

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

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.

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



### 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'
- ② L.C. = N 42° 47' 54" E 127.98'
- ③ L.C. = N 42° 47' 54" E 64.06'
- ④ 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

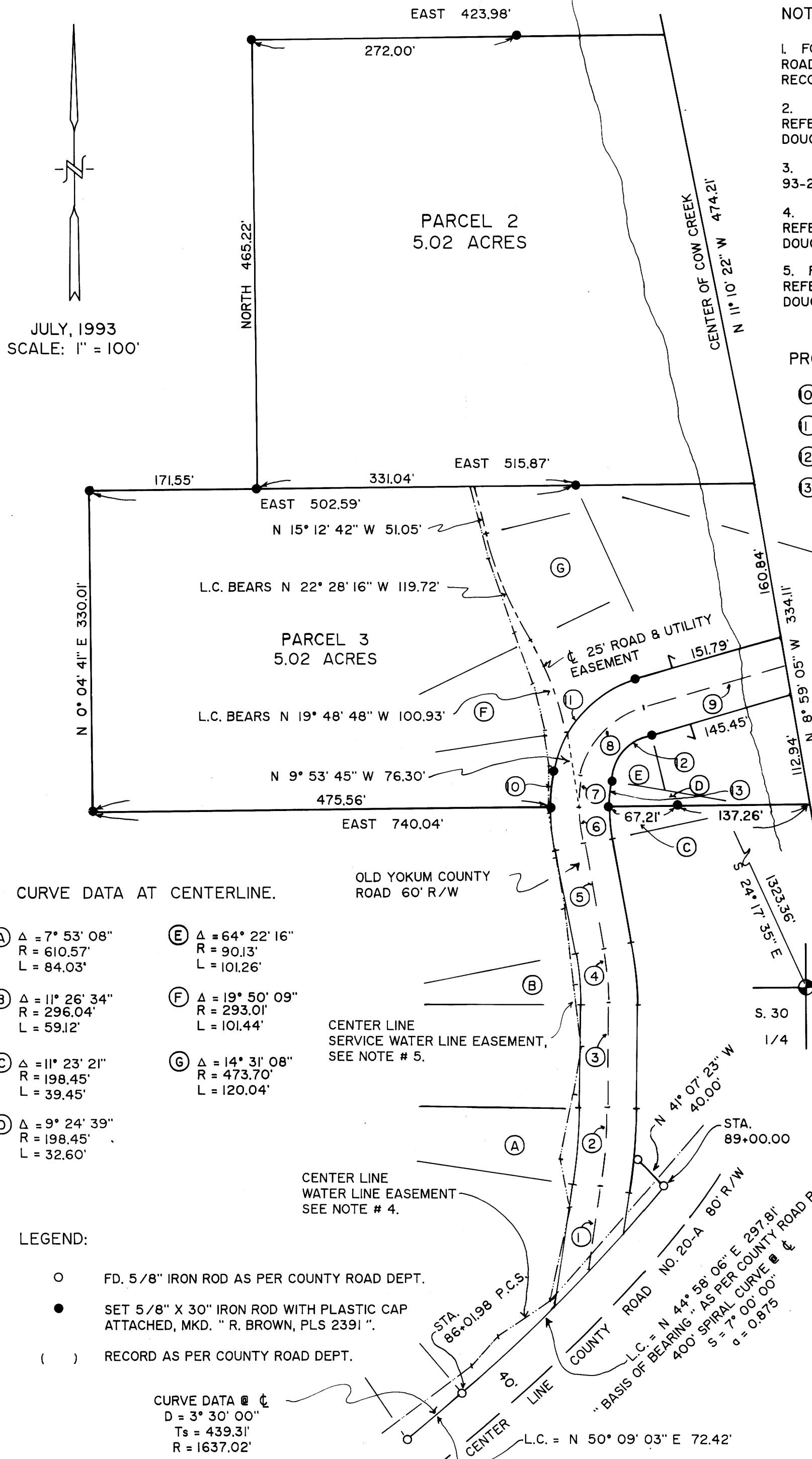
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

*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

PAGE 2 of 2

1994 - 0003 B

1994 - 0003 B