

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 2023-009442
Daniel J. Loomis, County Clerk

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:

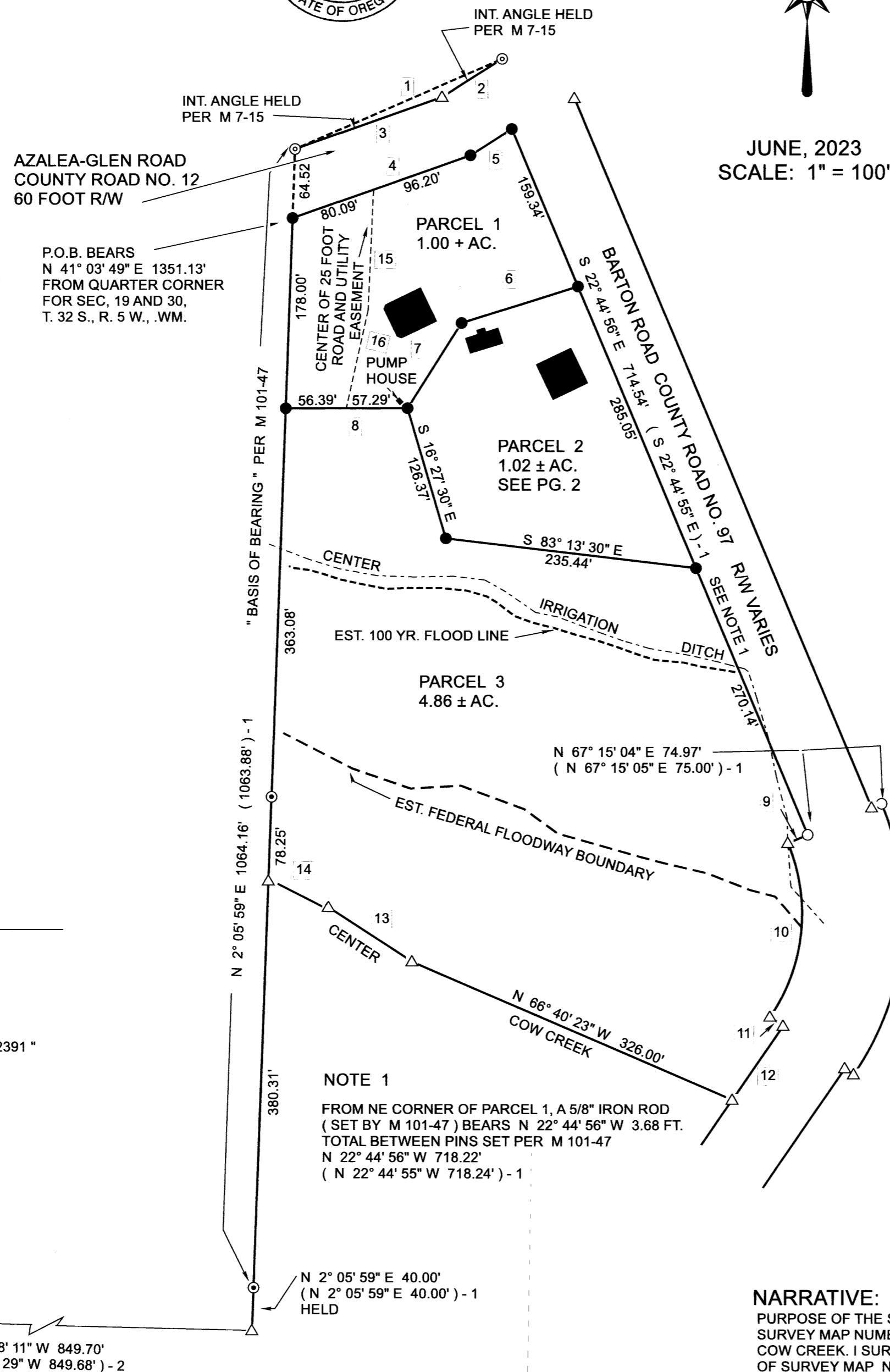
1. N 66° 30' 57" E 210.97'
(N 70° 26' 51" E 209.65') - 3 COMPUTED
2. S 57° 39' 06" W 66.32'
(S 61° 35' 00" W 66.00') - 3
3. S 70° 32' 06" W 145.80'
(S 74° 28' 00" W 145.10') - 3
4. N 70° 32' 06" E 176.29'
5. N 57° 39' 06" E 45.81'
6. S 72° 36' 28" W 114.00'
7. S 32° 21' 37" W 94.52'
8. N 89° 51' 37" 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

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