

2013-0012 A

Douglas County Official Records
Patricia K. Hitt, County Clerk 2013-006588

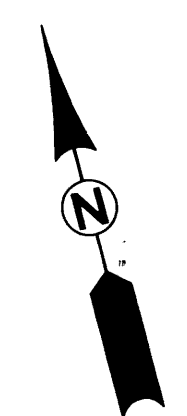
NO FEE
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PLAT-PAR Cnt=1 Stn=12 HED1 04/05/2013 08:41:11 AM
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LEGEND

- ◻ SET 5/8" x 30" IR w/CAP MARKED "I.E. ENGINEERING"
- FOUND 5/8" IRON ROD
- △ CALCULATED POINT
- //// ACCESS & UTILITY EASEMENT AREA PER INST. #2012-19254
- () R1 RECORD PER M163-34
- () R2 RECORD PER INST. #2012-16559
- () R3 RECORD PER PP 2012-0006
- () R4 RECORD PER M144-69
- () R5 RECORD PER PEGASUS EQUESTRIAN ESTATES (VOLUME 22, PAGE 5)
- () R6 RECORD PER RANCHO LAGUNA SUB. (VOLUME 18, PAGE 29)

LINE TABLE		
LINE	BEARING	LENGTH
1	S49°17'55"W	129.54' R2
2	S12°08'38"W	60.29' R2
3	S16°10'20"W	116.69' R1
4	N15°58'53"E (N15°55'31"E	92.24' 92.23' R4
5	N15°58'27"E	104.62' (104.88') R4

R = 170.00'
CH = S28°38'57"E 230.45'
L = 253.21'
D = 85°20'27"

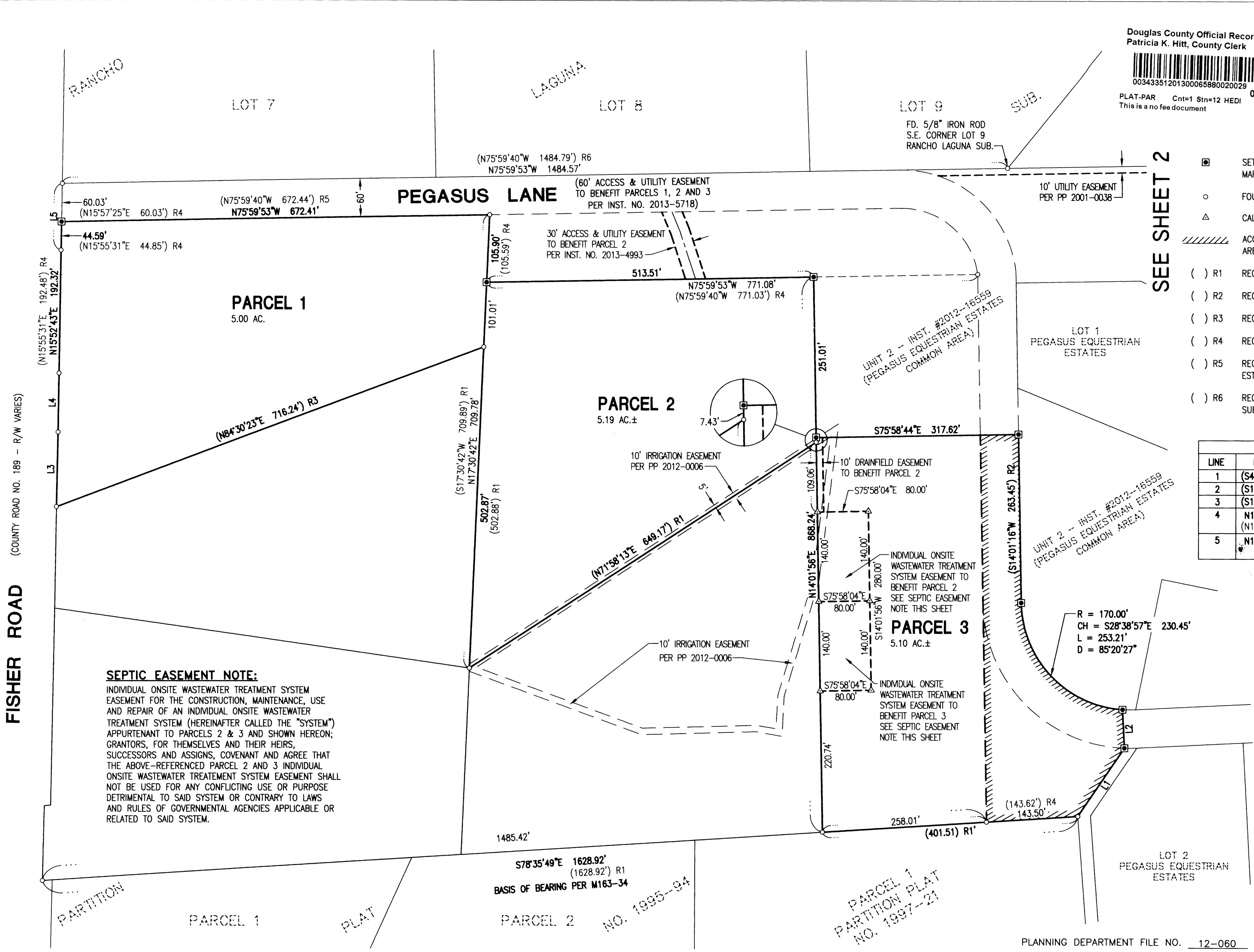


REGISTERED PROFESSIONAL LAND SURVEYOR

Ronald A. Qumby
OREGON
JULY 14, 1978
RONALD A. QUMBY
1984

EXPIRES: 12/31/2014

PLANNING DEPARTMENT FILE NO. 12-060



SEPTIC EASEMENT NOTE:
INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, USE AND REPAIR OF AN INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM (HEREINAFTER CALLED THE "SYSTEM") APPURTENANT TO PARCELS 2 & 3 AND SHOWN HEREON; GRANTORS, FOR THEMSELVES AND THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE THAT THE ABOVE-REFERENCED PARCEL 2 AND 3 INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM 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.

SEE SHEET 2

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

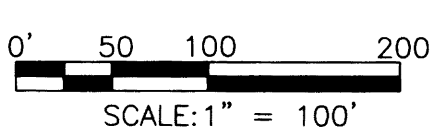
FISHER ROAD

2013-0012 A

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
PAGE: 1 OF 2
JOB NO: 2524-01
SCALE: AS NOTED
DATE: MARCH, 2013



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

S78°35'49"E 1628.92'
(1628.92') R1
BASIS OF BEARING PER M163-34

PARCEL 1
PARTITION PLAT
NO. 1997-21

NO. 1995-94

PARCEL 2

PARCEL 1

LOT 2
PEGASUS EQUESTRIAN
ESTATES

LOT 1
PEGASUS EQUESTRIAN
ESTATES

UNIT 2 -- INST. #2012-16559
(PEGASUS EQUESTRIAN ESTATES
COMMON AREA)

UNIT 2 -- INST. #2012-16559
(PEGASUS EQUESTRIAN ESTATES
COMMON AREA)

FD. 5/8" IRON ROD
S.E. CORNER LOT 9
RANCHO LAGUNA SUB.

10' UTILITY EASEMENT
PER PP 2001-0038

60' ACCESS & UTILITY EASEMENT
TO BENEFIT PARCELS 1, 2 AND 3
PER INST. NO. 2013-5718

30' ACCESS & UTILITY EASEMENT
TO BENEFIT PARCEL 2
PER INST. NO. 2013-4993

10' IRRIGATION EASEMENT
PER PP 2012-0006

10' DRAINFIELD EASEMENT
TO BENEFIT PARCEL 2

INDIVIDUAL ONSITE
WASTEWATER TREATMENT
SYSTEM EASEMENT TO
BENEFIT PARCEL 2
SEE SEPTIC EASEMENT
NOTE THIS SHEET

INDIVIDUAL ONSITE
WASTEWATER TREATMENT
SYSTEM EASEMENT TO
BENEFIT PARCEL 3
SEE SEPTIC EASEMENT
NOTE THIS SHEET

10' IRRIGATION EASEMENT
PER PP 2012-0006

PARTITION

PLAT

1485.42'

258.01'

(143.62') R4
143.50'

105.90'
(105.59') R4

(S17°30'42"W 709.89') R1
N17°30'42"E 709.78'
502.87'
(502.88') R1

PARCEL 2
5.19 AC.±

PARCEL 1
5.00 AC.

PEGASUS LANE

LOT 8

LOT 9

LOT 7

RANCHO

LAGUNA

SUB.

(N15°55'31"E 192.48') R4
N15°52'43"E 192.32'

L4
L3

(N84°30'23"E 716.24') R3

(N75°59'40"W 1484.79') R6
N75°59'53"W 1484.57'

N75°59'53"W 771.08'
(N75°59'40"W 771.03') R4

513.51'

251.01'

S75°58'44"E 317.62'

(N71°58'13"E 649.17') R1

S75°58'04"E 80.00'

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