DOUGLAS COUNTY OFFICIAL RECORDS
PATRICIA K. HITT, COUNTY CLERK
2012-006674
NO FEE
00318771201200066740020022
04/19/2012 09:09:45 AM
PLAT-PAR Cnt=1 Stn=1 receiptcounter
This is a no fee document

2012-0006 A

RANCHO LAGUNA SUB.

LOT 7 | LOT 8 | LOT 9

PEGASUS LANE (60' PRIVATE ROAD)

COMMON AREA PEGASUS EQUESTRIAN ESTATES

COMMON AREA PEGASUS EQUESTRIAN ESTATES

FISHER ROAD (COUNTY ROAD NO. 189 – R/W VARIES)

(N84°30'23"E 716.27') R4
N84°30'23"E 716.24'

(116.51') R4
116.51'

10' IRRIGATION EASEMENT FOR THE BENEFIT OF PARCELS 1, 2, & 3, FUTURE ADJACENT PARCELS, ALL PARCELS WITHIN PEGASUS EQUESTRIAN ESTATES AND PEGASUS EQUESTRIAN ESTATES HOME OWNER'S ASSOCIATION

L5

5'

(N71°58'13"E 649.17') R4
N71°58'13"E 649.17'

L6

PARCEL 1
5.00 AC.+

(386.40') R2
386.37'

794.70'
S17°30'42"W

30' ACCESS & UTILITY EASEMENT TO BENEFIT LOTS 1, 2, & 3

L1

5'

S66°51'44"E 658.14'

25'

(N16°03'30"E 212.86') R2
S16°08'27"W 212.66'

L7

609.80'
S14°01'56"W
(S14°01'56"W 609.80') R4

L11

PARCEL 3
5.74 AC.±

10' INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM EASEMENT TO BENEFIT PARCEL 1 – SEE NOTE #1 THIS SHEET

L8

L9

L12

L10

10' IRRIGATION EASEMENT FOR THE BENEFIT OF PARCELS 1, 2, & 3 AND FUTURE ADJACENT PARCELS

PARCEL 2
5.38 AC.±

291.82'

L13

INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM EASEMENT TO BENEFIT PARCEL 1 – SEE NOTE #1 THIS SHEET

L15

L16

L14

10' SETBACK

70.59'

568.46'

L2

L3

L4

15.34'
(15.05') R3

643.61'

S78°35'49"E 1227.41'
(1227.41') R4
BASIS OF BEARING PER M163-34

PARTITION PLAT NO. 1995-94

PARCEL 1 | PARCEL 2

PARCEL 1
PARTITION PLAT
NO. 1997-21

N

LEGEND

- ◙ SET 5/8" x 30" IR w/CAP MARKED "I.E. ENGINEERING"
- ○ FOUND 5/8" IRON ROD
- ( ) R1 RECORD AS PER M121-78
- ( ) R2 RECORD AS PER PP 2001-0038
- ( ) R3 RECORD AS PER PP 1995-0094
- ( ) R4 RECORD AS PER M163-34

LINE TABLE		
LINE	BEARING	LENGTH
1	**S15°57'09"W**	**158.48'**
R2	N16°03'30"E	158.21'
2	**S16°07'25"W**	**95.75'**
R2	N16°09'44"E	95.42'
3	**N78°28'11"W**	**10.05'**
R2	S78°39'14"E	10.05'
4	**S16°21'46"W**	**117.12'**
R2	N16°10'43"E	117.17'
5	N71°58'13"E	34.48'
6	S22°07'52"W	238.74'
7	S31°56'20"W	186.43'
8	S18°03'29"W	57.61'
9	N65°16'54"W	36.60'
10	N76°27'42"W	179.25'
11	N55°00'44"W	288.22'
12	N86°56'20"E	99.58'
13	S29°00'55"E	113.64'
14	N89°16'50"W	111.16'
15	N25°05'52"W	25.00'
16	N25°05'52"W	77.33'

NOTE #1

FOR THE CONSTRUCTION, MAINTENANCE, USE AND REPAIR OF AN INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM (HEREINAFTER CALLED THE "SYSTEM") APPURTENANT TO "PARCEL #1" AND SHOWN HEREON. GRANTORS, FOR THEMSELVES AND THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE THAT THE ABOVE-REFERENCED "PARCEL #1" INDIVIDUAL ONSITE WASTEWATER TREATMENT EASEMENT SHALL NOT BE USED FOR ANY CONFLICTING USE OR PURPOSE DETRIMENTAL TO SAID SYSTEM OR CONTRARY TO LAWS AND RULES OF GOVERNMENTAL AGENCIES APPLICABLE OR RELATED TO SAID SYSTEM.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 14, 1978
RONALD A. QUIMBY
1654

EXPIRES: 12/31/2012

PLANNING DEPARTMENT FILE NO. 12-M023

SURVEYED BY:
i.e. ENGINEERING
809 SE Pine Street
Roseburg, Oregon 97470
PHONE (541) 673-0166
FAX (541) 440-9392
iemail@ieengineering.com

SURVEYED FOR:
RGR DEVELOPMENT LLC
11304 BUCKHORN RD
GLIDE, OR 97443-9777

DWG. BY: DAF
PM: AMP
SCALE: AS NOTED
PAGE: 1 OF 2
JOB NO: 2524-01
DATE: APRIL, 2012

0' 50 100 200
SCALE:1" = 100'

LAND PARTITION

LYING IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 26 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

2012-0006 A