

FILED THIS THE 2nd DAY OF August, 2023, @ 1:37 P M.

Kathleen M. Stuljman, Deputy
DOUGLAS COUNTY CLERK



THERE WERE NO ENCUMBRANCES OF RECORD
PER PRELIMINARY TITLE REPORT
PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY
ON JULY 11, 2023
AS ORDER NUMBER 7391-4081734

Douglas County Official Records 2023-008445
Daniel J. Loomis, County Clerk

NO FEE
00589837202300084450020020
08/02/2023 01:37:58 PM
PLAT-PAR Cnt=1 Stn=33 KGSTUTZM
This is a no fee document

MAP OF SURVEY

LAND PARTITION WITH ADJUSTMENT OF COMMON BOUNDARY LINE

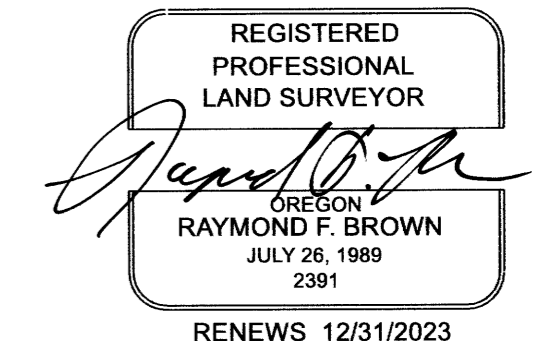
CITY OF RIDDLE FILE NUMBERS: 648A-23 (BLA)
648B-23MLP (LP)

LOCATED IN THE:
SW 1/4 OF SECTION 13 AND
IN THE NW 1/4 OF SECTION 24,
TOWNSHIP 30 SOUTH, RANGE 6 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

TOTAL NUMBER OF PARCELS: TWO
WATER SUPPLY: CITY OF RIDDLE
SEWER DISPOSAL: CITY OF RIDDLE
ZONING: R-2

PREPARED FOR:
DAYSTAR DEVELOPMENT LLC
18501 NE 29TH AVENUE
RIDGEFIELD, WASHINGTON 98642

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



SURVEYOR'S CERTIFICATE:

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

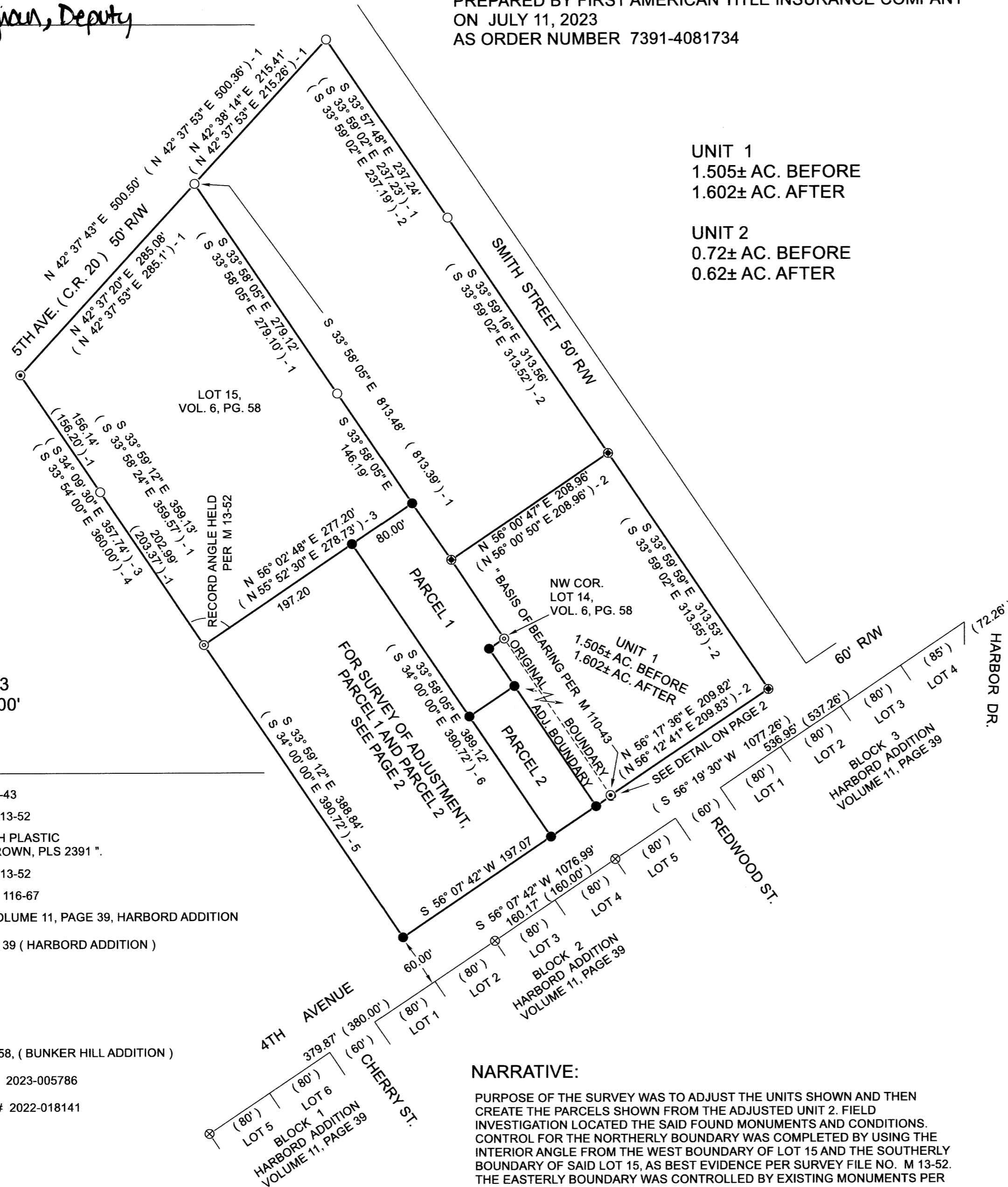
Raymond F. Brown
RAYMOND F. BROWN - P.L.S. # 2391
DATE 8/02/23

LEGAL DESCRIPTION: (UNIT 2) AKA PARCEL 1 AND 2 BEFORE PARTITION

THE FOLLOWING DESCRIBED REAL PROPERTY IS LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 30 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

BEGINNING AT A 5/8 INCH IRON ROD LOCATED ON THE SOUTHERLY BOUNDARY OF LOT 15 OF THE BUNKER HILL ADDITION TO THE CITY OF RIDDLE (VOL. 6, PAGE 58), SAID IRON ROD BEARS N 56° 02' 48" E 197.20 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 15; THENCE ALONG THE SAID SOUTHERLY BOUNDARY, N 56° 02' 48" E 80.00 FEET TO A 5/8 INCH IRON ROD LOCATED ON THE WESTERLY BOUNDARY OF LOT 13 OF SAID BUNKER HILL ADDITION; THENCE ALONG THE SAID WESTERLY BOUNDARY, S 34° 29' 15" E 75.66 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY, S 33° 41' 11" E 104.02 FEET TO A 1/2 INCH IRON PIPE LOCATED AT THE N.W. CORNER OF LOT 14 OF SAID BUNKER HILL ADDITION; THENCE LEAVING SAID WESTERLY BOUNDARY AND RUNNING S 56° 07' 42" W 20.00 FEET TO A 5/8 INCH IRON ROD; THENCE S 33° 55' 13" E 209.55 FEET TO A 5/8 INCH IRON ROD LOCATED ON THE NORTHERLY RIGHT OF WAY OF 4TH AVENUE; THENCE ALONG SAID NORTHERLY RIGHT OF WAY, S 56° 07' 42" W 60.00 FEET TO A 5/8 INCH IRON ROD; THENCE LEAVING SAID RIGHT OF WAY AND RUNNING N 33° 58' 05" W 389.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.62± ACRES MORE OR LESS



UNIT 1
1.505± AC. BEFORE
1.602± AC. AFTER

UNIT 2
0.72± AC. BEFORE
0.62± AC. AFTER

FOR SURVEY OF ADJUSTMENT
SEE PAGE 2

NARRATIVE:

PURPOSE OF THE SURVEY WAS TO ADJUST THE UNITS SHOWN AND THEN CREATE THE PARCELS SHOWN FROM THE ADJUSTED UNIT 2. FIELD INVESTIGATION LOCATED THE SAID FOUND MONUMENTS AND CONDITIONS. CONTROL FOR THE NORTHERLY BOUNDARY WAS COMPLETED BY USING THE INTERIOR ANGLE FROM THE WEST BOUNDARY OF LOT 15 AND THE SOUTHERLY BOUNDARY OF SAID LOT 15, AS BEST EVIDENCE PER SURVEY FILE NO. M 13-52. THE EASTERLY BOUNDARY WAS CONTROLLED BY EXISTING MONUMENTS PER SURVEY FILE NO. S M 110-43 AND M 116-67. THE SOUTHERLY BOUNDARY WAS CONTROLLED BY EXISTING MONUMENTS PER VOLUME 11, PAGE 39 (HARBORD ADDITION) ALONG THE SOUTHERLY RIGHT OF WAY OF 4TH AVENUE. I THEN HELD A 60 FOOT WIDE RIGHT OF WAY WIDTH PER VOL. 11, PAGE 39, AS THE RIGHT OF WAY ALONG UNIT 2 WAS NOT PART OF THAT DEFINED BY VOL. 6, PAGE 58. THE WESTERLY BOUNDARY WAS CONTROLLED BY THE DEED CALLS OF 80.00 FEET WIDE, PER DEED REFERENCE NUMBER 2022-018141.

LEGEND

- FD. 5/8" IRON ROD PER M 110-43
- ⊙ FD. 1/2" IRON PIPE AS PER M 13-52
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP ATTACHED, MKD. " R. BROWN, PLS 2391 "
- ⊙ FD. 3/4" IRON PIPE AS PER M 13-52
- ⊙ FD. 5/8" IRON ROD AS PER M 116-67
- ⊙ FD. 3/4" IRON PIPE AS PER VOLUME 11, PAGE 39 (HARBORD ADDITION)
- () RECORD AS PER VOL. 11, PG. 39 (HARBORD ADDITION)
- () -1 RECORD AS PER M 110-43
- () -2 RECORD AS PER M 116-67
- () -3 RECORD AS PER M 13-52
- () -4 RECORD AS PER VOL. 6, PG. 58, (BUNKER HILL ADDITION)
- () -5 RECORD AS PER DEED REF. # 2023-005786
- () -6 RECORD AS PER DEED REF. # 2022-018141

RECORDING:
PROPERTY LINE ADJUSTMENT DEED
RECORDED AS INSTRUMENT NUMBER 2023- 8439
DOUGLAS COUNTY CLERK'S OFFICE

2023-0024 A

2023-0024 A