

FILED THIS THE 11<sup>th</sup> DAY OF May, 2021 @ 11 AM/PM

Jay Gooden, Deputy  
DOUGLAS COUNTY CLERK

# MAP OF SURVEY LAND PARTITION

Douglas County Official Records  
Daniel J. Loomis, County Clerk 2021-009673



NO FEE  
05/04/2021 10:59:59 AM  
PLAT-PAR Cnt=1 Stn=40 JLGODWI  
This is a no fee document

LOCATED IN THE:  
SOUTHEAST QUARTER OF SECTION 20,  
TOWNSHIP 32 SOUTH, RANGE 5 WEST,  
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON  
DOUGLAS COUNTY PLANNING DEPARTMENT FILE NUMBER 19-064

OCTOBER, 2020  
SCALE: 1" = 100'

TOTAL NUMBER OF PARCELS: THREE (3)  
WATER SUPPLY: WELLS  
SEWER DISPOSAL: SEPTIC  
ZONING: CRS  
COMP. PLAN DESIGNATION: CRS

PREPARED FOR:  
MORGAN & TALLENT, LLC  
4354 AZALEA - GLEN ROAD  
GLENDALE, OREGON 97442

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



RENEWS. 12/31/21

LINE INDEX:  
NEW 50 FOOT WIDE ACCESS AND UTILITY EASEMENTS

- C N 15° 34' 22" W 56.27'
- D N 78° 16' 32" W 56.27'
- E S 0° 02' 00" E 51.07'
- F N 78° 16' 32" W 75.56'

### NARRATIVE:

PURPOSE OF THE SURVEY WAS TO CREATE THE PARCELS AS SHOWN. FIELD INVESTIGATION LOCATED ALL OF THE EXTERIOR MONUMENTS FOR PARCEL 1 OF LAND PARTITION MAP FILE NUMBER 2009-0008 AND CONTROLLED THE SURVEY.

### NOTES:

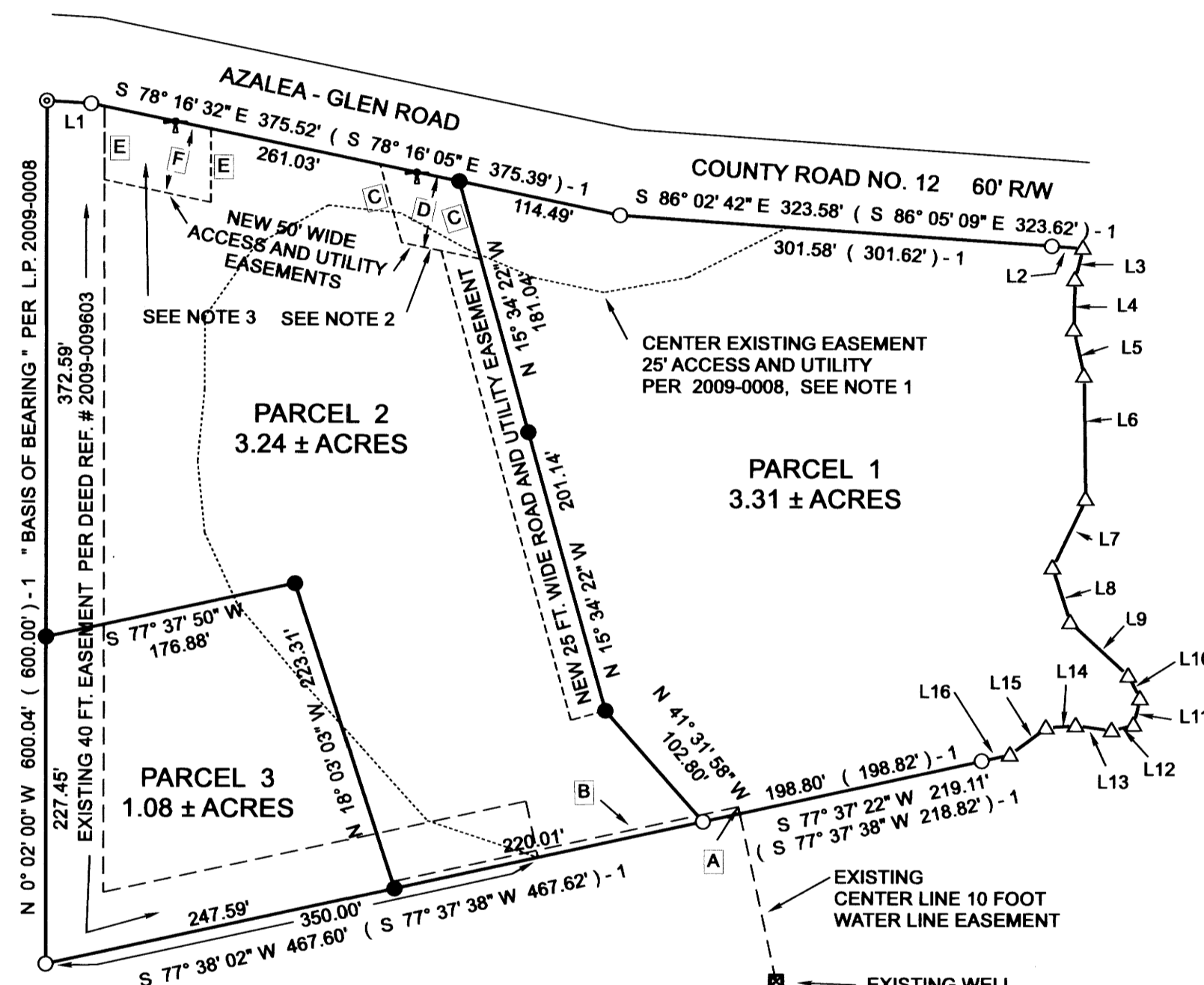
- 1 CENTER EXISTING EASEMENT 25 FOOT WIDE ACCESS AND UTILITY EASEMENT PER 2009-0008 HAS NO DEFINITION AS TO BEARINGS AND DISTANCES. EASEMENT SHOWN WAS SCALED FROM 2009-0008.
- 2 50 FOOT WIDE ACCESS AND UTILITY EASTMENT FOR THE BENEFIT OF PARCELS 1 AND 2 OF THIS PARTITION.
- 3 50 FOOT WIDE ACCESS AND UTILITY EASEMENT FOR THE BENEFIT OF PARCELS 2 AND 3 PER LAND PARTITION 2009-0008 AND PARCEL 3 OF THIS PARTITION.

### LINE INDEX:

- L1 S 86° 44' 34" E 30.81'  
( S 86° 43' 16" E 30.86' ) - 1
- L2 S 86° 02' 42" E 22.00'  
( S 86° 05' 09" E 22.00' ) - 1
- L3 ( S 14° 17' 45" W 22.65 ) - 1
- L4 ( S 1° 09' 22" W 35.07' ) - 1
- L5 ( S 12° 39' 57" E 32.76' ) - 1
- L6 ( S 0° 53' 57" E 85.70' ) - 1
- L7 ( S 25° 42' 22" W 52.93' ) - 1
- L8 ( S 18° 05' 08" E 40.00' ) - 1
- L9 ( S 47° 25' 32" E 55.03' ) - 1
- L10 ( S 27° 17' 35" E 17.83' ) - 1
- L11 ( S 13° 44' 53" W 18.89' ) - 1
- L12 ( S 75° 37' 58" W 15.62' ) - 1
- L13 ( N 82° 16' 59" W 25.30' ) - 1
- L14 ( S 85° 46' 36" W 20.84' ) - 1
- L15 S 53° 12' 40" W 31.30'  
( S 53° 12' 40" W 31.56' ) - 1
- L16 S 77° 37' 22" W 20.30'  
( S 77° 37' 38" W 20.00' ) - 1

CENTER NEW 10' WATER LINE EASEMENT FOR THE BENEFIT OF PARCELS 2 AND 3

- A N 12° 22' 22" W 5.00'
- B S 77° 38' 02" W 246.76'



ENCUMBRANCES PER STATUS OF RECORD TITLE REPORT:  
AMERITITLE REPORT DATED SEPTEMBER 24, 2020

OTHER THAN THE EASEMENT SHOWN, THE FOLLOWING EASEMENTS HAVE AN UNDETERMINED LOCATION AND MAY HAVE AN EFFECT ON THE SUBJECT PROPERTY.

4. EASEMENT, INCLUDING TERMS & PROVISIONS CONTAINED THEREIN RECORDING INFORMATION: BOOK 102, PAGE 232, RECORDER'S NO. 18786 IN FAVOR OF: THE CALIFORNIA OREGON POWER COMPANY FOR: RIGHT OF WAY
5. EASEMENT, INCLUDING TERMS & PROVISIONS CONTAINED THEREIN RECORDING INFORMATION: BOOK 118, PAGE 310, RECORDER'S NO. 48165 IN FAVOR OF: THE CALIFORNIA OREGON POWER COMPANY FOR: RIGHT OF WAY
6. EASEMENT, INCLUDING TERMS & PROVISIONS CONTAINED THEREIN RECORDING INFORMATION: BOOK 165, PAGE 477, RECORDER'S NO. 89911 IN FAVOR OF: THE CALIFORNIA OREGON POWER COMPANY FOR: RIGHT OF WAY
7. EASEMENT FOR INGRESS AND EGRESS AS SET FORTH BY INST. NO. 2009-009603, SHOWN ON PLAT AND IS FOR THE BENEFIT OF PARCELS 2 AND 3 OF LAND PARTITION 2009-0008.

### LEGEND

- △ COMPUTED POINT
- FD. 5/8" IRON ROD PER L.P. 2009-0008.
- ⊙ FD. 1-1/2" IRON PIPE PER L.P. 2009-0008.
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP ATTACHED, MKD. " R. BROWN, PLS 2391 ".
- ☒ EXISTING WELL PER 2009-0008
- ↑ APPROVED ROAD ACCESS POINTS
- ( ) - 1 RECORD AS PER L.P. 2009-0008.

2021-0018 A

2021-0018 A

2021-0018 B

MAP OF SURVEY

LAND PARTITION

LOCATED IN THE:  
SOUTHEAST QUARTER OF SECTION 20,  
TOWNSHIP 32 SOUTH, RANGE 5 WEST,  
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

DOUGLAS COUNTY PLANNING DEPARTMENT FILE NUMBER 19-064

SURVEYOR'S CERTIFICATE:

I, RAYMOND F. BROWN, HEREBY CERTIFY AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LANDS REPRESENTED HEREON AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE SAID LANDS.

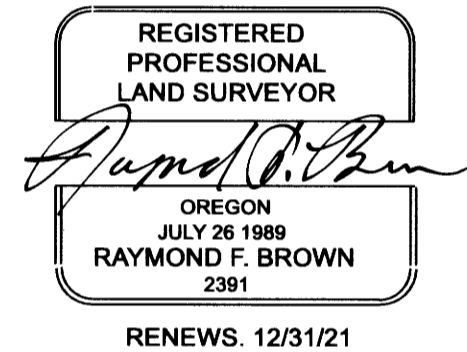
*Raymond F. Brown*  
RAYMOND F. BROWN - P.L.S. # 2391

4/28/2021  
DATE

TOTAL NUMBER OF PARCELS: THREE (3)  
WATER SUPPLY: WELLS  
SEWER DISPOSAL: SEPTIC  
ZONING: CRS  
COMP. PLAN DESIGNATION: CRS

PREPARED FOR:  
MORGAN & TALLENT, LLC  
4354 AZALEA - GLEN ROAD  
GLENDALE, OREGON 97442

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



LEGAL DESCRIPTION:

A TRACT OF LAND BEING ALL OF THAT LAND DESCRIBED AS PARCEL 1 OF LAND PARTITION MAP FILE NUMBER 2009-0008, RECORDED AS INSTRUMENT NUMBER 2009-003365, DOUGLAS COUNTY DEED RECORDS, DOUGLAS COUNTY, OREGON.

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT MORGAN & TALLENT, LLC IS THE OWNER OF THE LANDS REPRESENTED HEREON ON PAGE 1 AND THAT IT HAS CAUSED THE SAME TO BE PARTITIONED, PLATTED AND THE EASEMENTS TO BE CREATED AS SHOWN ON SAID PAGE 1.

*Jaydee Tallent*  
JAYDEE TALLENT - REGISTERED AGENT

APPROVALS:

*[Signature]* 4/29/2021  
DOUGLAS COUNTY PLANNING DEPARTMENT DIRECTOR DATE

*Kristen O. McGinty* 4/29/2021  
DOUGLAS COUNTY SURVEYOR DATE

CERTIFICATION OF TAX PREPAYMENT:

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

*J. P. E. Wilk* 4-29-21  
DOUGLAS COUNTY TAX COLLECTOR DATE

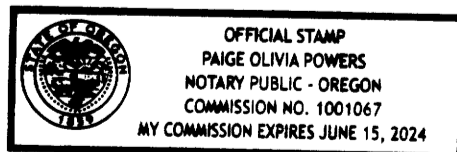
ACKNOWLEDGEMENT:

STATE OF OREGON )  
COUNTY OF Douglas ) SS

PERSONALLY APPEARED BEFORE ME THIS 29 DAY OF April, 2021,  
THE ABOVE NAMED JAYDEE TALLENT, WHO DID ACKNOWLEDGE THE FOREGOING TO BE A VOLUNTARY AND FREE ACT.

*Paige Olivia Powers* NOTARY PUBLIC  
*Paige Olivia Powers* SIGNED

COMMISSION NUMBER 1001067 MY COMMISSION EXPIRES June 15, 2024



2021-0018 B