

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

94 JAN 14, PM 3:43

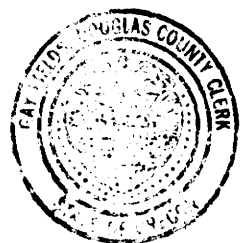
SEC. 18
 SEC. 19

GAY FIELDS
 DOUGLAS COUNTY CLERK
 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
 OF *Genie L. Bennett*
 DEPUTY

FEE *PP*
 94-00982

FILED THIS *14th* DAY OF *JANUARY*, 1994

GAY FIELDS, County Clerk *Genie L. Bennett*
 COUNTY CLERK DEPUTY



JULY, 1993
 SCALE: 1" = 400'

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Raymond F. Brown
 OREGON
 JULY 26, 1989
 RAYMOND F. BROWN
 2391

EXP. 12/31/93

LAND PARTITION

PRELIMINARY FILE NUMBER 91 - 333

Located in the:
 W. 1/2, SECTION 19 and the N.W. 1/4, SECTION 30,
 TOWNSHIP 30 SOUTH, RANGE 5 WEST,
 and in the:
 S.W. 1/4, SECTION 24,
 TOWNSHIP 30 SOUTH, RANGE 6 WEST,
 WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

FILED

Date: *1-14-94* By: *JF*
 This survey consists of:
 Map: *1994-0003A/B*
 Narrative: _____
 Corner Rpt: _____
 DOUGLAS COUNTY SURVEYOR *Jc*

PARTITIONER AND LEGAL OWNER OF RECORD:
 WILLIAM B. & ELAINE M. STROBRIDGE
 1261 YOKUM ROAD
 RIDDLE, OR. 97469
 Phone: (503) 874 - 2518

TOTAL NUMBER OF PARCELS: THREE (3)
 WATER SUPPLY: LAWSON ACRES WATER ASSOCIATION
 SEWER DISPOSAL: SEPTIC
 TAX ACCOUNT NUMBERS: 13472.00, 13472.02, 13472.06, 13472.07,
 13472.21, 13477.00, 13477.01, 13477.03, 13591.00

TAX LOT NUMBERS: 100 (2), 200 (2), 300, 2800, 2900, 3000, 3300.

ZONING: FARM FOREST AND RURAL RESIDENTIAL - 5 ACRE.
 COMPREHENSIVE PLAN DESIGNATION: FARM FOREST TRANSITIONAL, IN PART,
 AND RURAL RESIDENTIAL 5-ACRE, IN PART.

FINAL PLAT PREPARED 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 LANDS
 SHOWN AS PARCEL 2 AND PARCEL 3. THE BOUNDARIES OF WHICH ARE DESCRIBED
 ON PAGE 2.

Raymond F. Brown
 RAYMOND F. BROWN - P.L.S. # 2391

8/6/93
 DATE

DECLARATION:

WE, WILLIAM B. AND ELAINE M. STROBRIDGE (AKA
 KATHERINE E. STROBRIDGE), BEING FIRST DULY SWORN, DEPOSE
 AND SAY, THAT WE HAVE CAUSED THE LANDS DEPICTED
 HEREON TO BE SURVEYED AS SET FORTH, OF OUR OWN FREE
 WILL.

William B. Strobridge *11/23/93*
 WILLIAM B. STROBRIDGE DATE

Elaine M. Strobridge *11/23/93*
 ELAINE M. STROBRIDGE DATE

ACKNOWLEDGEMENT:

PERSONALLY APPEARED THE ABOVE NAMED WILLIAM B. AND
 ELAINE M. STROBRIDGE AND ACKNOWLEDGED THE FOREGOING
 DECLARATION TO BE A VOLUNTARY AND FREE ACT.

William C. Hammond
 NOTARY PUBLIC
 MY COMMISSION EXPIRES *1-8-96*

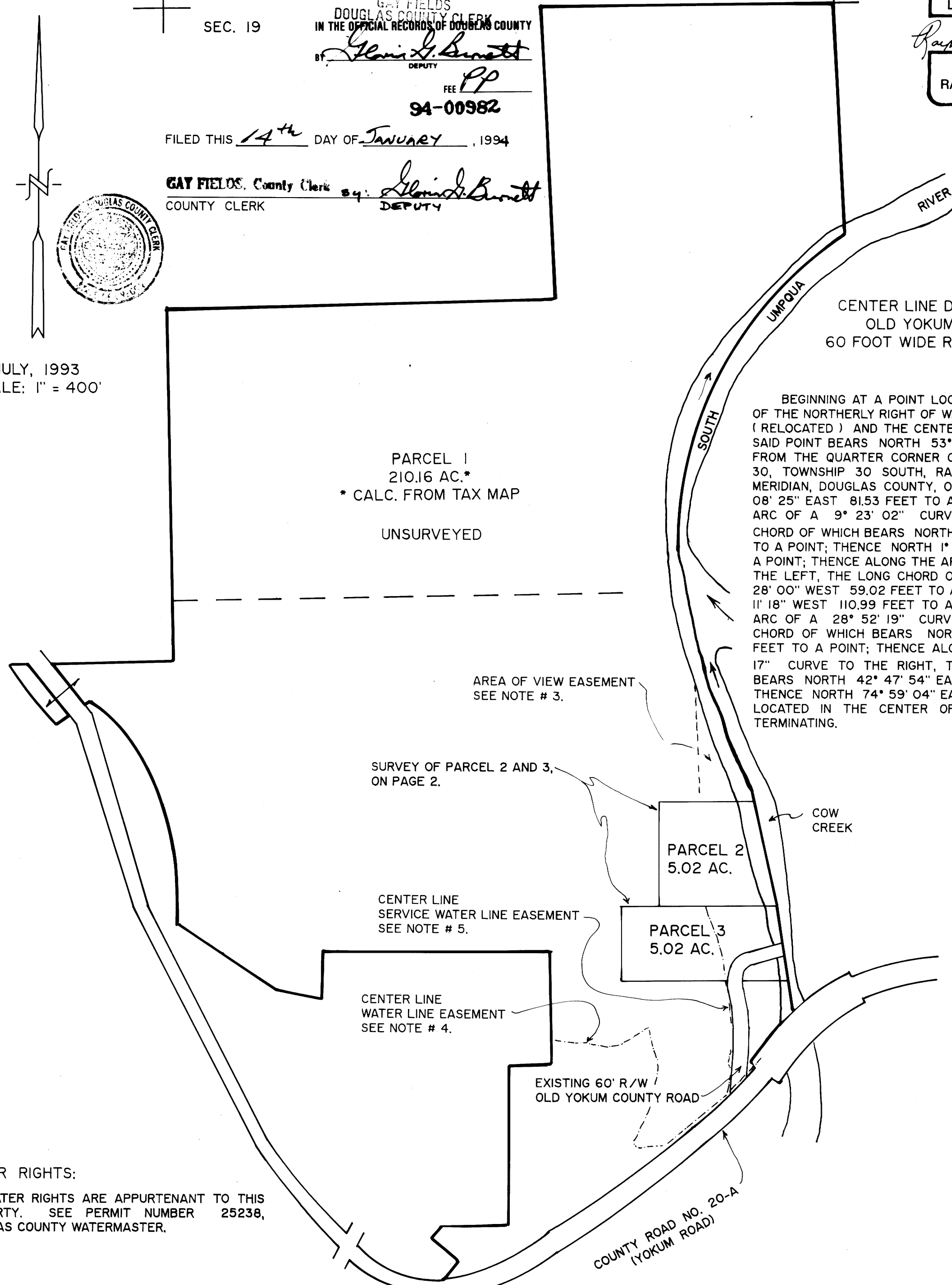
APPROVALS:

Keith L. Cubic *12/28/93*
 DOUGLAS COUNTY PLANNING DEPT. DATE

Genie L. Bennett *1-14-94*
 DOUGLAS COUNTY SURVEYOR'S OFFICE DEPUTY DATE

NARRATIVE:

PURPOSE OF THE SURVEY WAS TO CREATE THE TWO
 PARCELS AS SHOWN. FIELD INVESTIGATION LOCATED THE SAID
 FOUND CORNERS AND CONDITIONS. THE NORTHERLY RIGHT OF
 WAY BOUNDARY OF COUNTY ROAD NUMBER 20-A FROM STATION
 86+01.98 TO STATION 89+00.00 WAS USED AS " BASIS OF
 BEARING ".



WATER RIGHTS:
 WATER RIGHTS ARE APPURTENANT TO THIS
 PROPERTY. SEE PERMIT NUMBER 25238,
 DOUGLAS COUNTY WATERMASTER.

1994 - 0003 A

1994 - 0003 A

FILED

Date: 1-14-94 By: AP
This survey consists of:
Map: 1994-0003 A & B
Narrative: _____
Corner Rpt: _____

DOUGLAS COUNTY SURVEYOR

LAND PARTITION

PRELIMINARY FILE NUMBER 91 - 333

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and in the:
S.W. 1/4, SECTION 24,
TOWNSHIP 30 SOUTH, RANGE 6 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

PARTITIONER AND LEGAL OWNER OF RECORD:
WILLIAM B. & ELAINE M. STROBRIDGE
1261 YOKUM ROAD
RIDDLE, OR. 97469
Phone: (503) 874 - 2518

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EXP. 12/31/93

LEGAL DESCRIPTIONS:

PARCEL 1

SEE DEED REFERENCE NUMBERS 78-17145, 75-18309, 71-14793, 68-13783, AND VOL. 241, PG. 236, DOUGLAS COUNTY DEED RECORDS, LESS PARCELS SOLD AND LESS THE PARCELS DESCRIBED BELOW.

PARCEL 2

BEGINNING AT A 5/8 INCH IRON ROD THAT BEARS NORTH 24° 17' 35" WEST 1323.36 FEET FROM THE QUARTER CORNER COMMON TO SECTIONS 19 AND 30, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE DUE WEST 331.04 FEET TO A 5/8 INCH IRON ROD; THENCE DUE NORTH 465.22 FEET TO A 5/8 INCH IRON ROD; THENCE DUE EAST 272.00 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING DUE EAST 151.98 FEET TO A POINT LOCATED IN THE CENTER OF COW CREEK; THENCE ALONG SAID CENTER OF COW CREEK, SOUTH 11° 10' 22" EAST 474.21 FEET TO A POINT; THENCE LEAVING SAID CENTER OF COW CREEK AND RUNNING DUE WEST 184.83 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 25 FOOT ROAD AND UTILITY EASEMENT, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT BEARS NORTH 31° 44' 11" WEST 1030.21 FEET FROM THE QUARTER CORNER COMMON TO SECTIONS 19 AND 30, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE NORTH 9° 53' 45" WEST 76.30 FEET TO A POINT; THENCE ALONG THE ARC OF A 19° 33' 15" CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS NORTH 19° 48' 48" WEST 100.93 FEET TO A POINT; THENCE ALONG THE ARC OF A 12° 05' 44" CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS NORTH 22° 28' 16" WEST 119.72 FEET TO A POINT; THENCE NORTH 15° 12' 42" WEST 51.05 FEET TO THE SOUTHERLY BOUNDARY OF SAID PARCEL 2 AND THERE TERMINATING.

PARCEL 3

BEGINNING AT A 5/8 INCH IRON ROD THAT BEARS NORTH 24° 17' 35" WEST 1323.36 FEET FROM THE QUARTER CORNER COMMON TO SECTIONS 19 AND 30, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE DUE WEST 502.59 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 0° 04' 41" WEST 330.01 FEET TO A 5/8 INCH IRON ROD; THENCE DUE EAST 602.78 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING DUE EAST 137.26 FEET TO A POINT LOCATED IN THE CENTER OF COW CREEK; THENCE ALONG SAID CENTER OF COW CREEK, NORTH 8° 59' 05" WEST 334.11 FEET TO A POINT; THENCE LEAVING SAID CENTER OF COW CREEK AND RUNNING DUE WEST 184.83 FEET TO THE POINT OF BEGINNING. LESS ANY PORTION OF THE RIGHT OF WAY TO THE OLD YOKUM COUNTY ROAD INSIDE SAID BOUNDARIES.

RESERVING THEREFROM THE 25 FOOT WIDE ROAD AND UTILITY EASEMENT DESCRIBED IN PARCEL 2.

NOTES:

- FOR MAINTENANCE AGREEMENT FOR LOCAL ACCESS ROAD, SEE REFERENCE NUMBER 93-23013, DEED RECORDS, DOUGLAS COUNTY, OREGON.
- FOR COVENANTS ON LOCAL ACCESS ROAD, SEE REFERENCE NUMBER 93-23052, DEED RECORDS, DOUGLAS COUNTY, OREGON.
- FOR VIEW EASEMENT, SEE REFERENCE NUMBER 93-24723, DEED RECORDS, DOUGLAS COUNTY, OREGON.
- FOR 15 FOOT WIDE WATER LINE EASEMENT, SEE REFERENCE NUMBER 93-24722, DEED RECORDS, DOUGLAS COUNTY, OREGON.
- FOR 15 FOOT SERVICE WATER LINE EASEMENT, SEE REFERENCE NUMBER 93-24724, DEED RECORDS, DOUGLAS COUNTY, OREGON.

PROPERTY LINE CURVE DATA

- ① L.C. = N 5° 49' 22" E 38.11'
- ① L.C. = N 42° 47' 54" E 127.98'
- ② L.C. = N 42° 47' 54" E 64.06'
- ③ L.C. = N 6° 00' 50" E 27.01'

FD. BRASS CAP OREGON COORDINATE SYSTEM 1927 SOUTH ZONE STA. "COVER" 1978 X = 478,299.00 Y = 1,241,297.79

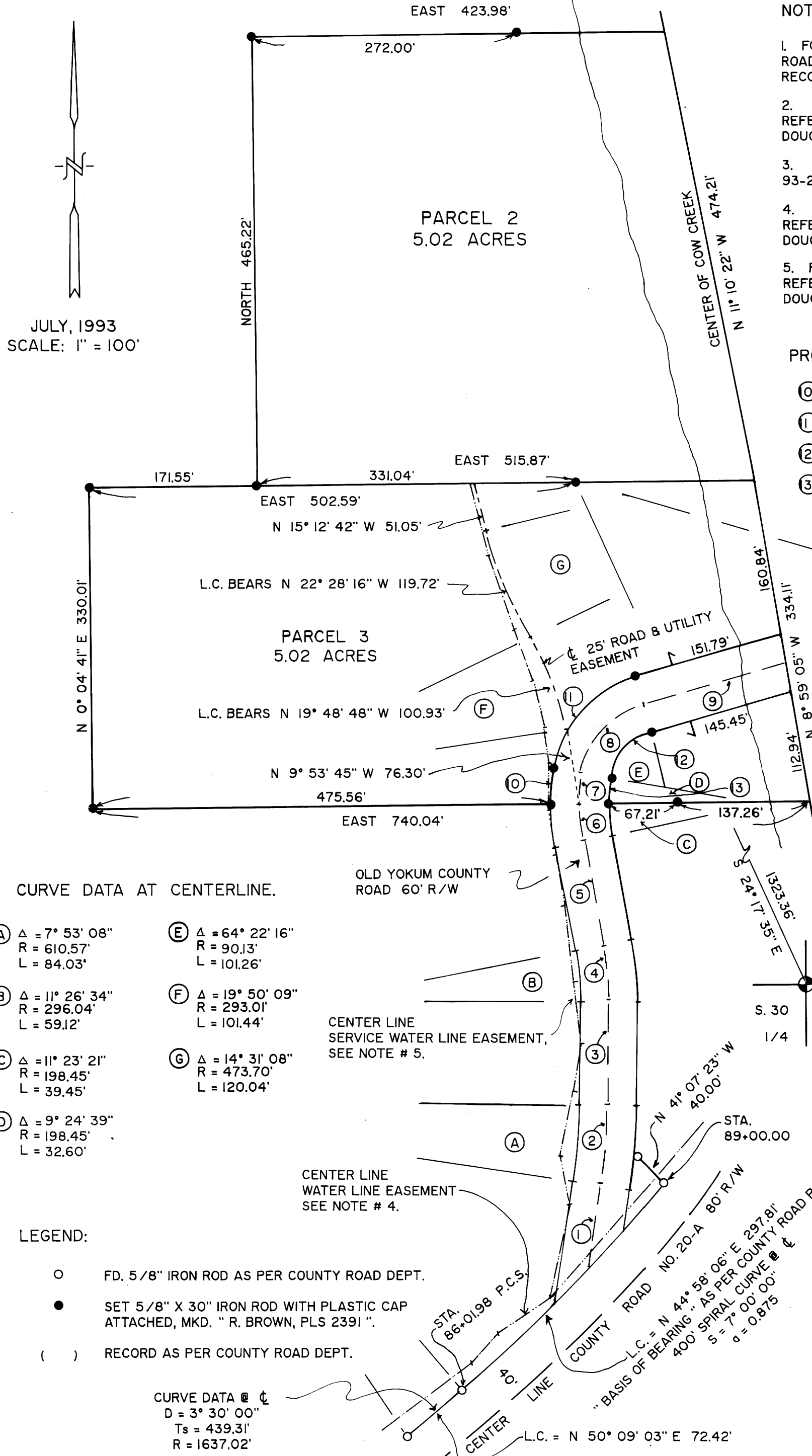
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

Janice P. McKinnis 1-14-94
DOUGLAS COUNTY TAX COLLECTOR

S. 19 FD. BRASS CAP AND BT'S AS PER 1982 RENEWAL FOR PLSS # 140300.

CENTER LINE 60' R/W OLD YOKUM COUNTY ROAD

- ① N 9° 08' 25" E 81.53'
- ② L.C. = N 5° 11' 51" E 83.97'
- ③ N 1° 15' 17" E 106.72'
- ④ L.C. = N 4° 28' 00" W 59.02'
- ⑤ N 10° 11' 18" W 110.99'
- ⑥ L.C. = N 4° 29' 24" W 39.38'
- ⑦ L.C. = N 3° 14' 16" E 32.56'
- ⑧ L.C. = N 42° 47' 54" E 96.02'
- ⑨ N 74° 59' 04" E 148.62'



CURVE DATA AT CENTERLINE.

- (A) Δ = 7° 53' 08" R = 610.57' L = 84.03'
- (B) Δ = 11° 26' 34" R = 296.04' L = 59.12'
- (C) Δ = 11° 23' 21" R = 198.45' L = 39.45'
- (D) Δ = 9° 24' 39" R = 198.45' L = 32.60'
- (E) Δ = 64° 22' 16" R = 90.13' L = 101.26'
- (F) Δ = 19° 50' 09" R = 293.01' L = 101.44'
- (G) Δ = 14° 31' 08" R = 473.70' L = 120.04'

LEGEND:

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

CURVE DATA @ C
D = 3° 30' 00"
Ts = 439.31'
R = 1637.02'

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

94-00982