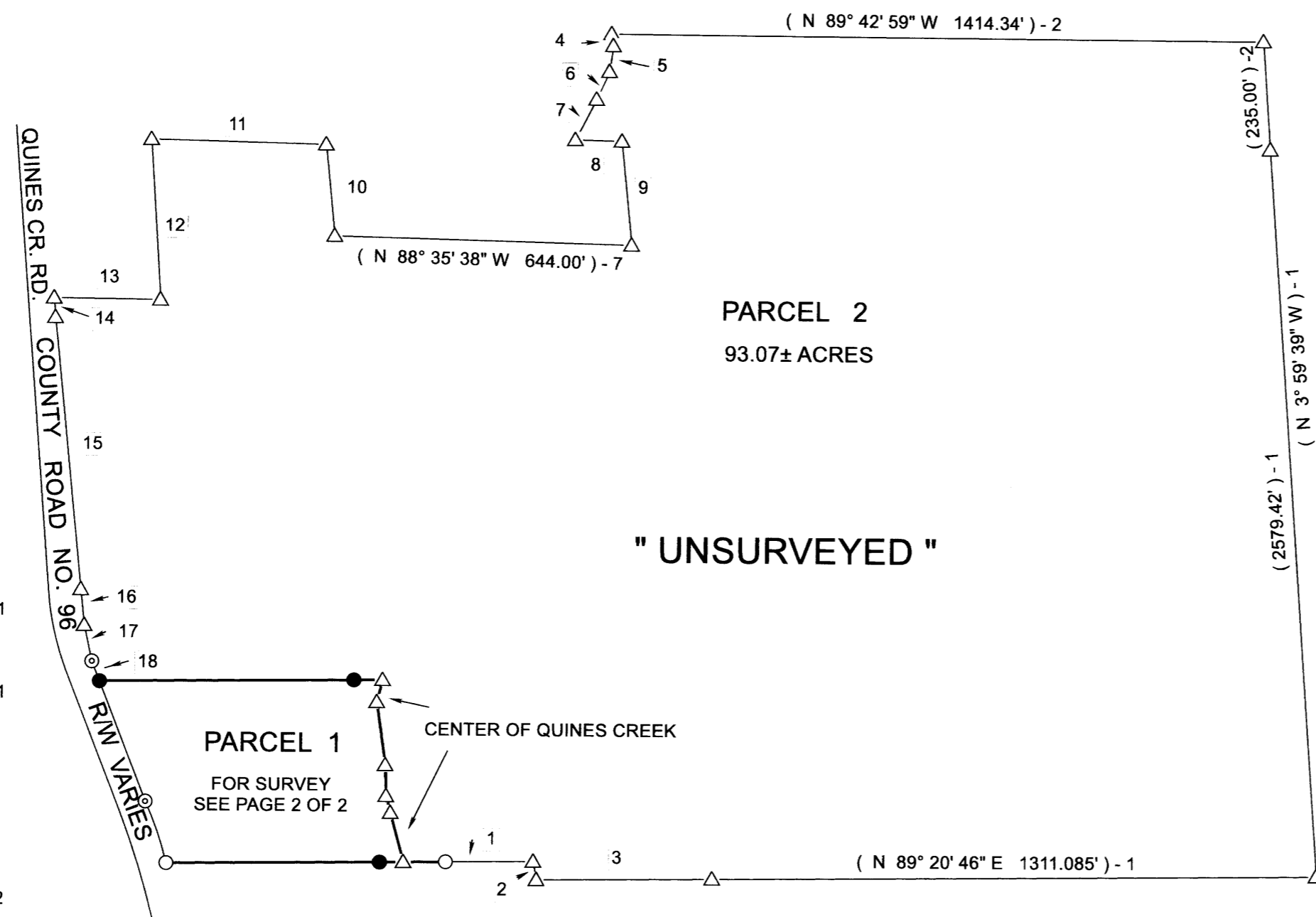


FILED THIS THE 13th DAY OF December, 2023 @ 1:30 P.M.

Jay Sooden Deputy
DOUGLAS COUNTY CLERK



NOV., 2023
SCALE: 1" = 300'



LINE INDES:

- 1 (N 89° 20' 46" E 190.39') - 1
- 2 (S 10° 03' 02" E 40.33') - 1
- 3 (N 89° 20' 46" E 381.24') - 1
- 4 (S 8° 34' 53" E 26.32') - 2
- 5 (S 8° 12' 42" W 56.57') - 2
- 6 (S 24° 31' 38" W 66.51') - 2
- 7 (S 27° 23' 02" W 98.91') - 2
- 8 (S 88° 35' 38" E 101.35') - 2
- 9 (S 5° 38' 00" E 226.00') - 2
- 10 (N 5° 38' 00" W 199.00') - 2
- 11 (N 88° 42' 34" W 379.20') - 2
- 12 (S 3° 32' 00" E 348.40') - 6
- 13 (N 89° 25' 00" W 230.00') - 6
CALC. 230.76' FOR CLOSURE
- 14 S 4° 29' 48" E 42.90'
(S 3° 51' 50" E) - 3 CALC.
- 15 S 5° 41' 31" E 592.00'
(S 5° 03' 34" E) - 3 CALC.
- 16 S 5° 50' 50" E 78.35'
(S 5° 12' 52" E) - 3 CALC.
- 17 S 12° 02' 32" E 79.32'
(S 11° 24' 34" E) - 3 CALC.
- 18 S 21° 08' 48" E 46.00'
(S 20° 30' 50" E) - 3

LEGEND

- △ COMPUTED POINT
- FD. 5/8" IRON ROD PER M 87-12
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP ATTACHED, MKD. "R. BROWN, PLS 2391"
- ⊙ FD. 5/8" IRON ROD AS PER M 174-22
- ⊙ FD. 5/8" IRON ROD PER 1969 C.R. RIGHT OF WAY MAP. NOT ON RECORD AT DOUGLAS COUNTY SURVEYOR'S OFFICE
- () - 1 RECORD AS PER M 171-40
- () - 2 RECORD AS PER M 171-65
- () - 3 RECORD AS PER 1969 COUNTY ROAD RIGHT OF WAY MAP PER ROAD DEPT.
- () - 4 RECORD AS PER M87-12
- () - 5 RECORD AS PER M 174-22
- () - 6 RECORD AS PER DEED REF. # 2017-18304
- () - 7 RECORD AS PER DEED REF. # 2004-28357

LAND PARTITION

Douglas County Official Records 2023-013399
Daniel J. Loomis, County Clerk



NO FEE
12/13/2023 02:32:36 PM
PLAT-PAR Crit=1 Stn=17 JLG00DWI
This is a no fee document.

LOCATED IN THE:
SOUTHWEST QUARTER OF SECTION 26,
TOWNSHIP 32 SOUTH, RANGE 5 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

DOUGLAS COUNTY PLANNING DEPARTMENT FILE NUMBER 23-024

TOTAL NUMBER OF PARCELS: TWO (2)
WATER SUPPLY: WELLS
SEWER DISPOSAL: SEPTIC
ZONING: FARM FOREST (FF), EXCLUSIVE FARM USE-GRAZING (FG),
AND AGRICULTURE AND WOODLOT (AW)
COMP. PLAN: FARM FOREST TRANSITIONAL (FFT) AND AGRICULTURAL (AGG)

PREPARED FOR:
BOB H. AND LAURETTE J MARIER PHILLIPS
2458 QUINES CREEK ROAD,
AZALEA, OREGON 97410

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



RENEW 12/31/2023

SURVEYOR'S CERTIFICATE:

I, RAYMOND F. BROWN HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS FOR ONLY PARCEL 1 AND THAT PARCEL 2 IS UNSURVEYED OF 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

12/07/2023
DATE

LEGAL DESCRIPTION:

THE FOLLOWING DESCRIBED REAL PROPERTY IS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 32 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

ALL THAT LAND DESCRIBED IN INSTRUMENT NUMBER 2003-012238, OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

TOGETHER WITH THAT LAND DESCRIBED AS EXHIBIT "A" IN INSTRUMENT NUMBER 2018-004224 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

ALSO TOGETHER WITH THAT LAND DESCRIBED AS EXHIBIT "B" AND "C" IN INSTRUMENT NUMBER 2019-010643 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

EXCEPTING THEREFROM THAT LAND DESCRIBED AS EXHIBIT "A" IN INSTRUMENT NUMBER 2018-005943 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

NARRATIVE:

PURPOSE OF THE SURVEY WAS TO CREATE THE PARCELS AS SHOWN. FIELD INVESTIGATION LOCATED THE SAID FOUND MONUMENTS AND CONDITIONS. EXISTING FOUND MONUMENTS PER SURVEY M 87-12 CONTROLLED THE SOUTHERLY BOUNDARY. THE EASTERLY BOUNDARY WAS CONTROLLED BY THE SURVEYED CENTER OF QUINES CREEK. THE WESTERLY BOUNDARY WAS CONTROLLED BY EXISTING FOUND MONUMENTS PER DOUGLAS COUNTY ROAD RIGHT OF WAY MAP SUPPLIED TO ME BY DOUGLAS COUNTY PUBLIC WORKS DEPARTMENT, AS THIS MAP IS NOT ON RECORD AT THE DOUGLAS COUNTY SURVEYOR'S OFFICE. THE NORTHERLY BOUNDARY WAS CONTROLLED BY OWNER PLACEMENT.

2023-0039 A

2023-0039 A