

1991 - 0042

FILED  
JUL 17 1991  
COUNTY SURVEYOR  
DOUGLAS COUNTY, OREGON

### MAJOR LAND PARTITION

PRELIMINARY FILE NUMBER 90-061

Located in:  
SECTION 31, TOWNSHIP 30 SOUTH, RANGE 5 WEST,  
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

PARTITIONER:  
GEORGE AND SHERYL DAWSON  
P.O. BOX 618  
RIDDLE, OREGON 94769  
Phone: 874-2955

LEGAL OWNER OF RECORD:  
AL AND LOIS WILSON  
1463 PACIFIC  
REDLANDS, CALIF. 92373

TOTAL NUMBER OF PARCELS: TWO (2)  
WATER SUPPLY: WELL  
SEWER DISPOSAL: SEPTIC  
TAX ACCOUNT NUMBERS: 13606.00 AND 13606.01  
ZONING: EXCLUSIVE FARM USE GRAZING (FG) AND FARM FOREST (FF)  
COMPREHENSIVE PLAN DESIGNATION: AGG AND FFT

**SURVEYOR'S CERTIFICATE:**

I, RAYMOND F. BROWN, BEING DULY SWORN, HEREBY, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, AS RECORDED IN M 112-4, DOUGLAS COUNTY SURVEYOR'S OFFICE, THE LAND SHOWN HEREON, THE BOUNDARIES OF WHICH ARE DESCRIBED AS FOLLOWS:

*Raymond F. Brown*  
RAYMOND F. BROWN - P.L.S. 2391      6/27/91  
DATE

**PARCEL 1**

SEE REFERENCE NUMBER 88-12955, DOUGLAS COUNTY DEED OF RECORDS, LESS PARCEL 2. RESERVING THEREFROM THE 60 FOOT WIDE ROAD EASEMENT DESCRIBED IN PARCEL 2.

**PARCEL 2**

BEGINNING AT A BRASS CAP MARKING THE CENTER OF SECTION TO SECTION 31, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE ALONG CENTER OF SECTION LINE N 5° 04' 05" E 1282.72 FEET TO A 5/8 INCH IRON ROD LOCATED ON THE SOUTH BOUNDARY OF THAT LAND DESCRIBED IN RECORDER'S REFERENCE NUMBER 183665, DOUGLAS COUNTY DEED OF RECORDS; THENCE ALONG SAID SOUTH BOUNDARY N 88° 49' 26" E 833.13 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID SOUTH BOUNDARY N 88° 46' 24" E 485.72 FEET TO A 5/8 INCH IRON ROD; THENCE LEAVING SAID SOUTH BOUNDARY S 5° 03' 50" W 1281.21 FEET TO A BRASS CAP MARKING THE CENTER-EAST 1/16 CORNER TO SAID SECTION 31; THENCE S 5° 03' 35" W 1302.48 FEET TO A BRASS CAP MARKING THE SOUTHEAST 1/16 CORNER TO SAID SECTION 31; THENCE S 88° 33' 45" W 1319.54 FEET TO A BRASS CAP MARKING THE CENTER-SOUTH 1/16 CORNER TO SAID SECTION 31; THENCE ALONG SAID CENTER OF SECTION LINE N 5° 03' 35" E 1306.58 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 60 FOOT WIDE ROAD EASEMENT ADJACENT TO AND SOUTHERLY OF THE NORTHERLY LINE OF PARCEL 1, ON THE EAST SIDE OF COUNTY ROAD NUMBER 299.

**APPROVALS:**

*Keith L. Cubic*      7/3/91  
PLANNING DIRECTOR      DATE

*Larry E. M... ..*      7-17-91  
COUNTY SURVEYOR DEPUTY      DATE

**NARRATIVE:**

PURPOSE OF THIS MAP IS TO SHOW THE DIVISION OF A 178 ± ACRE PARCEL INTO TWO PARCELS. CONTROL FOR THE TWO PARCELS ARE THE EXISTING EXTERIOR BOUNDARIES SHOWN AND THE EAST SIDE OF MITCHELL CREEK. BECAUSE BOTH PARCELS ARE EACH OVER 10 ACRES, A FIELD SURVEY WAS NOT REQUIRED, BUT I DID SURVEY THE BOUNDARIES OF PARCEL 2 IN JULY, 1990 (SEE M 112-4) AT THE PROPERTY OWNERS REQUEST. COURSES AND DISTANCES SHOWN ARE THOSE TAKEN FROM M 112-4, R M 3-26, DEED CALLS, AND ESTIMATION. THE AREA OF PARCEL 1 IS APPROXIMATE, AND THE AREA OF PARCEL 2 IS FROM SAID M 112-4. FOR THE EXACT METES AND BOUNDS DESCRIPTION AND AREA OF PARCEL 1, A PROPERTY SURVEY WOULD BE NEEDED.

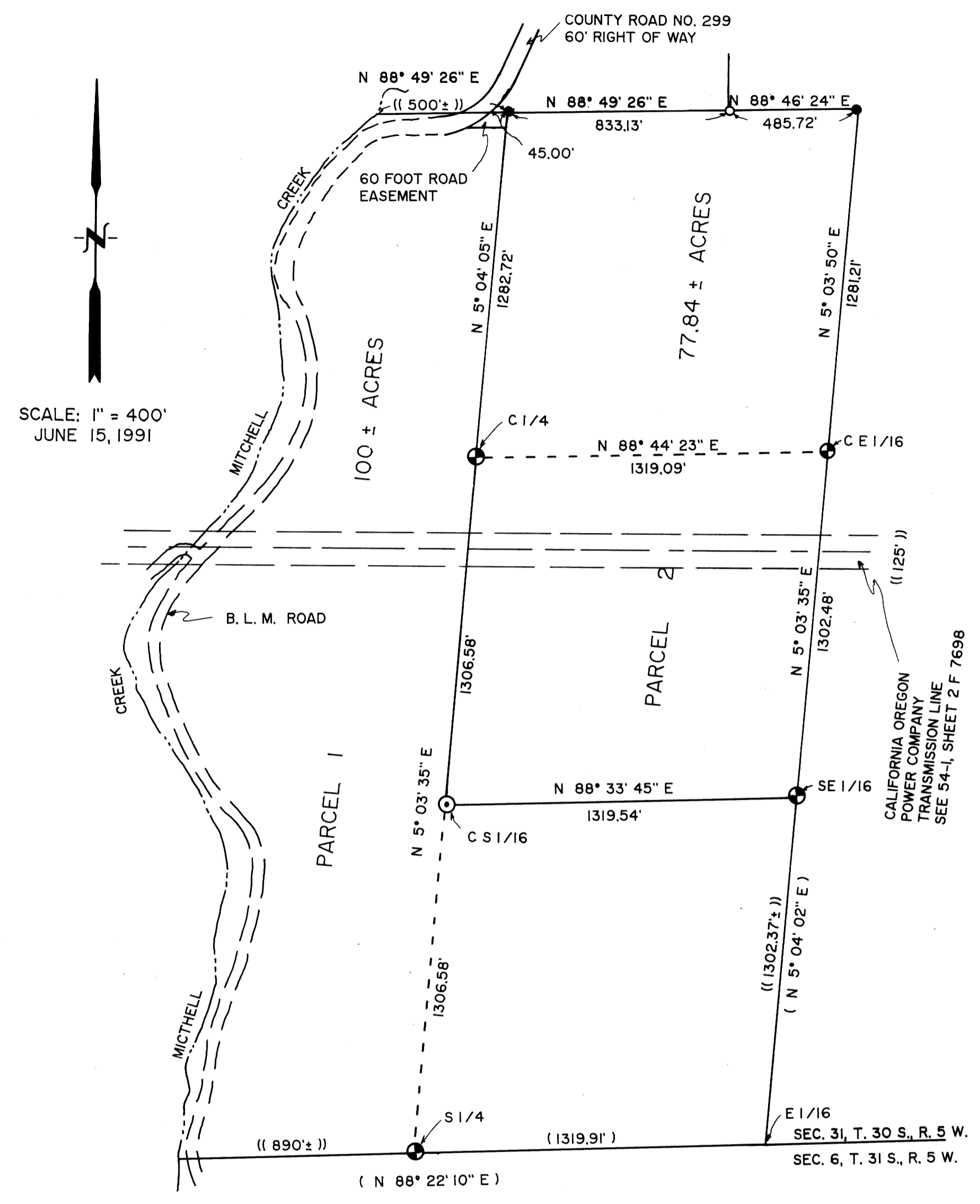
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Raymond F. Brown*  
OREGON  
JULY 28 1989  
RAYMOND F. BROWN  
2391

FINAL PLAT PREPARED BY:  
RAYMOND F. BROWN - P.L.S. 2391  
P.O. BOX 539  
CANYONVILLE, OREGON 97417  
Phone: (503) 839-6185

STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS.  
I, GAY FIELDS, COUNTY CLERK AND RECORDER  
OF CONVEYANCES, DO HEREBY CERTIFY THAT  
THIS INSTRUMENT WAS RECORDED  
1991 JUL 17 PM 12: 25  
GAY FIELDS  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
BY *Larry E. M...*  
DEPUTY  
FEE *PP*

31-10815

FILED THIS 17<sup>th</sup> DAY OF July, 1991  
GAY FIELDS  
COUNTY CLERK  
*Larry E. M...*



**WATER RIGHTS:**  
WATER RIGHTS ARE APPURTENANT TO THIS PROPERTY. SEE PERMIT NUMBER 17281, DOUGLAS COUNTY WATERMASTER.

**NOTES:**  
ALL BEARINGS AND DISTANCES ARE AS PER M 112-4, UNLESS OTHERWISE NOTED.

- LEGEND:**
- RECORD 5/8" IRON ROD AS PER M 112-4
  - RECORD 5/8" IRON ROD AS PER M 38-41
  - ⊙ RECORD BRASS CAP AS PER M 112-4
  - ⊕ RECORD BRASS CAP AS PER R M 3-26
  - ( ) RECORD AS PER R M 3-26
  - (( )) CALC. OR ESTIMATED

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