

FILED THIS THE 28th DAY OF August, 2023 @ 2:28 P.M.

Ray Loomis
DOUGLAS COUNTY CLERK



JUNE, 2023
SCALE: 1" = 100'

Douglas County Official Records
Daniel J. Loomis, County Clerk 2023-009442

NO FEE
00591138202300094420020028
08/28/2023 02:29:56 PM
PLAT-PAR Cnt=1 Stn=17 JLG00DWI
This is a no fee document

MAP OF SURVEY
LAND PARTITION

LOCATED IN THE:
SOUTHEAST QUARTER OF SECTION 19,
TOWNSHIP 32 SOUTH, RANGE 5 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

DOUGLAS COUNTY PLANNING DEPARTMENT FILE NUMBER 22-023

TOTAL NUMBER OF PARCELS: 3 (THREE)
WATER SUPPLY: SHARED WELL
SEWER DISPOSAL: SEPTIC
ZONING: (5R) RURAL RESIDENTIAL
COMP. PLAN DESIGNATION: RCL

PREPARED FOR:
MICHAEL R. AND LYNN PATRYSON
160 HANSON LANE
GLENDALE, OREGON 97442

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



RENEWS 12/31/2023

SURVEYOR'S CERTIFICATE:

I, RAYMOND F. BROWN HEREBY CERTIFY THAT I HAVE 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

6/27/2023
DATE

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL PROPERTY IS LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 32 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

BEGINNING AT A 5/8 INCH IRON ROD THAT BEARS N 41° 03' 49" E 1351.13 FEET FROM THE QUARTER CORNER COMMON TO SECTIONS 19 AND 30, TOWNSHIP 32 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON. POINT IS LOCATED ON THE SOUTHERLY RIGHT OF WAY OF AZALEA-GLEN ROAD, COUNTY ROAD NUMBER 12; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY BOUNDARY N 70° 32' 06" E 176.29 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY BOUNDARY, N 57° 39' 06" E 45.81 FEET TO A 5/8 INCH IRON ROD; LOCATED ON THE WESTERLY RIGHT OF WAY BOUNDARY OF BARTON ROAD, COUNTY ROAD NUMBER 97; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY BOUNDARY AND RUNNING ALONG THE SAID WESTERLY RIGHT OF WAY BOUNDARY, S 22° 44' 56" E 714.54 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY BOUNDARY, S 67° 15' 04" W 20.00 FEET TO A POINT; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY BOUNDARY, ALONG THE ARC OF A 170.00 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS S 5° 54' 47" W 163.08 FEET TO A POINT; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY BOUNDARY, S 55° 25' 30" E 15.00 FEET TO A POINT; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY BOUNDARY, S 34° 34' 30" E 83.98 FEET TO A POINT LOCATED IN THE CENTER OF COW CREEK; THENCE LEAVING SAID WESTERLY RIGHT OF WAY BOUNDARY AND RUNNING ALONG THE SAID CENTER OF COW CREEK, N 66° 40' 23" W 326.00 FEET TO A POINT; THENCE CONTINUING ALONG THE SAID CENTER OF COW CREEK, N 56° 58' 23" W 93.04 FEET TO A POINT; THENCE CONTINUING ALONG THE SAID CENTER OF COW CREEK, N 66° 17' 24" W 61.16 FEET TO A POINT; THENCE LEAVING SAID CENTER OF COW CREEK AND RUNNING N 2° 05' 59" E 619.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.88 ± ACRES

NARRATIVE:

PURPOSE OF THE SURVEY WAS TO CREATE THE PARCELS AS SHOWN. FIELD INVESTIGATION LOCATED THE SAID FOUND MONUMENTS AND CONDITIONS. SURVEY MAP NUMBER M 101-47 CONTROLLED THE EAST AND WEST BOUNDARY. THE SOUTHERLY BOUNDARY WAS CONTROLLED BY THE CENTER OF COW CREEK. I SURVEYED THE BANKS OF THE CREEK, THEN FOUND MID-POINTS. THE NORTHERLY BOUNDARY WAS CONTROLLED BY THE RE-TRACEMENT OF SURVEY MAP NUMBER M 7-15, AS THE BEST EVIDENCE TO THE RIGHT OF WAY BOUNDARY OF AZALEA-GLEN COUNTY ROAD NUMBER 12. I HELD A 60 FOOT WIDE RIGHT OF WAY FOR SAID AZALEA-GLEN COUNTY ROAD, AS BEST FIT.

LINE INDEX:

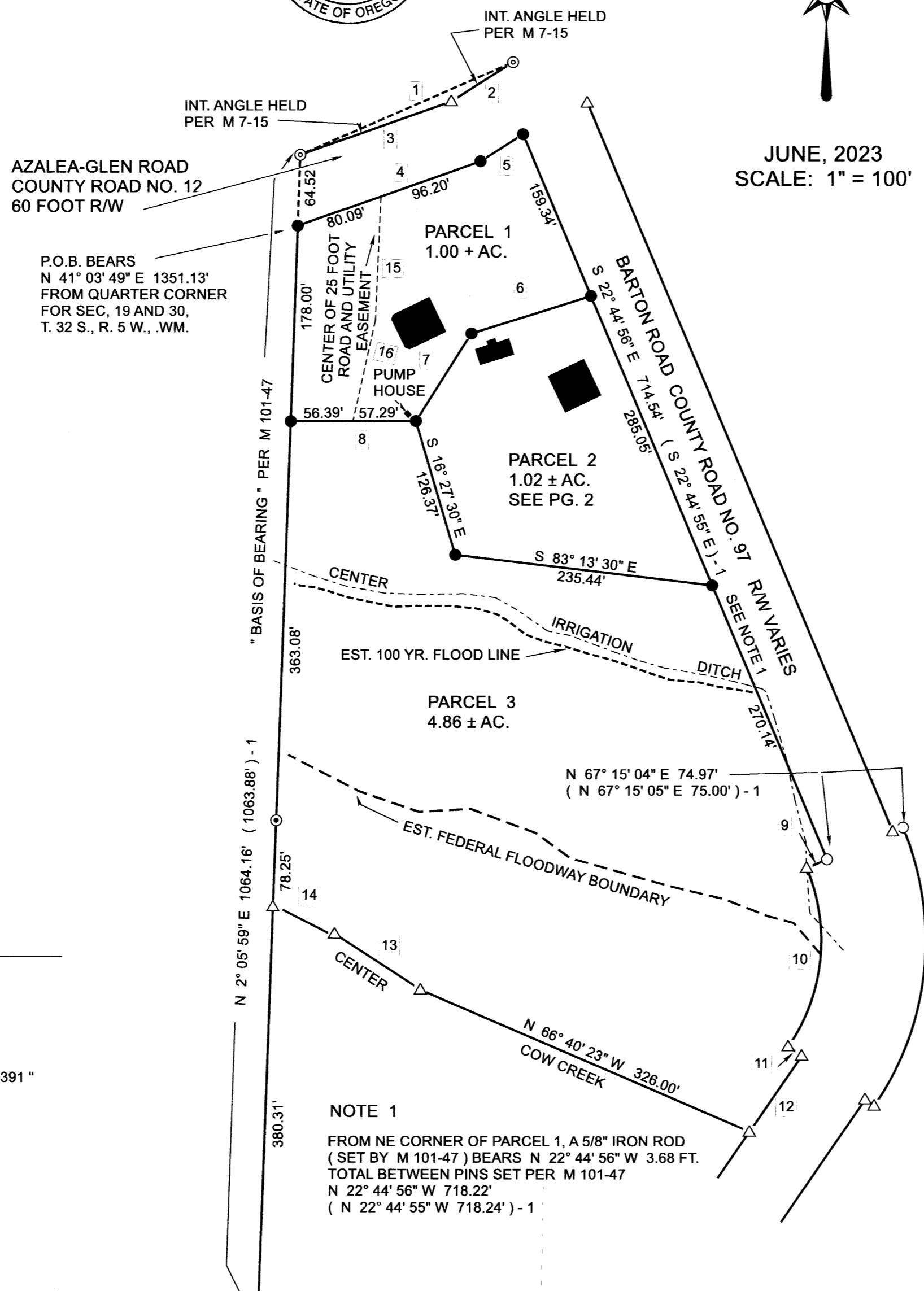
1. N 66° 30' 57" E 210.97'
(N 70° 26' 51" E 209.65') - 3 COMPUTED
2. S 57° 39' 06" W 66.32'
(S 61° 35' 00" W 66.00') - 3
3. S 70° 32' 06" W 145.80'
(S 74° 28' 00" W 145.10') - 3
4. N 70° 32' 06" E 176.29'
5. N 57° 39' 06" E 45.81'
6. S 72° 36' 28" W 114.00'
7. S 32° 21' 37" W 94.52'
8. N 89° 51' 37" E 113.68'
9. S 67° 15' 04" W 20.00'
(20.00') - 1
10. R = 170.00', L = 170.08', T = 92.93'
L.C. BEARS S 5° 54' 47" W 163.08'
11. S 55° 25' 30" E 15.00'
(15.00') - 1
12. S 34° 34' 30" W 83.98'
13. N 56° 58' 23" W 93.04'
14. N 66° 17' 24" W 61.16'
15. S 2° 40' 14" W 112.56'
16. S 12° 30' 02" W 94.23'

LEGEND

- △ COMPUTED POINT
- FD. 5/8" IRON ROD AS PER M 101-47
- ⊙ FD. 3/4" IRON PIPE AS PER M 7-15
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP ATTACHED, MKD. " R. BROWN, PLS 2391 "
- ⊙ FD. 5/8" IRON ROD AS PER M 58-71
- ⊙ GOVN. CORNER
- () - 1 RECORD AS PER M 101-47
- () - 2 RECORD AS PER M 58-71
- () - 3 RECORD AS PER M 7-15

QUARTER CORNER COMMON
TO SECTIONS 19 AND 30,
T. 32 S., R. 5 W., W.M.
FD. BRASS CAP PER
P.L.S.S. # 140300

N 88° 38' 11" W 849.70'
(S 89° 26' 29" W 849.68') - 2



NOTE 1
FROM NE CORNER OF PARCEL 1, A 5/8" IRON ROD (SET BY M 101-47) BEARS N 22° 44' 56" W 3.68 FT. TOTAL BETWEEN PINS SET PER M 101-47 N 22° 44' 56" W 718.22' (N 22° 44' 55" W 718.24') - 1

2023-0028 A

2023-0028 A

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LAND PARTITION

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WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

DOUGLAS COUNTY PLANNING DEPARTMENT FILE NUMBER 22-023

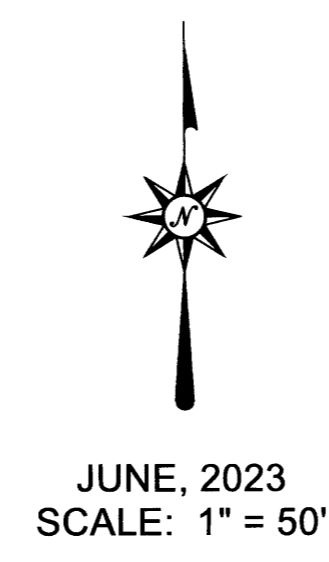
TOTAL NUMBER OF PARCELS: 3 (THREE)
WATER SUPPLY: SHARED WELL
SEWER DISPOSAL: SEPTIC
ZONING: (5R) RURAL RESIDENTIAL
COMP. PLAN DESIGNATION: RCL

PREPARED FOR:
MICHAEL R. AND LYNN PATRYSON
160 HANSON LANE
GLENDALE, OREGON 97442

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



RENEWS 12/31/2023

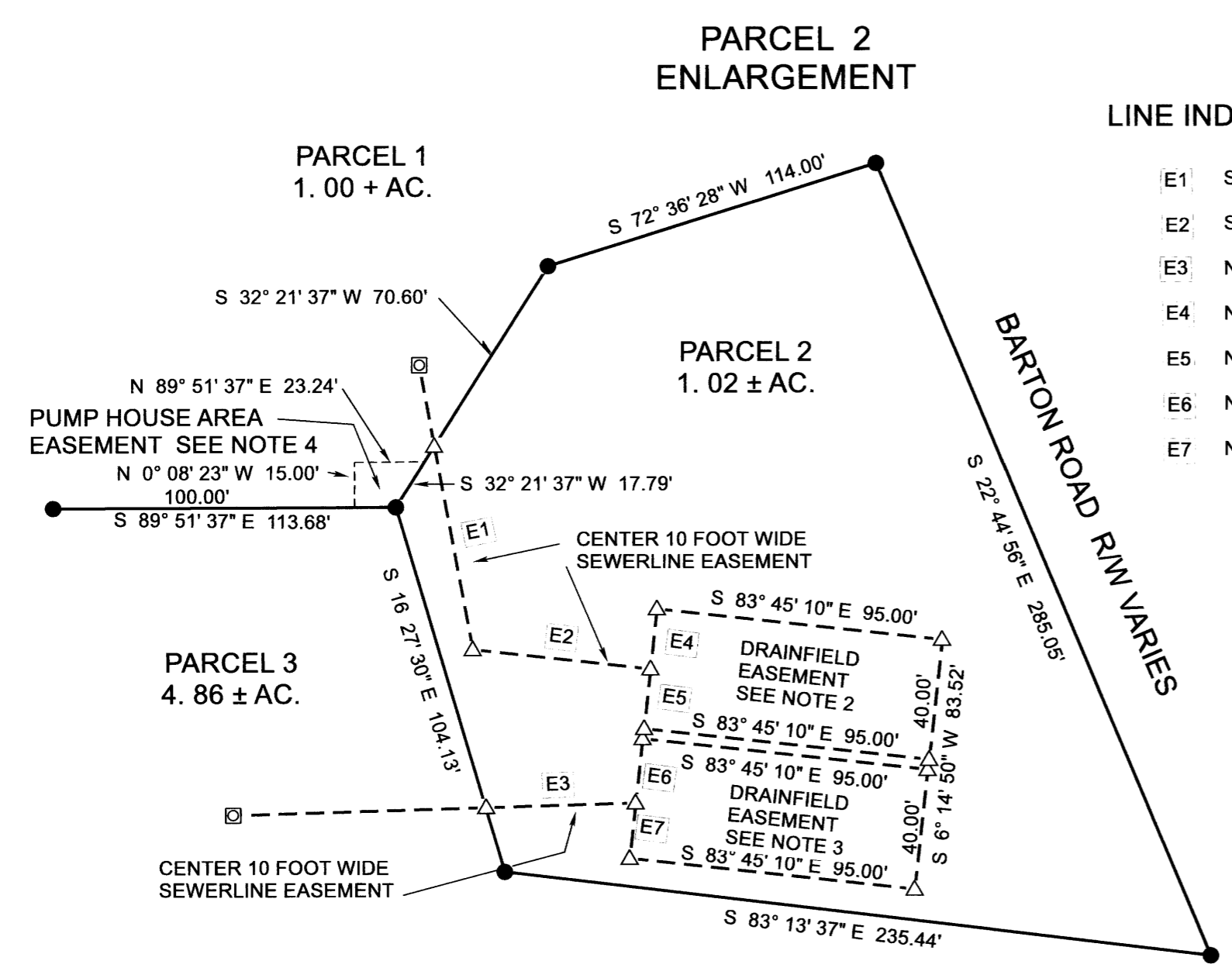


LINE INDEX:

- E1 S 10° 33' 44" E 68.69'
- E2 S 85° 45' 10" E 59.27'
- E3 N 88° 14' 43" E 49.51'
- E4 N 6° 14' 50" E 20.00'
- E5 N 6° 14' 50" E 20.00'
- E6 N 6° 14' 50" E 21.40'
- E7 N 6° 14' 50" E 19.60'

NOTES:

- 2 DRAINFIELD EASMENT FOR THE BENEFIT OF PARCEL 1
- 3 DRAINFIELD EASEMENT FOR THE BENEFIT OF PARCEL 3
- 4 PUMP HOUSE AREA EASEMENT IS FOR A SHARED WELL. TO BENEFIT PARCELS 1, 2 AND 3.



T.B.M.
TOP OF SET 5/8" IRON ROD
ELEVATION = 1491.30'
NAVD 1988

DECLARATION:

KNOW ALL PERSON BY THESE PRESENTS, THAT WE MICHAEL R. AND LYNN PATRYSON AND CHRISTINE HANSON ARE THE OWNERS OF THE LANDS PRESENTED HEREON AND DID CAUSE THE LANDS TO BE PARTITIONED, PLATTED, AND THE EASEMENTS SHOWN HEREON TO BE CREATED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 97, OREGON REVISED STATUTES.

Michael R. Patryson 6-27-23
MICHAEL R. PATRYSON DATE

Lynn Patryson 6-27-23
LYNN PATRYSON DATE

Christine Hanson, Lynn Patryson, P.O.A. 6-27-23
CHRISTINE HANSON, BY LYNN PATRYSON, AS HER ATTORNEY IN FACT 18PB08932 DATE

APPROVALS:

[Signature] 8/28/23
DOUGLAS COUNTY PLANNING DEPARTMENT DIRECTOR DATE

Earlyn R. Kalb 6/29/2023
DOUGLAS COUNTY SURVEYOR Deputy DATE

CERTIFICATION OF TAX PREPAYMENT:

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

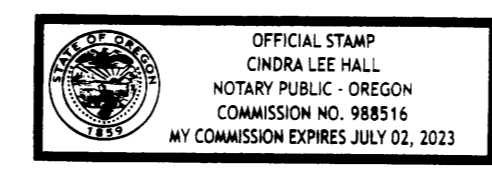
[Signature] 8-28-23
DOUGLAS COUNTY TAX COLLECTOR DATE

ENCUMBRANCES PER PUBLIC RECORDS REPORT
PREPARED BY WESTERN TITLE & ESCROW ON
AUGUST 18, 2022, AS ORDER NO. WT0242723

- 5. EASEMENT(S) FOR THE PURPOSE OF AN IRRIGATION DITCH, IN FAVOR OF COW CREEK IRRIGATION COMPANY RECORDED ON DECEMBER 24, 1902, AS RECORDERS NO. VOL. 45, PAGE 543-544. AMENDED BY AGREEMENT, RECORDED OCTOBER 23, 1956 RECORDS NO. 225059
- 6. EASEMENT(S) FOR THE PURPOSE OF ELECTRIC TRANSMISSION AND DISTRIBUTION LINES, IN FAVOR OF THE CALIFORNIA OREGON POWER COMPANY. RECORDED ON MARCH 03, 1949, AS RECORDERS NO. 89200.
- 7. EASEMENT(S) FOR THE PURPOSE OF ELECTRIC TRANSMISSION AND DISTRIBUTION LINES. IN FAVOR OF THE CALIFORNIA OREGON POWER COMPANY. RECORDED ON DECEMBER 22, 1949, AS RECORDERS NO. 100905
- 8. EASEMENT(S) FOR THE PURPOSE OF ELECTRIC TRANSMISSION AND DISTRIBUTION LINES, IN FAVOR OF THE CALIFORNIA OREGON POWER COMPANY. RECORDED ON APRIL 29, 1952, AS RECORDERS NO. 140214.
- 9. EASEMENT(S) FOR THE PURPOSE OF ELECTRIC TRANSMISSION AND DISTRIBUTION LINES. IN FAVOR OF THE CALIFORNIA OREGON POWER COMPANY. RECORDED ON AUGUST 05, 1953, AS RECORDERS NO. 164734.
- 10. RESTRICTIVE COVENANT, INCLUDING THE TERMS AND PROVISIONS THEREOF. RECORDED NOVEMBER 15, 2002, AS RECORDERS NO 2002-29212
- 11. RESTRICTIVE COVENANT, INCLUDING THE TERMS AND PROVISIONS THEREOF. RECORDED NOVEMBER 15, 2002, AS RECORDERS NO. 2002-29213.
- 12. AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. BETWEEN MICHAEL R. PATRYSON AND LYNN PATRYSON, HUSBAND AND WIFE AND MARY E. HANSON. RECORDED NOVEMBER 10, 2003, AS RECORDERS NO. 2003-030621.

LEGEND

- △ COMPUTED POINT
- ☒ SEPTIC TANK LID
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP ATTACHED, MKD. " R. BROWN, PLS 2391 "



ACKNOWLEDGEMENT:

PERSONALLY APPEARED BEFORE ME, MICHAEL R. AND LYNN PATRYSON AND LYNN PATRYSON, P.O.A. FOR CHRISTINE HANSON, AND ACKNOWLEDGED THE FOREGOING TO BE A VOLUNTARY AND FREE ACT.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE 27th DAY OF June, 2023

Cindra Lee Hall
NOTARY PUBLIC (PRINT) SIGNED

MY COMMISSION EXPIRES July 02, 2023, MY COMMISSION NUMBER 988516