

FILED THIS THE 9<sup>th</sup> 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

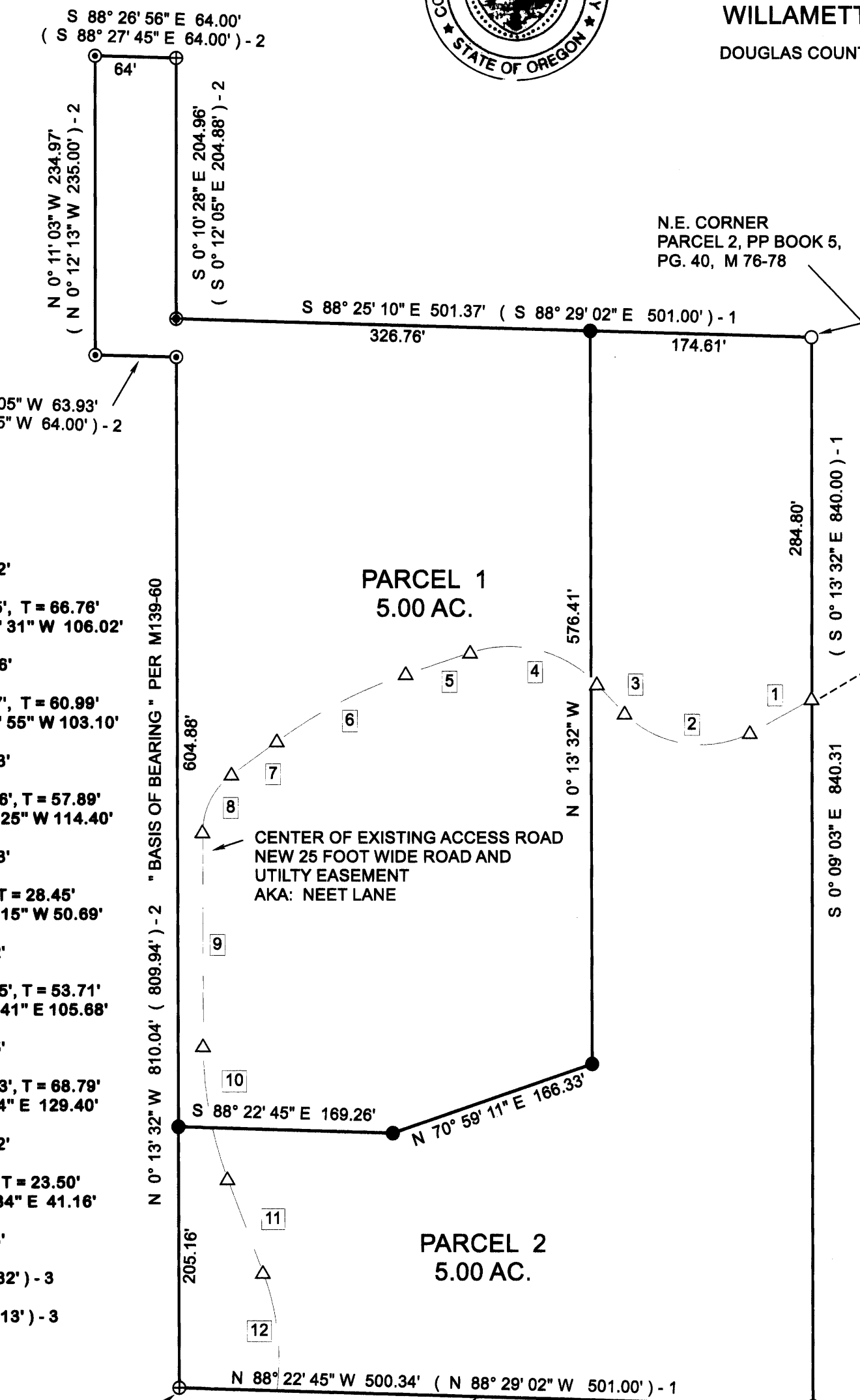
LOCATED IN THE:  
SOUTHWEST QUARTER OF SECTION 29,  
TOWNSHIP 30 SOUTH, RANGE 5 WEST,  
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON  
DOUGLAS COUNTY PLANNING DEPARTMENT FILE NUMBER 23-001



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 50.89'
- 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 83.02'
- 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

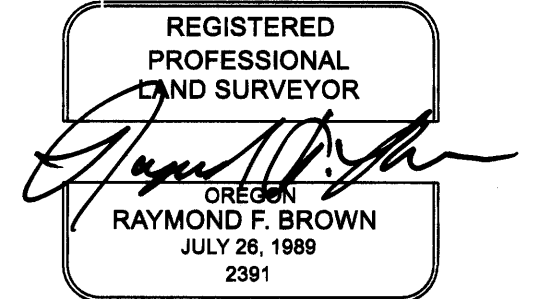


TIE POINT  
LEAVING EXISTING 25 FOOT WIDE  
ROAD EASEMENT PER M 73-40,  
BEGIN NEW 25 FOOT WIDE ROAD  
AND UTILITY EASEMENT FOR THE BENEFIT  
OF PARCEL 1 OF THIS PARTITION AND PARCEL 1  
OF MINOR LAND PARTITION M 76-78  
BEARS S 24° 12' 30" E 190.90'  
( S 24° 35' 52" E 192.65' ) - 3 COMPUTED  
FROM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

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.