



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:

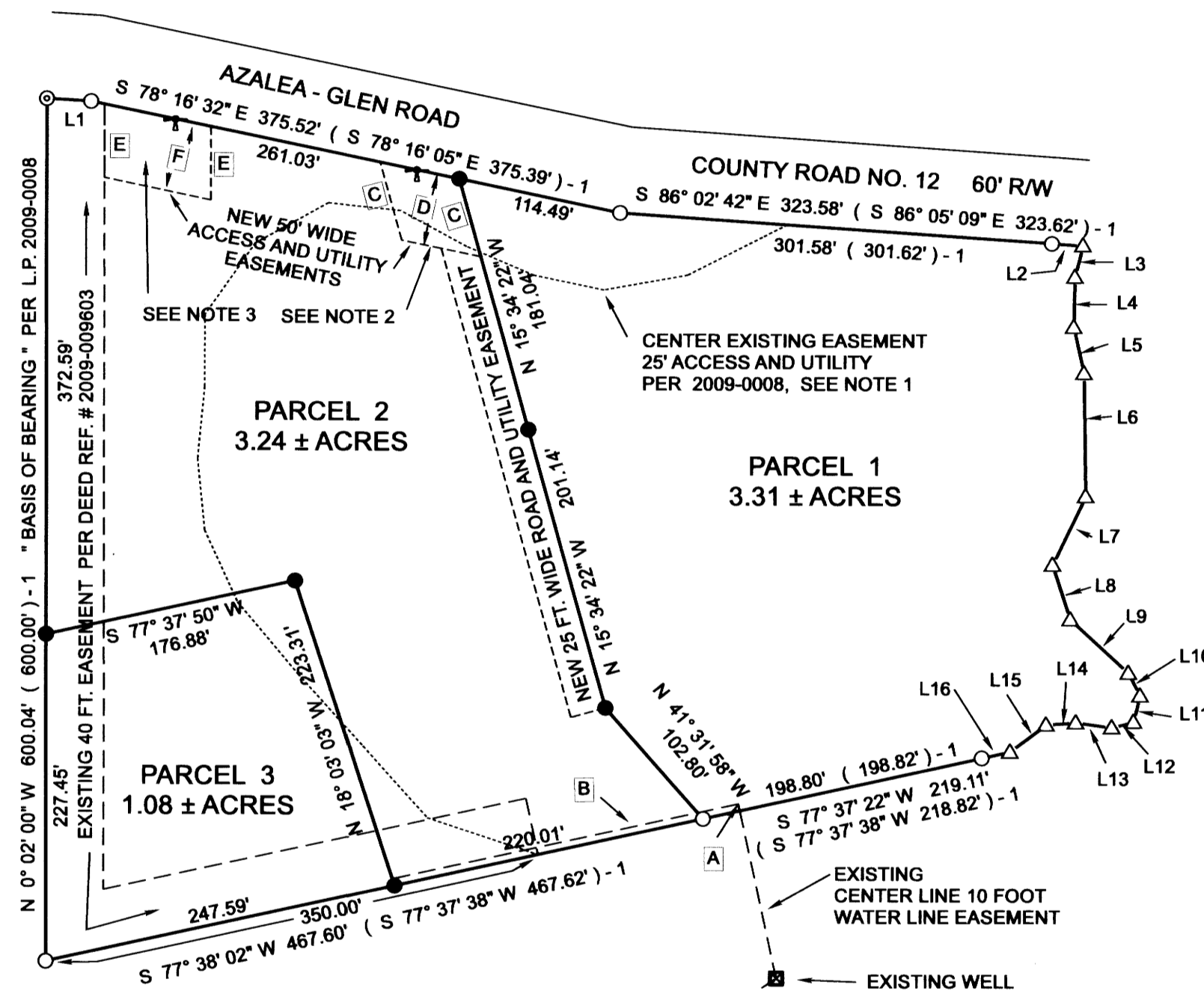
- 1 CENTER EXISTING EASEMENT 25 FOOT WIDE ACCESS AND UTILITY EASEMENT PER 2009-0008 HAS NO DEFINITION AS TO BEARINGS AND DISTANCES. EASEMENT SHOWN WAS SCALED FROM 2009-0008.
- 2 50 FOOT WIDE ACCESS AND UTILITY EASTMENT FOR THE BENEFIT OF PARCELS 1 AND 2 OF THIS PARTITION.
- 3 50 FOOT WIDE ACCESS AND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

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