

MAJOR LAND PARTITION

PRELIMINARY FILE NUMBER 91 - 252

FILED  
V.L.  
NOV 23 1991  
COUNTY SURVEYOR  
DOUGLAS COUNTY, OREGON

FILED THIS 26th DAY OF November, 1991

GAY FIELDS, County Clerk  
COUNTY CLERK by Nancy R. Davenport, Deputy

Located in the:  
N.E. 1/4, SECTION 6, TOWNSHIP 30 SOUTH, RANGE 5 WEST,  
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

PARTITIONER AND LEGAL OWNER OF RECORD:

GEORGE V. and JANET L. ROY  
1817 WEAVER ROAD  
MYRTLE CREEK, OREGON 97457  
Phone: (503) 863-5603

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 NOV 26 AM 9:34

GAY FIELDS  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
BY Nancy R. Davenport  
DEPUTY  
FEE \$1.00

91-18436

TOTAL NUMBER OF PARCELS: TWO (2)  
WATER SUPPLY: WELLS  
SEWER DISPOSAL: SEPTIC  
TAX ACCOUNT NUMBER: 13350.03  
ZONING: RURAL RESIDENTIAL (5R)  
COMPREHENSIVE PLAN DESIGNATION: RURAL COMMITTED - 5 ACRE (RC5)

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 LANDS SHOWN  
HEREON, THE BOUNDARIES OF WHICH ARE DESCRIBED AS FOLLOWS:

Raymond F. Brown 11/19/91  
RAYMOND F. BROWN - P.L.S. 2391 DATE

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
RAYMOND F. BROWN  
2391

PARCEL 1

BEGINNING AT A BRASS CAP MARKING THE NORTH QUARTER CORNER OF SECTION 6, TOWNSHIP 30  
SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE SOUTH 0° 35' 40"  
WEST 772.08 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 0° 37' 19" WEST 56.30 FEET TO A 5/8  
INCH IRON ROD; THENCE SOUTH 89° 42' 53" EAST 319.95 FEET TO A 5/8 INCH IRON ROD; THENCE  
NORTH 0° 36' 36" EAST 828.38 FEET TO A 5/8 INCH IRON ROD LOCATED ON THE NORTH SECTION LINE  
OF SAID SECTION 6; THENCE ALONG SAID SECTION LINE, NORTH 89° 42' 53" WEST 320.12 FEET TO THE  
POINT OF BEGINNING.

TOGETHER WITH A 40 FOOT WIDE ROAD AND UTILITY EASEMENT ADJACENT TO AND WESTERLY OF  
THE EASTERLY LINE OF PARCEL 2.  
RESERVING THEREFROM A 40 FOOT WIDE UTILITY EASEMENT ADJACENT TO AND WESTERLY OF THE  
EASTERLY BOUNDARY OF SAID PARCEL 1.

PARCEL 2

BEGINNING AT A 5/8 INCH IRON ROD THAT BEARS SOUTH 0° 35' 50" WEST 828.38 FEET FROM THE  
NORTH QUARTER CORNER TO SECTION 6, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN,  
DOUGLAS COUNTY, OREGON; THENCE SOUTH 0° 37' 19" WEST 677.93 FEET TO A 5/8 INCH IRON ROD  
LOCATED ON THE NEW RIGHT OF WAY OF COUNTY ROAD NUMBER 41 (WEAVER ROAD); THENCE ALONG  
SAID NEW RIGHT OF WAY OF COUNTY ROAD NUMBER 41, SOUTH 88° 05' 36" EAST 216.17 FEET TO A  
5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID NEW RIGHT OF WAY, NORTH 89° 09' 35" EAST  
103.99 FEET TO A 5/8 INCH IRON ROD; THENCE LEAVING SAID RIGHT OF WAY AND RUNNING NORTH 0°  
36' 36" EAST 682.00 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 89° 42' 53" WEST 319.95 FEET  
TO THE POINT OF BEGINNING.

TOGETHER WITH A 40 FOOT WIDE UTILITY EASEMENT ADJACENT TO AND WESTERLY OF THE  
EASTERLY BOUNDARY LINE OF PARCEL 1.  
RESERVING THEREFROM A 40 FOOT WIDE ROAD AND UTILITY EASEMENT ADJACENT TO AND  
WESTERLY OF THE EASTERLY BOUNDARY OF SAID PARCEL 2.

NARRATIVE:

PURPOSE OF THE SURVEY WAS TO DIVIDE A 11.23 ACRE PARCEL OF LAND INTO THE TWO PARCELS  
AS SHOWN. FIELD INVESTIGATION LOCATED THE SAID FOUND CORNERS, WITH THE EAST SIDE AS  
DEFINED BY M 58-14 USED AS MY "BASIS OF BEARING". THE SAID SET 5/8 INCH IRON ROD AT THE  
SOUTH END OF THE PROPERTY, ALONG THE EXISTING COUNTY ROAD RIGHT OF WAY, WAS SET BY  
PROPORTIONATE DISTANCE METHOD. THE 40 FOOT WIDE UTILITY EASEMENT SHOWN IN PARCEL 1, IS FOR  
A WATER LINE FROM THE EXISTING WELL TO PARCEL 2.

LEGEND:

- FD. 5/8" IRON ROD AS PER M 58-14
- ⊕ FD. DOUGLAS COUNTY BRASS CAP
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP ATTACHED, MKD." R. BROWN, PLS 2391 "
- ( ) RECORD AS PER M 58-14

APPROVALS:

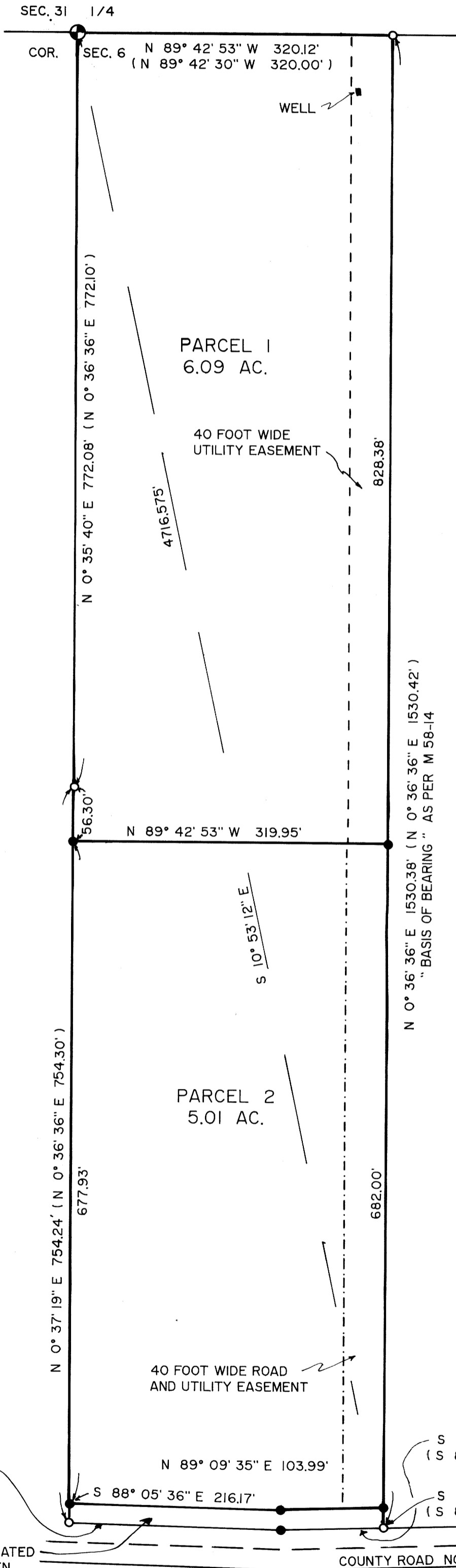
Keith L. Cubic  
PLANNING DIRECTOR

11/22/91  
DATE

Larry J. Morrison  
COUNTY SURVEYOR

11-25-91  
DATE

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



SCALE: 1" = 100'  
NOVEMBER 19, 1991

20 FOOT STRIP OF LAND TO BE DEDICATED  
TO DOUGLAS COUNTY. DEED HAS BEEN  
EXECUTED AND ON FILE AT DOUGLAS  
COUNTY PLANNING DEPARTMENT.

WATER RIGHTS:

WATER RIGHTS ARE APPURTENANT TO THIS  
PROPERTY. SEE PERMIT NUMBER 57319, DOUGLAS  
COUNTY WATERMASTER.

OREGON COORDINATE SYSTEM  
1927 SOUTH ZONE  
"PTS 28" STATION 1978  
Y = 493,545.44  
X = 1,243,152.50