

2020-0031B

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**LAND PARTITION**  
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 23 AND  
 THE NORTHWEST QUARTER OF SECTION 24,  
 TOWNSHIP 30 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN,  
 CITY OF RIDDLE, DOUGLAS COUNTY, OREGON  
 JUNE 25, 2020

**SURVEYOR'S CERTIFICATE**

I, BRENT H. KNAPP, OREGON PROFESSIONAL LAND SURVEYOR NO. 81116, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED THE LAND SHOWN ON THE ANNEXED PLAT, OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION.

A TRACT OF LAND BEING PARCEL 2 OF INSTRUMENT NUMBER 2018-13890, DEED RECORD OF DOUGLAS COUNTY, LOCATED IN THE NORTHEAST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 30 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 5/8-INCH IRON ROD, FROM WHICH THE NORTHEAST CORNER OF THE "TOWN OF RIDDLE", VOLUME 2, PAGE 32, PLAT RECORDS OF DOUGLAS COUNTY, BEARS SOUTH 50°18'54" EAST 33°25'04" EAST, 5.04 FEET, BEING ON THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF FIFTH AVENUE; THENCE SOUTHERLY ALONG SAID NORTHERLY RIGHT-OF-WAY BOUNDARY THE FOLLOWING COURSES: SOUTH 40°47'09" EAST 73.16 FEET TO A 5/8-INCH IRON ROD AT STATION 5+39.91 OF SAID FIFTH AVENUE AS DESCRIBED IN INSTRUMENT NUMBER 1996-22368, DEED RECORDS OF DOUGLAS COUNTY, BEING A 27.49-FOOT OFFSET LEFT OF CENTERLINE AS DESCRIBED; THENCE SOUTH 40°49'00" WEST, 149.64 FEET TO A 5/8-INCH IRON ROD AT STATION 3+87.15 OF SAID FIFTH AVENUE AS DESCRIBED IN INSTRUMENT NUMBER 1996-22368, DEED RECORDS OF DOUGLAS COUNTY, BEING A 25.00-FOOT OFFSET LEFT OF CENTERLINE AS DESCRIBED; THENCE SOUTH 40°48'22" WEST, 350.13 FEET TO THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY BOUNDARY AND THE EASTERLY RIGHT-OF-WAY BOUNDARY OF MAIN STREET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY BOUNDARY, NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY BOUNDARY, NORTH 33°33'13" WEST, 130.09 FEET TO A 5/8-INCH IRON ROD AT THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY BOUNDARY AND THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF THE CENTRAL OREGON & PACIFIC RAILROAD; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY BOUNDARY, EASTERLY ALONG SAID SOUTHERLY RAILROAD RIGHT-OF-WAY BOUNDARY, 25.00 FEET SOUTH OF AND PARALLEL WITH THE CENTERLINE OF THE SOUTHERLY "SPUR" TRACK, THE FOLLOWING COURSES: NORTH 36°17'55" EAST, 140.91 FEET TO A 5/8-INCH IRON ROD AT THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 500.00 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 111.55 FEET, THROUGH A CENTRAL ANGLE OF 12°46'58", THE CHORD OF WHICH BEARS NORTH 29°54'26" EAST, 111.32 FEET, TO A 5/8-INCH IRON ROD; THENCE NORTH 23°30'57" WEST, 74.94 FEET TO A 5/8-INCH IRON ROD; THENCE CONTINUING EASTERLY ALONG SAID SOUTH RAILROAD RIGHT-OF-WAY BOUNDARY, 50.00 FEET SOUTH OF AND PARALLEL WITH THE CENTERLINE OF THE MAIN TRACK, NORTH 36°37'45" EAST, 213.26 FEET TO A 5/8-INCH IRON ROD ON THE WESTERLY BOUNDARY OF THAT TRACT DESCRIBED IN INSTRUMENT NUMBER 1992-14206, DEED RECORDS OF DOUGLAS COUNTY; THENCE LEAVING SAID SOUTHERLY RAILROAD RIGHT-OF-WAY BOUNDARY, SOUTHERLY ALONG SAID WESTERLY BOUNDARY, SOUTH 50°18'54" EAST, 195.24 FEET TO THE POINT OF BEGINNING AND THERE TERMINATING.

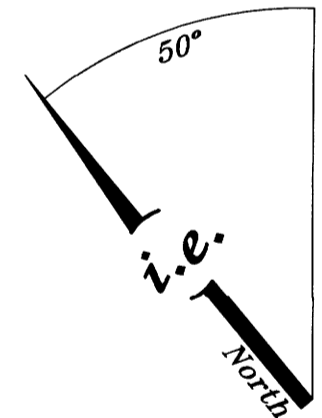
THE ABOVE DESCRIBED TRACT CONTAINS 88,698 SQUARE FEET (2.04 ACRES), MORE OR LESS.

**LEGEND**

- - DENOTES FOUND 5/8" IRON ROD AS NOTED
- - DENOTES 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING, INC."
- △ - DENOTES CALCULATED POINT
- PUE - DENOTES PUBLIC UTILITY EASEMENT
- SF - DENOTES SQUARE FEET
- ( )R1 - DENOTES RECORD PER INSTRUMENT NUMBER 1996-22368, DEED RECORDS OF DOUGLAS COUNTY
- ( )R7 - DENOTES RECORD PER DOUGLAS COUNTY SURVEY M158-8
- ( )R9 - DENOTES RECORD PER PARCEL 1, INSTRUMENT NUMBER 2018-13890 DEED RECORDS OF DOUGLAS COUNTY
- ( )R10 - DENOTES RECORD PER PARCEL 2, INSTRUMENT NUMBER 2018-13890 DEED RECORDS OF DOUGLAS COUNTY

**CURVE TABLE**

CURVE	CHORD	RADIUS	CURVE LENGTH	DELTA
C1	N41°46'12"E 148.73' (N41°46'12"E)R1	4420.90' (4420.90)R1	148.74' (148.74)R1	01°55'40"
C2	N29°54'26"E 111.32'	500.00'	111.55'	12°46'58"



SCALE: 1"=50'

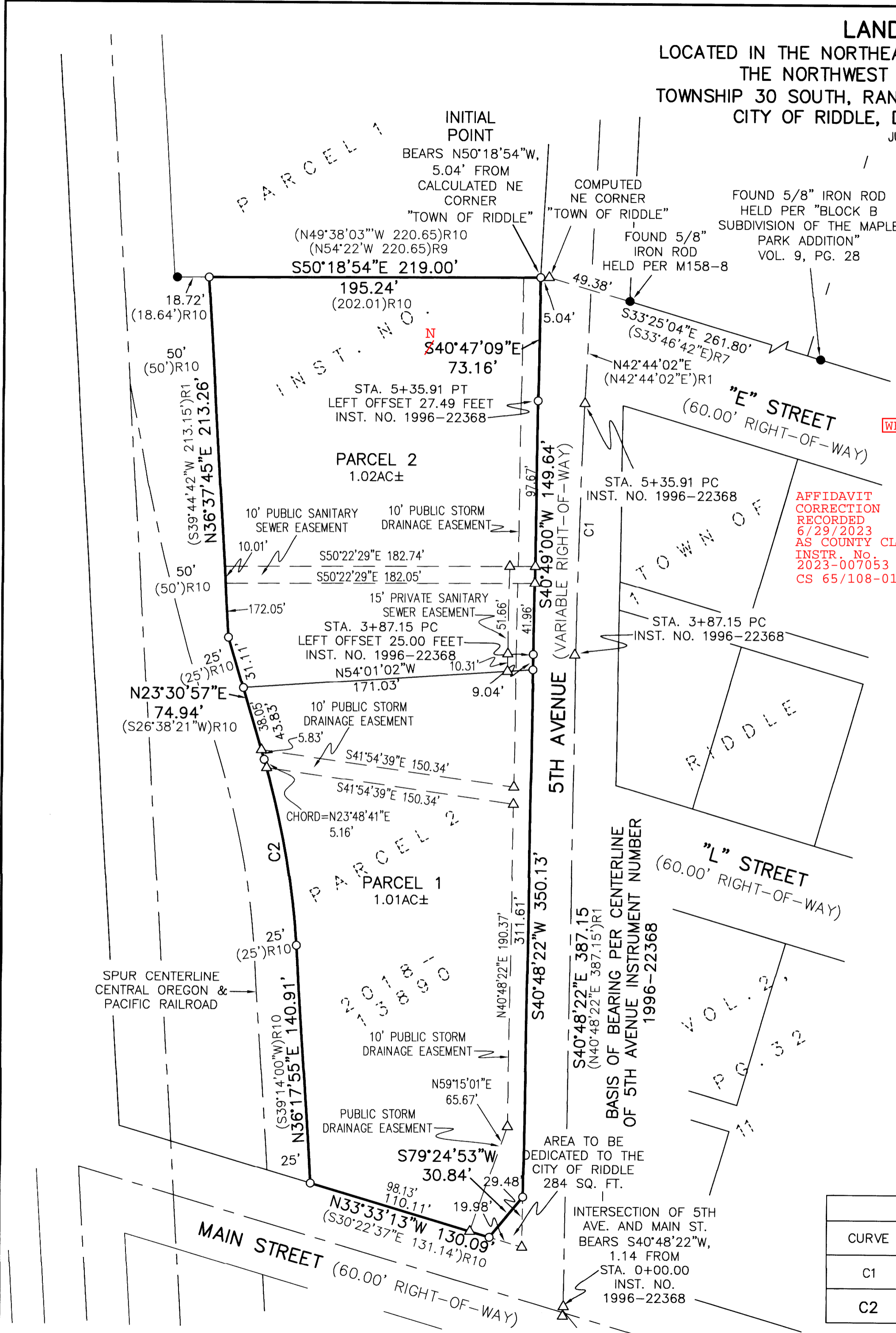
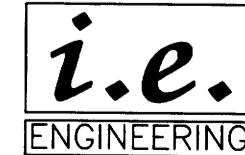
**REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR**

**OREGON**  
 NOVEMBER 10, 2010  
**BRENT H. KNAPP**  
 81116

EXPIRES: 6/30/2021

**SHEET 2 OF 3**  
 JOB NO. 2780-13

SURVEYED FOR:  
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CITY OF RIDDLE CONDITIONS OF APPROVAL PART20-1, DATED MAY 20, 2020.