

FILED THIS THE 9th DAY OF June, 2023 @ 9:20 A.M.

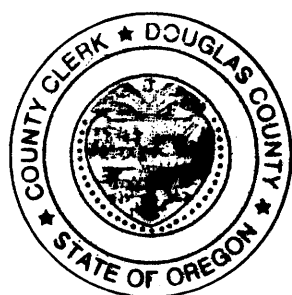
Douglas County Official Records
Daniel J. Loomis, County Clerk 2023-006236

NO FEE
00587063202300062360020024
06/09/2023 09:20:53 AM
PLAT-PAR Cnt=1 Str=17 KGSTUTZM
This is a no fee document

Kathleen H. Strickman, Deputy
DOUGLAS COUNTY CLERK

MAP OF SURVEY
LAND PARTITION

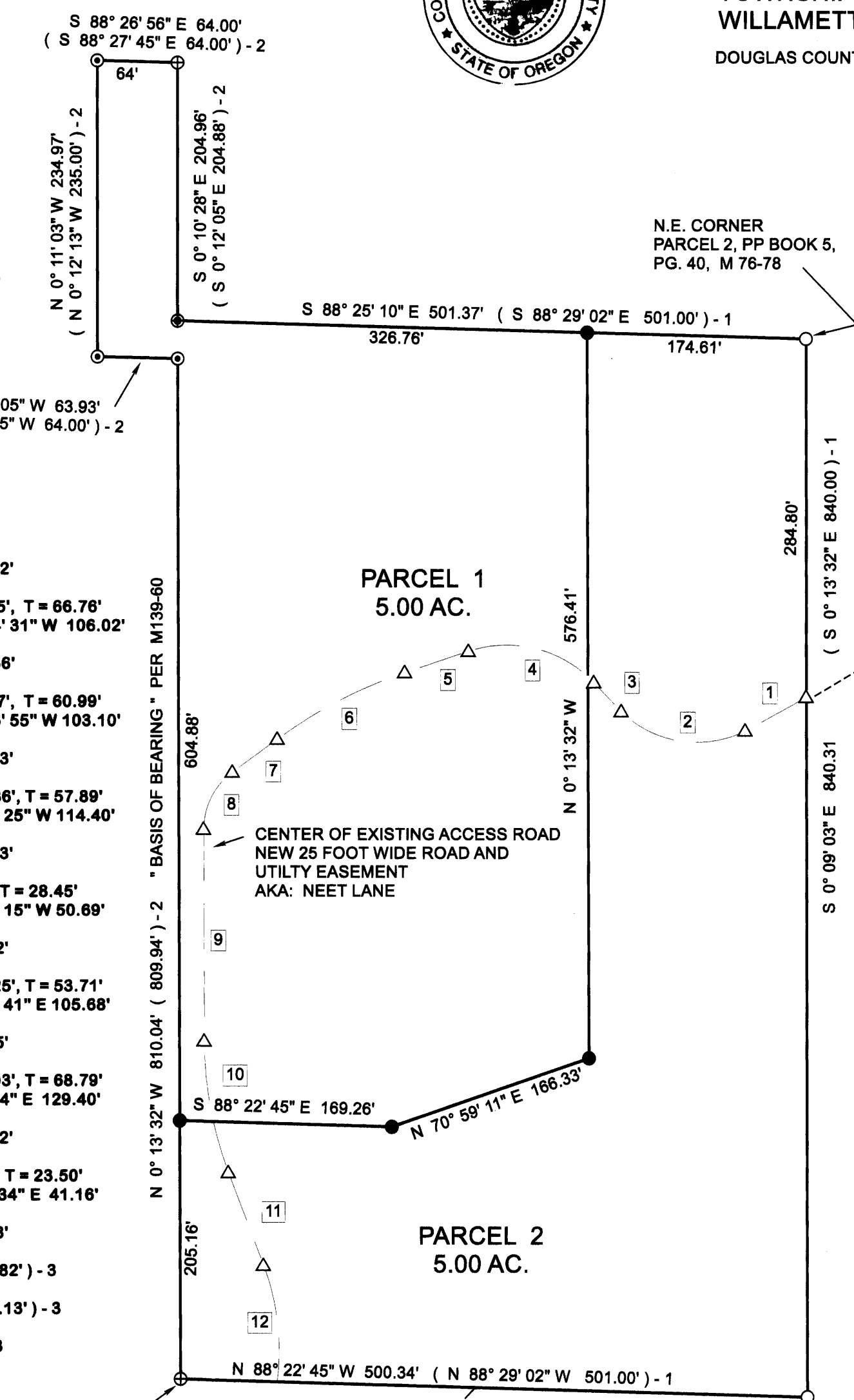
LOCATED IN THE:
SOUTHWEST QUARTER OF SECTION 29,
TOWNSHIP 30 SOUTH, RANGE 5 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON
DOUGLAS COUNTY PLANNING DEPARTMENT FILE NUMBER 23-001



JUNE, 2023
SCALE: 1" = 100'

LINE INDEX:

- 1 S 61° 19' 37" W 55.42'
- 2 R = 87.22', L = 113.95', T = 66.76'
L.C. BEARS N 81° 14' 31" W 106.02'
- 3 N 43° 48' 39" W 31.66'
- 4 R = 96.46', L = 108.77', T = 60.99'
L.C. BEARS N 76° 06' 55" W 103.10'
- 5 S 71° 34' 49" W 53.53'
- 6 R = 370.83', L = 114.86', T = 57.89'
L.C. BEARS S 62° 42' 25" W 114.40'
- 7 S 53° 50' 01" W 44.43'
- 8 R = 55.77', L = 5262', T = 28.45'
L.C. BEARS S 26° 48' 15" W 50.69'
- 9 S 0° 13' 32" E 168.62'
- 10 R = 294.96', L = 106.25', T = 53.71'
L.C. BEARS S 10° 32' 41" E 105.68'
- 11 S 20° 51' 50" E 78.85'
- 12 R = 190.48', L = 132.03', T = 68.79'
L.C. BEARS S 1° 00' 24" E 129.40'
- 13 S 18° 51' 02" W 63.02'
- 14 R = 42.63', L = 42.96', T = 23.50'
L.C. BEARS S 10° 0' 34" E 41.16'
- 15 S 38° 52' 41" E 46.28'
- 16 (S 18° 16' 25" E 94.82') - 3
- 17 (S 26° 01' 15" W 99.13') - 3
- 18 (S 41° 40' 10" E) - 3
TO NORTHERLY R/W
COUNTY RD. # 21



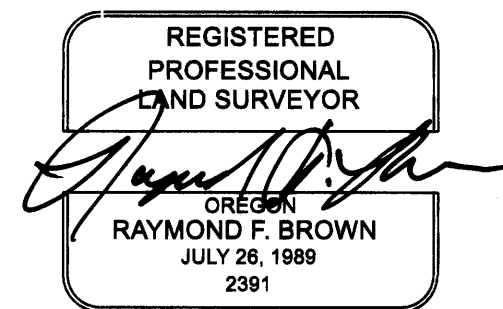
TIE POINT
LEAVING EXISTING 25 FOOT WIDE
ROAD EASEMENT PER M 73-40,
BEGIN NEW 25 FOOT WIDE ROAD
AND UTILITY EASEMENT FOR THE BENEFIT
OF PARCEL 1 OF THIS PARTITION AND PARCEL 1
OF MINOR LAND PARTITION M 76-78
BEARS S 24° 12' 30" E 190.90'
(S 24° 35' 52" E 192.65') - 3 COMPUTED
FROM SOUTHWEST CORNER PARCEL 2

NORTH R/W COUNTY RD. # 21

TOTAL NUMBER OF PARCELS: TWO (2)
WATER SUPPLY: SOUTH UMPQUA WATER ASSN.
SEWER DISPOSAL: SEPTIC
ZONING: 5R
COMP. PLAN: RC5
ACCOUNT NO.S: R 33602 & R 33610

OWNER AND PARTITIONER:
QUINT LLC
P.O. BOX 744
RIDDLE, OR. 97469

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



RENEWS 12/31/2023

NOTES:

- 1. EXISTING ROAD FOR ACCESS TO PARCEL 1 OF THIS PARTITION. ACCESS TO PARCEL 1 PER MAP M 76-78 HAS ALWAYS USED THE NEWLY CREATED ROAD AND UTILITY EASEMENT OVER SAID EXISTING ROAD AS THEIR ACCESS.

PARCEL 1
PER M 76-78

SURVEYOR'S CERTIFICATE:

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

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

6/8/23
DATE

LEGAL DESCRIPTION:

THE FOLLOWING DESCRIBED REAL PROPERTY IS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

BEGINNING AT A 3/4 INCH IRON ROD LOCATED AT THE SOUTHWEST CORNER OF PARCEL 2 OF THAT MINOR LAND PARTITION MAP FILE NUMBER M 76-78, DOUGLAS COUNTY SURVEYORS OFFICE, DOUGLAS COUNTY, OREGON, RECORDERS NUMBER 79-07264, RECORDS OF DOUGLAS COUNTY, OREGON: THENCE ALONG THE WEST BOUNDARY OF SAID PARCEL 2, NORTH 0° 13' 32" WEST 810.04 FEET TO A 5/8 INCH IRON ROD; THENCE LEAVING SAID WEST BOUNDARY AND RUNNING NORTH 88° 30' 05" WEST 63.93 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 0° 11' 03" WEST 234.97 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 88° 26' 56" EAST 64.00 FEET TO A 3/4 INCH IRON ROD; THENCE SOUTH 0° 10' 28" EAST 204.96 FEET TO A 1/2 INCH IRON ROD LOCATED AT THE NORTHWEST CORNER OF SAID PARCEL 2; THENCE ALONG THE NORTH BOUNDARY OF SAID PARCEL 2, SOUTH 88° 25' 10" EAST 501.37 FEET TO A 5/8 INCH IRON ROD LOCATED AT THE NORTHEAST CORNER OF SAID PARCEL 2; THENCE ALONG THE EAST BOUNDARY OF SAID PARCEL 2, SOUTH 0° 09' 03" EAST 840.31 FEET TO A 5/8 INCH IRON ROD LOCATED AT THE SOUTHEAST CORNER OF SAID PARCEL 2; THENCE ALONG THE SOUTH BOUNDARY OF SAID PARCEL 2, NORTH 88° 22' 45" WEST 500.34 FEET TO THE POINT OF BEGINNING.
CONTAINING 10.001± ACRES

LEGEND

- △ COMPUTED POINT
- FD. 5/8" IRON ROD PER M 76-78
- ⊕ FD. 3/4" IRON ROD PER M 73-40
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP ATTACHED, MKD. " R. BROWN, PLS 2391 "
- ⊙ FD. 5/8" IRON ROD PER M139-60
- ⊙ FD. 1/2" IRON ROD PER M 76-5
- () - 1 RECORD AS PER M 76-78
- () - 2 RECORD AS PER M 139-60
- () - 3 RECORD AS PER DEED REF. # 1978-19410

NARRATIVE:

PURPOSE OF THE SURVEY WAS TO CREATE THE PARCELS AS SHOWN. FIELD INVESTIGATION LOCATED THE SAID FOUND MONUMENTS AND CONDITIONS. EXISTING MONUMENTS PER PARCEL 2 OF THAT MINOR LAND PARTITION MAP FILE NUMBER M 76-78 AND FOUND MONUMENTS PER SURVEY MAP M 139-60 CONTROLLED THE SURVEY WITH THE NEW PARCEL LINES CONTROLLED BY OWNER PLACEMENT. THE 25 FOOT WIDE ROAD AND UTILITY EASEMENT SHOWN ON THIS MAP THAT RUNS THOUGH PARCEL 1 WAS CONTROLLED BY ACTUAL CENTER TRAVEL LANE, AS THIS ROAD HAS BEEN USED FOR SOME TIME.

