Located in the:
S. 1/2, SECTION 30, TOWNSHIP 32 SOUTH, RANGE 6 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

1991 MAY -7 PM 2:26

GAY FIELDS
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Raymond F. Brown
DEPUTY

FEE 10.00

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Raymond F. Brown

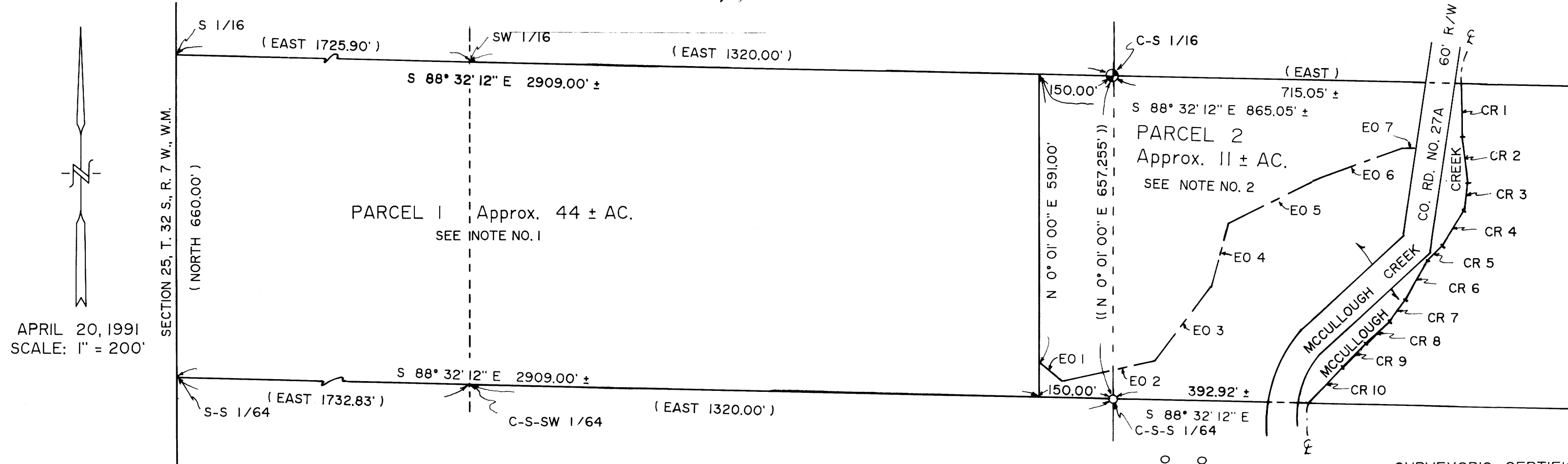
OPENED
JULY 29 1989
RAYMOND F. BROWN
2391

PARTITIONER:
GREGORY TIMBER RESOURCES
P.O. BOX C
GLENDALE, OREGON 97442

LEGAL OWNER OF RECORD:
CITY OF GLENDALE
P.O. BOX 361
GLENDALE, OREGON 97442

TOTAL NUMBER OF PARCELS: TWO (2)
WATER SUPPLY: NOT APPLICABLE
SEWER DISPOSAL: NOT APPLICABLE
ZONING: FARM FOREST and TIMBER RESOURCE
COMPREHENSIVE PLAN DESIGNATION: FFT and TL
TAX ACCOUNT NUMBER: 15651.00

FINAL PLAT PREPARED BY:
RAYMOND F. BROWN - P.L.S. 2391
P.O. BOX 539
CANYONVILLE, OREGON 97417



APRIL 20, 1991
SCALE: 1" = 200'

CENTERLINE OF 25 FOOT ROAD EASEMENT

LINE	BEARING	DISTANCE
EO 1	S 50° 46' 12" E	61.44'
EO 2	N 77° 43' 36" E	190.77'
EO 3	N 37° 24' 18" E	188.22'
EO 4	N 16° 23' 48" E	136.85'
EO 5	N 63° 43' 36" E	198.28'
EO 6	N 69° 35' 36" E	194.44'
EO 7	N 87° 46' 48" E	50.00' ± TO WESTERLY R/W OF C.R. # 27A

CENTERLINE OF MCCULLOUGH CREEK

LINE	BEARING	DISTANCE
CR 1	S 00° 30' 50" W	109.61'
CR 2	S 06° 06' 30" E	92.96'
CR 3	S 07° 29' 07" W	51.84'
CR 4	S 31° 27' 38" W	87.72'
CR 5	S 45° 34' 09" W	47.29'
CR 6	S 29° 03' 46" W	91.51'
CR 7	S 36° 19' 39" W	56.28'
CR 8	S 48° 22' 36" W	60.14'
CR 9	S 45° 27' 36" W	69.34'
CR 10	S 43° 36' 17" W	105.39' ± TO SOUTHEAST CORNER

WATER RIGHTS

THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY

APPROVALS:

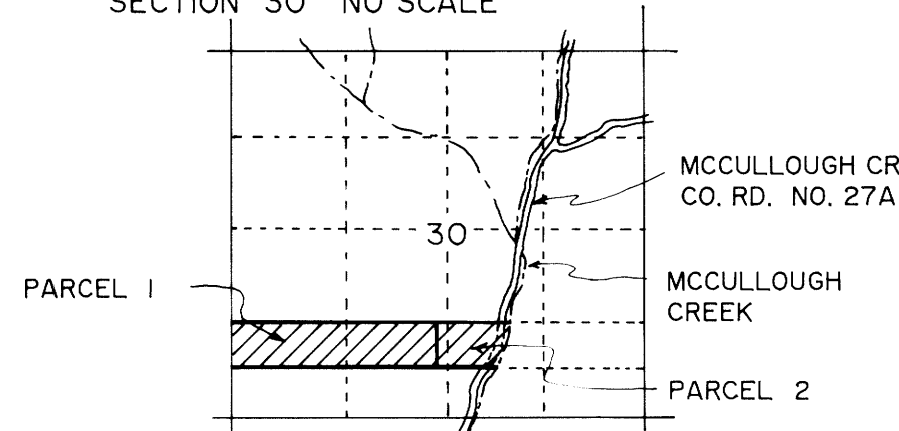
Keith L. Cubic 4/30/91
PLANNING DIRECTOR DATE

Jerry L. Morrison DEPUTY 5-7-91
COUNTY SURVEYOR DATE

LEGEND:

- () RECORD AS PER G.L.O.
- (()) RECORD AS PER M 39 - 23
- ⊕ RECORD BRASS CAP AS PER M 39 - 23
- RECORD 5/8" IRON ROD AS PER M 39 - 23

SECTION 30 NO SCALE



NOTE:
1. AS A CONDITION OF DIVISION APPROVAL, THIS PARCEL LIMITED TO RESOURCE USES, NO DWELLING CAN BE APPROVED.
2. AS A CONDITION OF DIVISION APPROVAL, THIS PARCEL LIMITED TO MUNICIPAL USES, NO DWELLING CAN BE APPROVED.
3. BEARINGS AND DISTANCES OTHER THAN THOSE OF RECORD SHOWN WERE SUPPLIED BY GREGORY TIMBER RESOURCES.

SURVEYOR'S CERTIFICATE:

I, RAYMOND F. BROWN, BEING DULY SWORN, HEREBY, DEPOSE AND SAY THAT I HAVE NOT SURVEYED AND MAKE NO REPRESENTATION AS TO THE ACCURACY OF THE BOUNDARY OF THIS MAJOR LAND PARTITION. THE BOUNDARIES OF WHICH ARE DESCRIBED AS FOLLOWS:

Raymond F. Brown 4/21/91
RAYMOND F. BROWN - P.L.S. 2391 DATE

PARCEL 1

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (N 1/2, SW 1/4, SW 1/4); THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (N 1/2, SE 1/4, SW 1/4). LESS THE EASTERLY 150.00 FEET OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (N 1/2, SE 1/4, SW 1/4). ALL LOCATED IN SECTION 30, TOWNSHIP 32 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

TOGETHER WITH AN 25 FOOT WIDE ROAD EASEMENT, THE CENTER-LINE OF WHICH IS DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT THAT BEARS WESTERLY 150.00 FEET AND S 0° 01' 00" W 591.00 FEET FROM THE CENTER SOUTH 1/16TH CORNER TO SECTION 30, TOWNSHIP 32 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE S 50° 46' 12" E 61.44 FEET TO A POINT; THENCE N 77° 43' 36" E 190.77 FEET TO A POINT; THENCE N 37° 24' 18" E 188.22 FEET TO A POINT; THENCE N 16° 23' 48" E 136.85 FEET TO A POINT; THENCE N 63° 43' 36" E 198.28 FEET TO A POINT; THENCE N 69° 35' 36" E 194.44 FEET TO A POINT; THENCE N 87° 46' 48" E 50.00 FEET MORE OR LESS TO A POINT ON THE WESTERLY RIGHT OF WAY OF MCCULLOUGH CREEK COUNTY ROAD NO. 27A.

PARCEL 2

SEE REFERENCE NUMBER 81-14601, DEED RECORDS OF DOUGLAS COUNTY, OREGON, LESS THE ABOVE DESCRIBED PARCEL. LESS COUNTY ROAD NO. 27A RIGHT OF WAY.
RESERVING THEREFROM THE 25 FOOT WIDE ROAD EASEMENT DESCRIBED IN PARCEL 1.

NARRATIVE:

THE PURPOSE OF THIS MAP IS TO SHOW THE DIVISION OF A 57.86± ACRE PARCEL INTO TWO PARCELS. CONTROL FOR THE PARCELS ARE THE EXISTING EXTERIOR BOUNDARY AND THE EXISTING MCCULLOUGH CREEK ON THE EAST END. BECAUSE BOTH PARCELS ARE OVER 10 ACRES, A FIELD SURVEY WAS NOT REQUIRED. COURSES AND DISTANCES MENTIONED ARE EITHER THOSE OF RECORD OR WERE SUPPLIED TO ME BY GREGORY TIMBER RESOURCES. THE AREA OF BOTH PARCELS ARE APPROXIMATE. FOR A EXACT METES AND BOUNDS DESCRIPTION, A PROPERTY SURVEY WOULD BE NEEDED.

1991 - 0029

1991 - 0029