

1995 - 0041A

FILED THIS 10th DAY OF May, 1995  
8:23 A.M.

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

95-09010



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

55 MAY 10 AM 8:23

GAY FIELDS  
DOUGLAS COUNTY CLERK

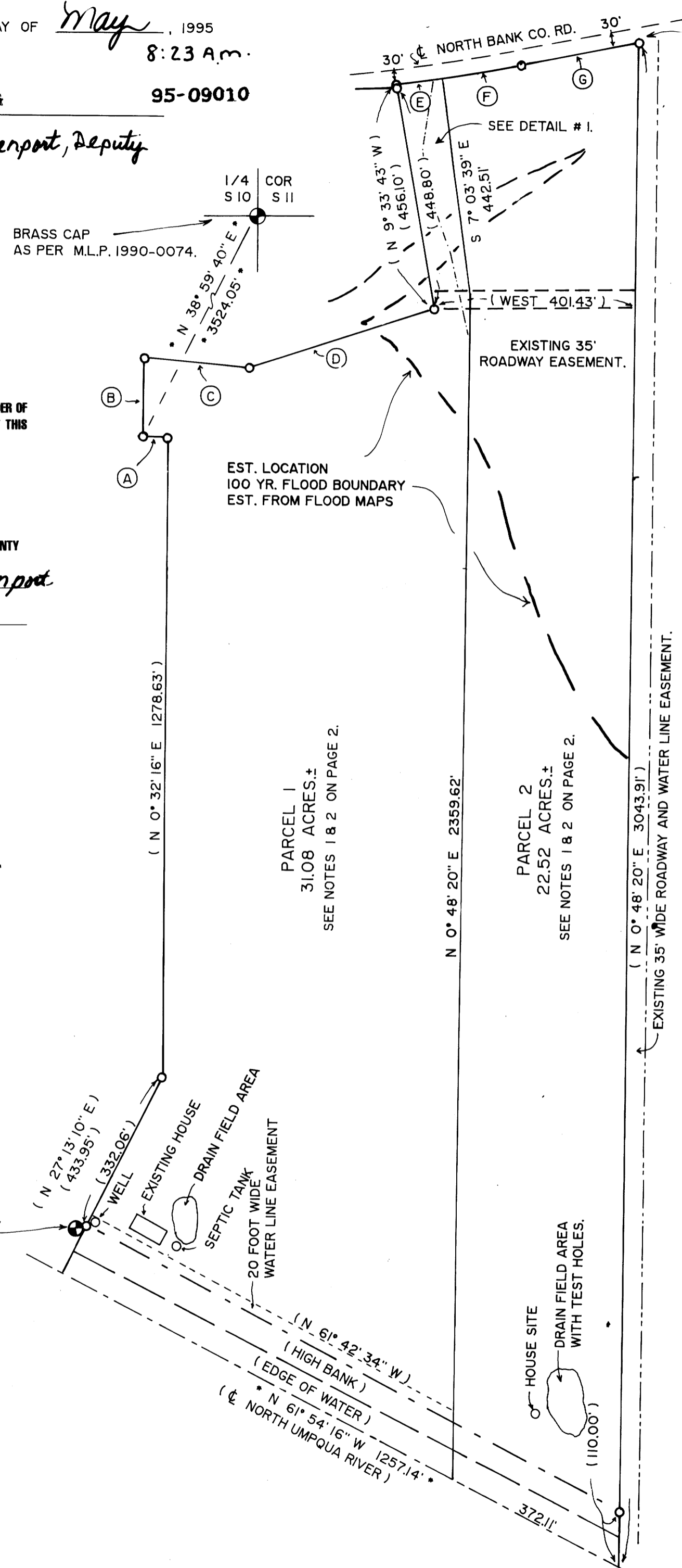
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Nancy R. Davenport  
DEPUTY

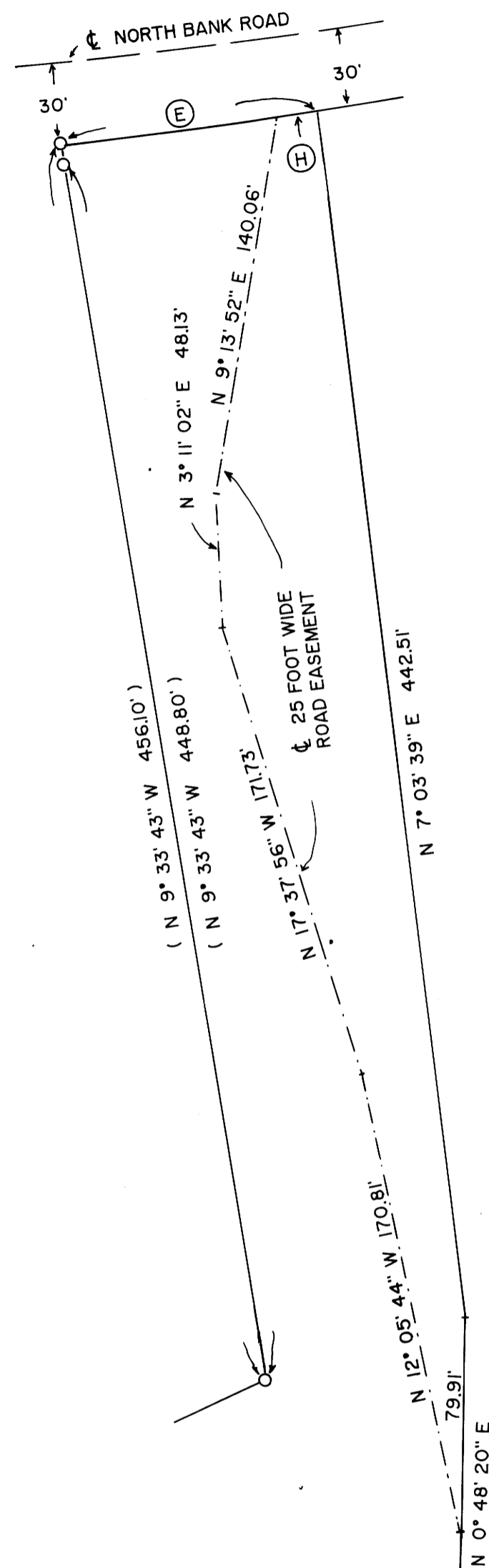


APRIL, 1995  
SCALE: 1" = 200'

B.M. UPDEGRAVE NO. 1  
ELEV. 655.53  
FD. BRASS CAP



5' R/W DEDICATION  
SEE NOTES 1 & 2  
ON PAGE 2.



"DETAIL #1"  
SCALE: 1" = 50'

SHOWING: 25 FOOT WIDE ROAD  
EASEMENT FOR ACCESS TO PARCEL 2.

### LAND PARTITION

PRELIMINARY FILE NUMBER 93-305

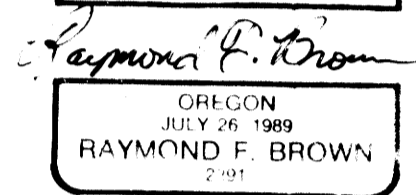
Located in the:  
N. E. 1/4, SECTION 15,  
and in the:  
S. E. 1/4, SECTION 10,  
TOWNSHIP 26 SOUTH, RANGE 4 WEST,  
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

LEGAL OWNER OF RECORD AND PARTITIONER:  
OLAF and LIS ERICSON  
P. O. BOX 55  
GLIDE, OR. 97443

TOTAL NUMBER OF PARCELS: TWO (2)  
WATER SUPPLY: WELLS OR SPRINGS  
SEWER DISPOSAL: SEPTIC  
ZONING: FC & FG  
COMPREHENSIVE PLAN DESIGNATION: AGG.

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

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



EXP. 12/31/95

#### 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 BOUNDARIES OF THIS LAND PARTITION. THE SAID  
BOUNDARIES OF WHICH ARE DESCRIBED ON PAGE 2.

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

4/10/95  
DATE

#### LINE INDEX

- (A) ( N 89° 27' 55" W 50.00' )
- (B) ( N 0° 54' 55" E 160.65' )
- (C) ( S 83° 57' 48" E 212.27' )
- (D) ( N 72° 25' 08" E 385.58' )
- (E) ( R = 3828.61' ) L = 94.38' T = 47.19'  
L.C. BEARS N 82° 31' 41" E 94.37'
- (F) ( R = 3828.61' ) L = 160.01' T = 80.02'  
L.C. BEARS N 80° 37' 26" E 160.00'
- (G) ( N 79° 25' 36" E 238.46' )
- (H) ( R = 3828.61' ) L = 14.89' T = 7.45'  
L.C. BEARS N 81° 53' 57" E 14.89'

#### LEGEND:

- RECORD MONUMENT AS PER M.L.P. 1990-0074  
UNLESS OTHERWISE NOTED.
- ( ) RECORD AS PER M.L.P. 1990-0074.
- • • CALC. FROM M.L.P. 1990-0074.

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

95-09010

1995 - 0041A

1995 - 0041 B

# LAND PARTITION

PRELIMINARY FILE NUMBER 93-305

## LEGAL DESCRIPTION:

THE FOLLOWING DESCRIBED REAL PROPERTY IS LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10 AND IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 26 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

BEGINNING AT A 5/8 INCH IRON ROD THAT BEARS SOUTH 38° 59' 40" WEST 3524.05 FEET FROM THE QUARTER CORNER COMMON TO SECTIONS 10 AND 11, TOWNSHIP 26 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE NORTH 0° 54' 55" EAST 160.65 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 83° 57' 48" EAST 212.27 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 72° 25' 08" EAST 385.58 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 9° 33' 43" WEST 456.10 FEET TO A 5/8 INCH IRON ROD LOCATED IN THE SOUTHERLY RIGHT OF WAY BOUNDARY OF COUNTY ROAD NUMBER 200; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY, ALONG THE ARC OF A 3828.61 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS NORTH 81° 19' 49" EAST 254.34 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY, NORTH 79° 25' 36" EAST 238.46 FEET TO A 5/8 INCH IRON ROD; THENCE LEAVING SAID RIGHT OF WAY AND RUNNING SOUTH 0° 48' 20" WEST 2933.91 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING SOUTH 0° 48' 20" WEST 110.00 FEET TO THE CENTER OF THE NORTH UMPQUA RIVER; THENCE RUNNING DOWN STREAM, ALONG THE CENTER OF THE SAID NORTH UMPQUA RIVER, NORTH 61° 54' 16" WEST 1257.14 FEET TO A POINT; THENCE LEAVING SAID CENTER OF NORTH UMPQUA RIVER AND RUNNING NORTH 27° 13' 10" EAST 101.89 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING NORTH 27° 13' 10" EAST 332.06 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 0° 32' 16" EAST 1278.63 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 89° 27' 55" WEST 50.00 FEET TO THE POINT OF BEGINNING.

## WATER RIGHTS:

THERE ARE WATER RIGHTS APPURTENANT TO THIS PROPERTY. SEE PERMIT NUMBERS 12340 AND 24629, DOUGLAS COUNTY WATERMASTERS OFFICE.

Located in the:  
N. E. 1/4, SECTION 15,  
and in the:  
S. E. 1/4, SECTION 10,  
TOWNSHIP 26 SOUTH, RANGE 4 WEST,  
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

LEGAL OWNER OF RECORD AND PARTITIONER:  
OLAF and LIS ERICSON  
P. O. BOX 55  
GLIDE, OR. 97443

TOTAL NUMBER OF PARCELS: TWO (2)  
WATER SUPPLY: WELLS OR SPRINGS  
SEWER DISPOSAL: SEPTIC  
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COMPREHENSIVE PLAN DESIGNATION: AGG.

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



EXP. 12/31/95

## APPROVALS:

Keith L. Cubie 5/8/95  
DOUGLAS COUNTY PLANNING DEPARTMENT DATE

Janet R. Jundeen 5/9/95  
DOUGLAS COUNTY SURVEYOR'S OFFICE DATE

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

Anne E. Schroeder 5/9/95  
DOUGLAS COUNTY TAX COLLECTOR DATE

## NARRATIVE:

PURPOSE OF THIS MAP IS TO SHOW THE DIVISION OF A 53.60 ACRE PARCEL INTO THE TWO PARCELS SHOWN. A FIELD VISIT WAS MADE TO THE PROPERTY AND TEMPORARY POINTS WERE ESTABLISHED AND TIED TO SOME OF THE EXISTING PROPERTY CORNERS TO ASSURE THE ACREAGE OF THE PARCELS. THE DRILLED WELL WAS ALSO TIED TO SAID TEMPORARY POINTS. REFERENCES TO THE SAID QUARTER CORNER WERE CALCULATED FROM THE EXISTING PROPERTY CORNERS OF RECORD AS PER M.L.P 1990-0074. THIS MAP WAS CREATED FROM MAJOR LAND PARTITION FILE NUMBER 1990-0074. BECAUSE BOTH PARCELS ARE OVER 10 ACRES, NO FIELD SURVEY WAS REQUIRED AND NO MONUMENTS WERE SET.

## NOTES:

1. 5 FOOT STRIP ALONG FRONTAGE OF COUNTY ROAD DEDICATED TO DOUGLAS COUNTY, SEE DEED REFERENCE NUMBER 95-3834, DEED RECORDS, DOUGLAS COUNTY, OREGON.

FOR WAIVER OF OBJECTION TO ASSESSMENTS, SEE DEED REFERENCE NUMBER 95-3835, DEED RECORDS, DOUGLAS COUNTY, OREGON.

2. ACREAGE SHOWN IS BEFORE 5 FOOT WIDE DEDICATION.

3. DRILLED WELL IS WATER SUPPLY FOR BOTH PARCELS. USE AND EASEMENTS TO BECOME NULL AND VOID AFTER AMPLE WATER SUPPLY FOR PARCEL 2 IS LOCATED, AT A LATER DATE.

## DECLARATION:

WE, OLAF AND LIS ERICSON, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT WE HAVE CAUSED THE LANDS DEPICTED HEREON TO BE LAYED OUT AND THE EASEMENTS SHOWN HEREON TO BE CREATED AS SET FORTH, OF OUR OWN FREE WILL.

Olaf Ericson 4-11-95  
OLAF ERICSON DATE

Lis Ericson 4-11-95  
LIS ERICSON DATE

## ACKNOWLEDGEMENT:

PERSONALLY APPEARED THE ABOVE NAMED OLAF AND LIS ERICSON AND ACKNOWLEDGED THE FOREGOING TO BE A VOLUNTARY AND FREE ACT.

Jean H. Crawford  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 4-17-98



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