

1997 - 0106 A.

LAND PARTITION

DOUGLAS COUNTY PLANNING
DEPARTMENT FILE NUMBER 96-130

Located in the:
WEST 1/2, SECTION 20,
TOWNSHIP 32 SOUTH, RANGE 5 WEST
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

LEGAL OWNER OF RECORD AND PARTITIONER:
STEVEN L. BROWN
P.O. BOX 364
CANYONVILLE, OR. 97417
Phone: (541) 839 - 6167

TOTAL NUMBER OF PARCELS: THREE (3)
WATER SUPPLY: WELLS & EASEMENTS
SEWAGE DISPOSAL: SEPTIC
ZONING: RR - 2 ACRE
COMPREHENSIVE PLAN DESIGNATION: RC2

REGISTERED
PROFESSIONAL
LAND SURVEYOR

RAYMOND F. BROWN
JULY 26 1989
RAYMOND F. BROWN
2391

EXP. 12/31/97

MAP PREPARED BY:
RAYMOND F. BROWN - P.L.S. # 2391
P.O. BOX 539
CANYONVILLE, OREGON 97417
PHONE: (541) 839-6185

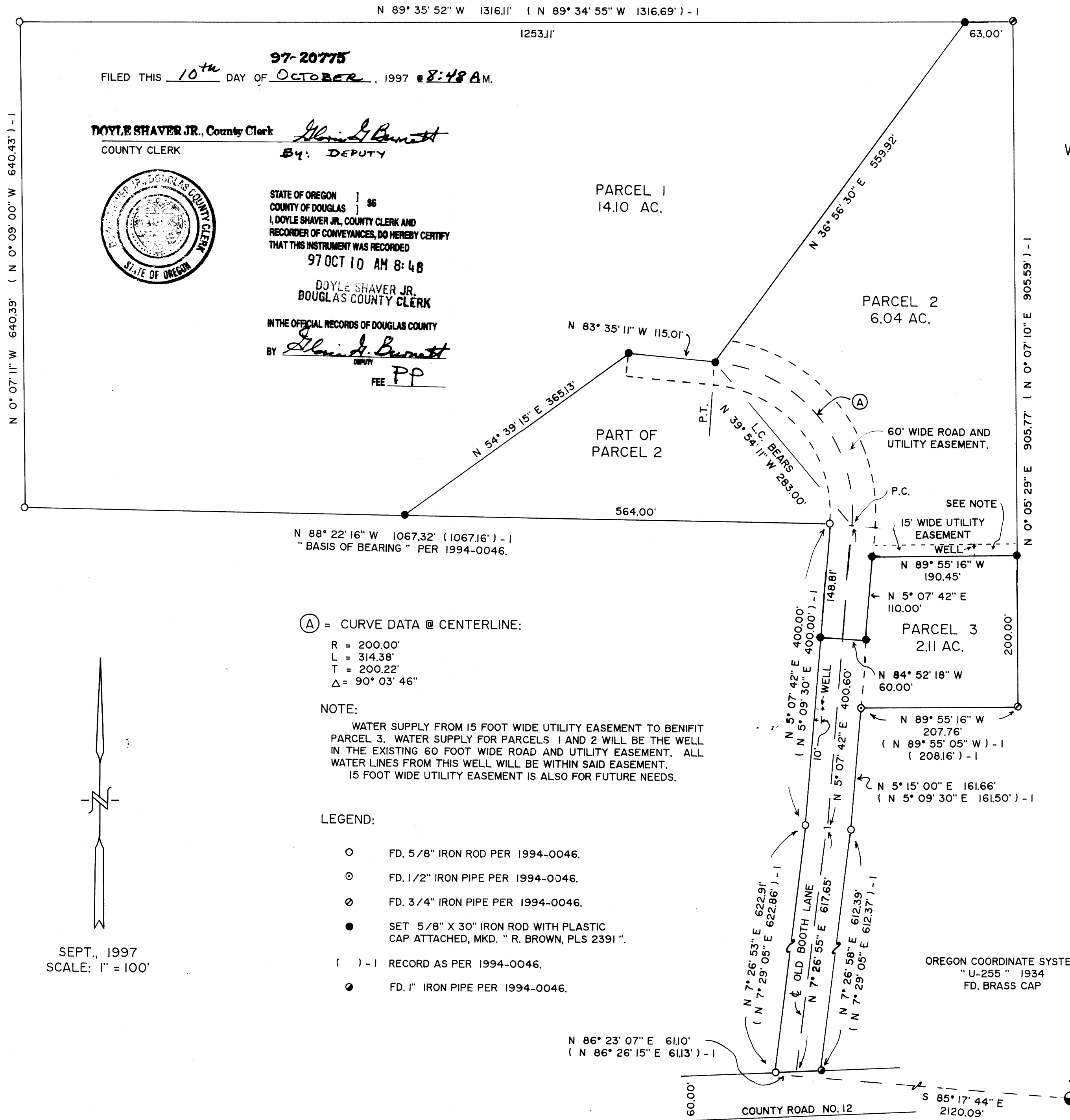
SURVEYOR'S CERTIFICATE:
I, RAYMOND F. BROWN, BEING DULY SWORN, HEREBY, DEPOSE AND SAY
THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS,
THE LAND SHOWN HEREON, THE BOUNDARIES OF WHICH ARE DESCRIBED AS
FOLLOWS.

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

9-18-97
DATE

LEGAL DESCRIPTION:

BEGINNING AT A 5/8 INCH IRON ROD LOCATED AT THE LOCALLY ACCEPTED
NORTHWEST SIXTEENTH CORNER OF SECTION 20, TOWNSHIP 32 SOUTH, RANGE 5
WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE ALONG THE
LOCALLY ACCEPTED NORTH SIXTEENTH LINE OF SAID SECTION 20, SOUTH 89°
35' 52" EAST 1316.11 FEET TO A 3/4 INCH IRON PIPE LOCATED AT THE LOCALLY
ACCEPTED CENTER NORTH SIXTEENTH CORNER OF SAID SECTION 20; THENCE
ALONG THE LOCALLY ACCEPTED NORTH-SOUTH CENTER OF SECTION LINE OF
SAID SECTION 20, SOUTH 0° 05' 29" WEST 905.77 FEET TO A 3/4 INCH IRON
PIPE; THENCE NORTH 89° 55' 16" WEST 207.76 FEET TO A 1/2 INCH IRON
PIPE; THENCE SOUTH 5° 15' 00" WEST 161.66 FEET TO A 5/8 INCH IRON ROD;
THENCE SOUTH 7° 26' 58" WEST 612.39 FEET TO A 1 INCH IRON PIPE
LOCATED ON THE NORTHERLY RIGHT OF WAY BOUNDARY OF COUNTY ROAD
NUMBER 12; THENCE ALONG SAID COUNTY ROAD RIGHT OF WAY, SOUTH 86° 23'
07" WEST 611.0 FEET TO A 5/8 INCH IRON ROD; THENCE LEAVING SAID RIGHT
OF WAY AND RUNNING NORTH 7° 26' 53" EAST 622.91 FEET TO A 5/8 INCH
IRON ROD; THENCE NORTH 5° 07' 42" EAST 400.00 FEET TO A 5/8 INCH IRON
ROD; THENCE NORTH 88° 22' 16" WEST 1067.32 FEET TO A 5/8 INCH IRON
ROD LOCATED ON THE LOCALLY ACCEPTED NORTH-SOUTH WEST SIXTEENTH LINE
OF SAID SECTION 20; THENCE ALONG THE SAID LOCALLY ACCEPTED
NORTH-SOUTH WEST SIXTEENTH LINE OF SAID SECTION 20, NORTH 0° 07' 11"
WEST 640.39 FEET TO THE POINT OF BEGINNING.



STATE OF OREGON |
COUNTY OF DOUGLAS | 86
I, DOYLE SHAVER JR., COUNTY CLERK AND
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY
THAT THIS INSTRUMENT WAS RECORDED
97 OCT 10 AM 8:48
DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY *Alvin J. Burnett*
DEPUTY
FEE PP



(A) = CURVE DATA @ CENTERLINE:
R = 200.00'
L = 314.38'
T = 200.22'
Δ = 90° 03' 46"

NOTE:
WATER SUPPLY FROM 15 FOOT WIDE UTILITY EASEMENT TO BENEFIT
PARCEL 3. WATER SUPPLY FOR PARCELS 1 AND 2 WILL BE THE WELL
IN THE EXISTING 60 FOOT WIDE ROAD AND UTILITY EASEMENT. ALL
WATER LINES FROM THIS WELL WILL BE WITHIN SAID EASEMENT.
15 FOOT WIDE UTILITY EASEMENT IS ALSO FOR FUTURE NEEDS.

- LEGEND:
- FD. 5/8" IRON ROD PER 1994-0046.
 - ⊙ FD. 1/2" IRON PIPE PER 1994-0046.
 - ⊙ FD. 3/4" IRON PIPE PER 1994-0046.
 - SET 5/8" X 30" IRON ROD WITH PLASTIC CAP ATTACHED, MKD. " R. BROWN, PLS 2391".
 - () - 1 RECORD AS PER 1994-0046.
 - FD. 1" IRON PIPE PER 1994-0046.

SEPT., 1997
SCALE: 1" = 100'

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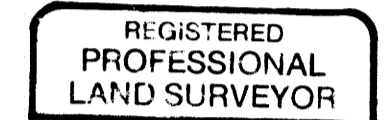
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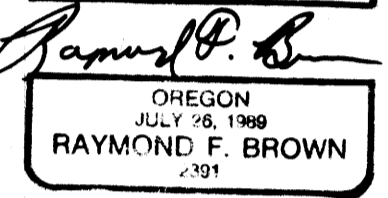
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DECLARATION:

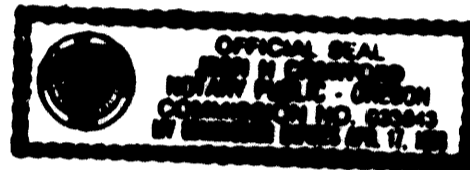
I, STEVEN L. BROWN, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CAUSED THE LANDS DEPICTED HEREON TO BE SURVEYED AND THE EASEMENTS SHOWN HEREON TO BE CREATED AS SET FORTH, OF MY OWN FREE WILL.

Steven L. Brown 9-26-97
STEVEN L. BROWN DATE

ACKNOWLEDGEMENT:

PERSONALLY APPEARED THE ABOVE NAMED STEVEN L. BROWN, AND ACKNOWLEDGED THE FOREGOING DECLARATION TO BE A VOLUNTARY AND FREE ACT.

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



APPROVALS:

Keith L. Cubie October 9, 1997
DOUGLAS COUNTY PLANNING DEPARTMENT DATE
DIRECTOR

Ed Mann OCTOBER 9, 1997
DOUGLAS COUNTY SURVEYOR'S OFFICE DATE
DEPUTY

CERTIFICATION OF TAX PREPAYMENT:

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

Vickey Tanferan, deputy 10-9-97
DOUGLAS COUNTY TAX COLLECTOR DATE

NARRATIVE:

PURPOSE OF THE SURVEY WAS TO CREATE THE PARCELS AS SHOWN. FIELD INVESTIGATION LOCATED THE SAID FOUND MONUMENTS AND CONDITIONS. EXISTING MONUMENTS ON THE EXTERIOR BOUNDARY OF THE PARTITIONED LAND AS RECORDED BY A 1994 LAND PARTITION, DOUGLAS COUNTY SURVEYOR'S OFFICE FILE NUMBER 1994-0046, CONTROLLED THE SAID EXTERIOR BOUNDARIES.

1997 - 0106 B