

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*

OREGON  
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

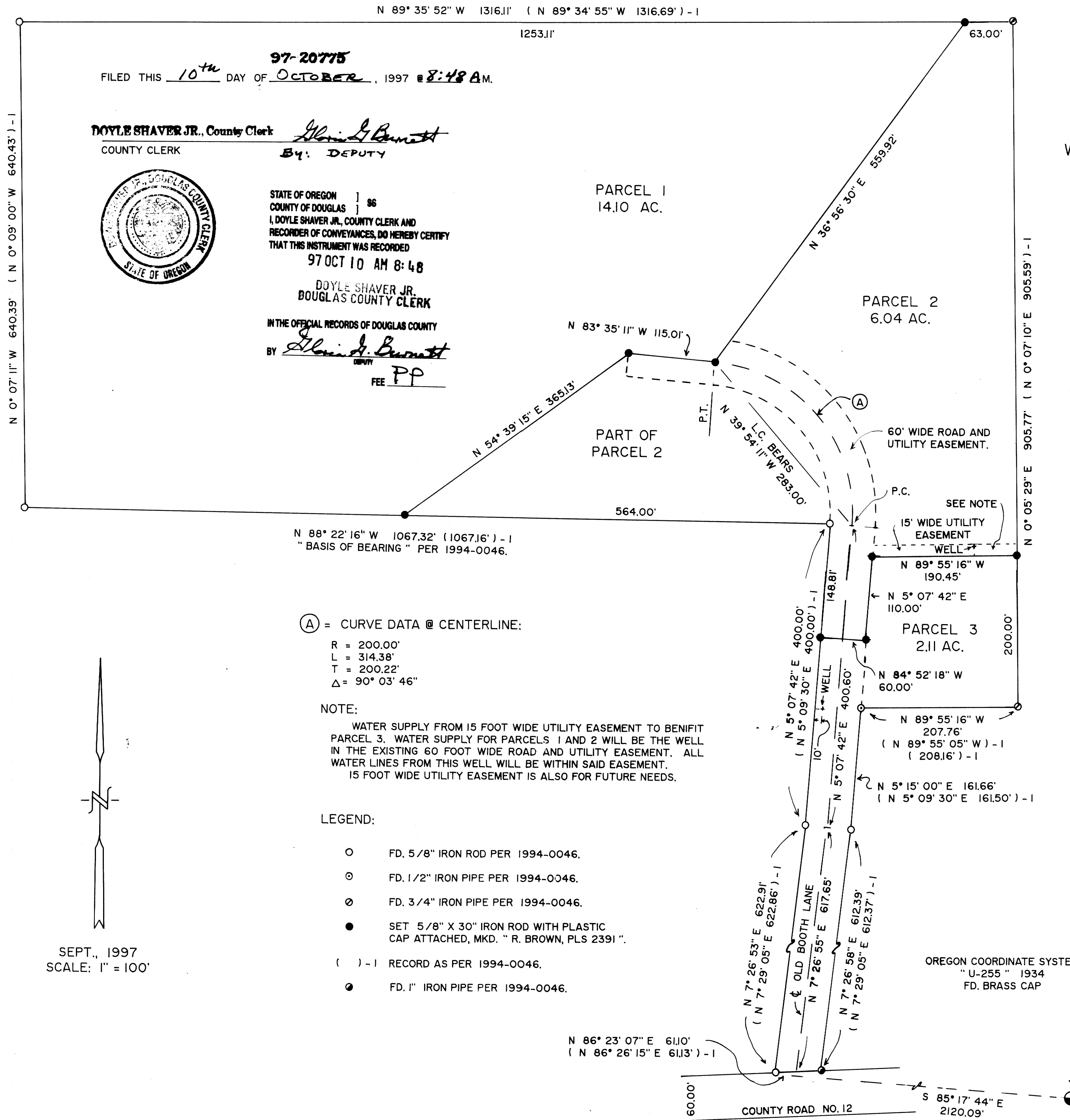
SURVEYOR'S CERTIFICATE:  
I, RAYMOND F. BROWN, BEING DULY SWORN, HEREBY, DEPOSE AND SAY  
THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS,  
THE LAND SHOWN HEREON, THE BOUNDARIES OF WHICH ARE DESCRIBED AS  
FOLLOWS.

*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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