

2023-0041 A

LAND PARTITION

LOCATED in the SE 1/4 of Section 14, the NE 1/4 of Section 23, the SW 1/4 of Section 13, and the NW 1/4 of Section 24, T. 30 S., R. 5 W., W.M. in Douglas County, Oregon.

October, 2023

Douglas County Official Records 2023-013547
Daniel J. Loomis, County Clerk
NO FEE
00596261202300135470030033
12/18/2023 09:50:18 AM
PLAT-PAR Cnt=1 Stn=40 HCMEYER
This is a no fee document

SURVEYOR'S CERTIFICATE

I, DAVID A. EDWARDS HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND SET PROPER MONUMENTS FOR PARCEL 1 AND PARCEL 2 AND THAT PARCEL 3 IS UNSURVEYED AND THAT THE FOLLOWING WAS PREPARED USING EXISTING DEEDS AND ASSESSOR MAP DATA AND IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT BEING PARTITIONED:

BEGINNING AT THE NORTHEAST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 14, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN IN DOUGLAS COUNTY, OREGON; THENCE WEST, ALONG THE NORTH LINE THEREOF, 1100 FEET; THENCE SOUTH 3700 FEET; THENCE EAST TO A POINT ON THE WEST LINE OF GAZLEY CO. RD. NO. 35; THENCE NORTHEASTERLY, ALONG SAID WEST LINE, TO A POINT ON THE WEST LINE OF SECTION 24 IN SAID TOWNSHIP AND RANGE; THENCE NORTH ALONG THE EAST LINES OF SECTIONS 23 AND SAID SECTION 14 TO THE POINT OF BEGINNING.

TOGETHER WITH: BEGINNING AT THE NW CORNER OF ABOVE SAID SECTION 24; THENCE N 89°35'00" E, ALONG THE NORTH LINE OF SAID SECTION 24 TO A POINT ON THAT CERTAIN BOUNDARY BY AGREEMENT CREATED BY THE CONVEYANCE OF LANDS DESCRIBED IN DOCUMENT NUMBER 2005-25203, OFFICIAL RECORDS FOR SAID COUNTY AND STATE; THENCE ALONG SAID AGREEMENT BOUNDARY THE FOLLOWING COURSES: S 7°32'56" W TO AN ANGLE POINT IN SAID BOUNDARY; S 0°54'41" W 90.28 FEET; S 17°19'26" E 87.1 FEET; S 9°50'17" E 173.61 FEET; S 50°45'45" E 718.2 FEET, MORE OR LESS, TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID GAZLEY ROAD; THENCE LEAVING SAID AGREEMENT BOUNDARY AND PROCEEDING SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE TO A POINT ON THE WEST LINE OF SAID SECTION 24; THENCE NORTH TO THE POINT OF BEGINNING.

TOGETHER WITH: BEGINNING AT THE SW CORNER OF SECTION 13 IN SAID TOWNSHIP AND RANGE; THENCE N 89°35'00" E ALONG THE SOUTH LINE OF SAID SECTION 13 TO A POINT ON SAID BOUNDARY BY AGREEMENT DESCRIBED IN SAID DOCUMENT NUMBER 2005-25203, SAID OFFICIAL RECORDS; THENCE ALONG SAID AGREEMENT BOUNDARY THE FOLLOWING COURSES: N 7°32'56" E TO AN ANGLE POINT IN SAID AGREEMENT BOUNDARY; N 19°57'44" E 393.34 FEET; N 10°36'28" E 286.51 FEET; N 34°34'43" E 132.57 FEET; N 32°53'07" E 186.01 FEET; N 82°38'52" E 184.96 FEET; N 55°36'21" E 81.58 FEET; N 21°41'32" EAST 147.53 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2010-3587, SAID OFFICIAL RECORDS; THENCE LEAVING SAID AGREEMENT BOUNDARY S 49°25'32" E 214.86 FEET TO A 5/8 INCH IRON ROD MONUMENTING THE MOST SOUTHERLY CORNER OF LAST SAID TRACT; THENCE N 20°41'22" E 351.56 FEET TO A 5/8 INCH IRON ROD MONUMENTING THE NORTHEAST CORNER THEREOF; THENCE N 89°35'00" E 622.61 FEET TO A 5/8 INCH IRON ROD MONUMENTING THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2010-3586, SAID OFFICIAL RECORDS; THENCE N 48°11'38" E 574.71 FEET TO A 5/8 INCH IRON ROD MONUMENTING THE NORTHEAST CORNER THEREOF; THENCE N 0°59'37" W TO THE NE CORNER OF THE SW 1/4 OF SAID SECTION 13; THENCE WEST TO THE NW CORNER OF SAID SW 1/4; THENCE SOUTH TO THE POINT OF BEGINNING.

TOGETHER WITH: ALL THAT PORTION OF THAT TRACT OF LAND DESCRIBED AS PARCEL 5 IN DOCUMENT NUMBER 2009-5693, SAID OFFICIAL RECORDS FOR DOUGLAS COUNTY, OREGON WHICH LIES SOUTHEASTERLY OF THE RIGHT OF WAY OF SAID GAZLEY COUNTY ROAD NUMBER 35 AND NORTHEASTERLY OF THE NORTHEASTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2020-16381, SAID OFFICIAL RECORDS, AND NORTHERLY OF THE CENTER OF THE SOUTH UMPQUA RIVER.

David A. Edwards
DAVID A. EDWARDS, P.L.S. 2339

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT BRIGGS MANAGEMENT LLC IS THE OWNER OF THE LAND REPRESENTED HEREON ON SHEETS TWO AND THREE AND THAT IT HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN ON SAID SHEETS TWO AND THREE AND DOES HEREBY CREATE THE 6 FOOT WIDE WATERLINE EASEMENT TO SERVE PARCEL 3 AS SHOWN ON SAID SHEETS TWO AND THREE.

Matthew Briggs R.A.
MATTHEW BRIGGS, REGISTERED AGENT

ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF DOUGLAS

PERSONALLY APPEARED BEFORE ME THIS 5 DAY OF Oct., 2023, THE ABOVE NAMED MATTHEW BRIGGS, REGISTERED AGENT FOR BRIGGS MANAGEMENT LLC WHO DID ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED ON BEHALF OF SAID BRIGGS MANAGEMENT LLC.

Paige Olivia Powers
NOTARY PUBLIC FOR OREGON

Paige Olivia Powers
NOTARY PUBLIC PRINTED NAME

NOTARY COMMISSION NUMBER: 1001067

MY COMMISSION EXPIRES: June 15, 2024

APPROVALS

[Signature]
DOUGLAS COUNTY PLANNING DIRECTOR
DATE: 11/1/2023

Evelyn R. Kalt
DOUGLAS COUNTY SURVEYOR Deputy
DATE: 10/25/23

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

[Signature]
DOUGLAS COUNTY TAX COLLECTOR
DATE: 12-18-23

FILED THIS 18th DAY OF December, 2023.

Heather Meyer
DOUGLAS COUNTY CLERK



WATER: PARCELS 1 AND 2: INDIVIDUAL WELLS. PARCEL 3: WELL AND WATERLINE EASEMENT.

SEWER: ALL PARCELS: SUB-SURFACE.

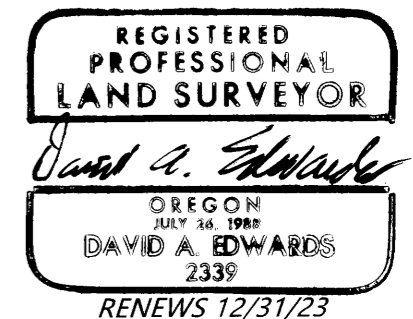
COMP. PLAN: FFT AND AGG AND AGC.

ZONING: FF AND FG AND FC-3.

PLANNING DEPT. FILE: 22-037

SURVEYED FOR: BRIGGS MANAGEMENT LLC
P.O. BOX 805
CANYONVILLE, OREGON 97417

SURVEYED BY: DAVID EDWARDS LAND SURVEYING
P.O. BOX 361
OAKLAND, OREGON 97462
PHONE: (541) 459-0512

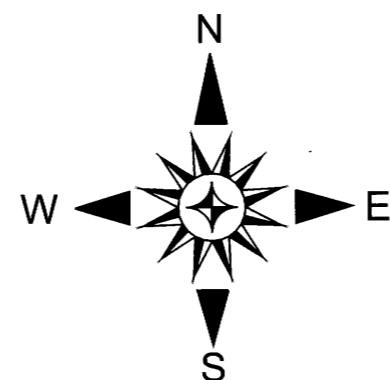
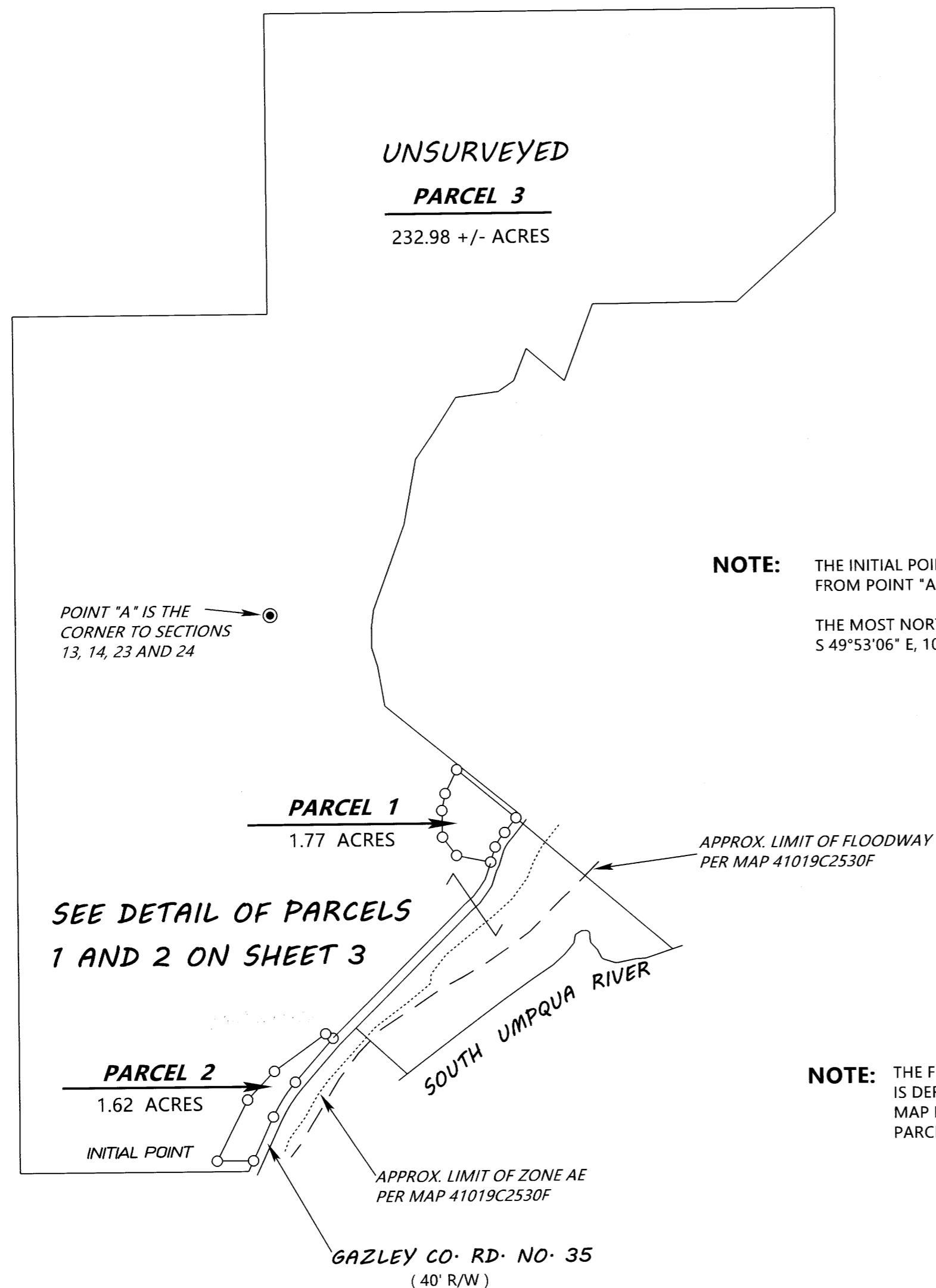


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LOCATED in the SE 1/4 of Section 14, the NE 1/4 of Section 23, the SW 1/4 of Section 13 and the NW 1/4 of Section 24, T. 30 S., R. 5 W., W.M. in Douglas County, Oregon.

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NOTE: THE INITIAL POINT BEARS S 6°03'07" W, 2367.03' FROM POINT "A".
THE MOST NORTHERLY CORNER OF PARCEL 1 BEARS S 49°53'06" E, 1045.32' FROM POINT "A".

LEGEND

- ⊙ INDICATES 1958 D.C.S.O. BRASS CAPPED IRON PIPE FOUND AS PER RENWAL 600400.
- INDICATES 2" DIAMETER IRON PIPE WITH BRASS CAP FOUND AS PER M 119-4.
- INDICATES 5/8" X 30" STEEL REBAR W/RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.

[] DENOTES RECORD DATA PER M 119-4.

SCALE: 1" = 500'

BASIS OF BEARINGS: S 0°42'41" W BETWEEN "POINT A" AND "POINT B" PER M119-4.
MEASURED DIST. = 5254.49' RECORD = [5254.45']

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARTITIONING OF THE PARENT TRACT INTO THREE SEPARATE PARCELS AND TO MONUMENT THE BOUNDARIES OF PARCELS 1 AND 2 AND TO CREATE THE 6 FOOT WIDE WATERLINE EASEMENT TO SERVE PARCEL 3 AS SHOWN ON SHEET THREE. I UTILIZE TIES TO THE NORTHEAST AND SOUTHEAST CORNERS OF SECTION 23 AS A BASIS OF BEARINGS AND TIE THE MONUMENTED PARCELS TO THE NORTHEAST CORNER OF SECTION 23 BEING ALSO "POINT A" AS SHOWN HEREON. THE MONUMENTED PORTIONS OF THE RIGHT OF WAY LINE OF GAZLEY COUNTY ROAD NUMBER 35 WERE COMPUTED FROM TIES MADE TO THE EXISTING CENTER OF THE PHYSICAL ROAD. ONLY PARCELS 1 AND 2 ARE SURVEYED AND PARCEL 3 IS UNSURVEYED AS SHOWN.

FIELD CREW: DAVID EDWARDS, BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

NOTE: THE FLOODPLAIN INFORMATION SHOWN HEREON IS DERIVED FROM FEMA FLOOD HAZARD LAYER MAP NUMBER 41019C2530F. BOTH PARCEL 1 AND PARCEL 2 ARE SITUATED OUT OF THE SFHA.

NOTE: THE ACREAGE OF UNSURVEYED PARCEL 3 IS BASED UPON COUNTY ASSESSOR DATA.

POINT "A" IS THE CORNER TO SECTIONS 13, 14, 23 AND 24

SEE DETAIL OF PARCELS 1 AND 2 ON SHEET 3

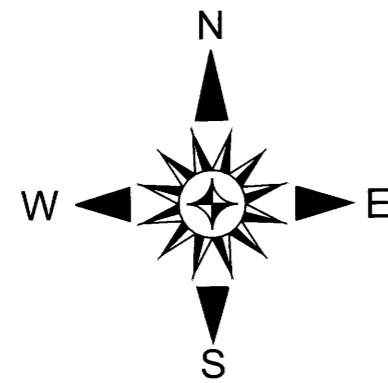
BENCHMARK Q 499.
NAVD 1988 ELEV = 744.48'
BEARS APPROXIMATELY S 28° W 1380' FROM THE SW CORNER OF PARCEL 3.

POINT "B" IS THE CORNER TO SECTIONS 23, 24, 25 AND 26 PER M 119-4. THIS POINT SYMBOL IS NOT SHOWN IN IT'S TRUE POSITION BY SCALE.

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SURVEYED BY: DAVID EDWARDS LAND SURVEYING
P.O. BOX 361
OAKLAND, OREGON 97462
PHONE: (541) 459-0512

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David A. Edwards

OREGON
JULY 26, 1988
DAVID A. EDWARDS
2339

RENEWS 12/31/23

NOTE: THE INITIAL POINT BEARS S 6°03'07" W 2367.03' FROM POINT A". (SEE SHEET TWO).

THE MOST NORTHERLY CORNER OF PARCEL 1 BEARS S 49°53'06" E, 1045.32' FROM "POINT A". (SEE SHEET TWO).

NOTE: THE RIGHT OF WAY OF GAZLEY ROAD BORDERING PARCELS 1 AND 2 WAS COMPUTED FROM TIES TO THE CENTER OF THE EXISTING ROAD.

LEGEND

○ INDICATES 5/8" X 30" STEEL REBAR W/RED PLASTIC CAP MKD. "D.A. EDWARDS-L.S. 2339" SET.

▲ INDICATES WELL.

[] DENOTES RECORD DATA PER M 119-4.

SCALE: 1" = 200'

CURVE		TABLE			
NO.	RADIUS	CH. BEARING	DIST.	LENGTH	DELTA
C1	212.16'	N 33°42'12" E	75.20'	75.60'	20°24'55"
C2	630.98'	N 32°56'31" E	176.27'	176.85'	16°03'31"

LINE TABLE

L1	S 26°23'27" W	114.59'
L2	S 11°27'56" W	74.65'
L3	S 0°52'23" E	115.17'
L4	S 36°23'01" E	99.93'
L5	S 78°31'12" E	149.67'
L6	N 17°21'36" E	68.56'
L7	N 37°47'15" E	79.55'
L8	N 50°14'45" W	328.91'
L9	N 58°31'16" W	37.51'
L10	S 54°08'09" W	274.17'
L11	S 43°43'24" W	169.16'
L12	S 26°53'44" W	293.15'
L13	EAST	156.46'
L14	N 24°54'46" E	206.95'
L15	N 40°58'17" E	250.45'
L16	S 43°43'24" W	81.90'

DETAIL OF PARCELS 1 AND 2

UNSURVEYED

PARCEL 3
232.98 +/- ACRES

CL OF 6' WIDE WATERLINE EASEMENT
CREATED HEREON TO SERVE PARCEL 3.
BEARING: N 47° W DISTANCE: 31.65'

PARCEL 2
1.62 ACRES

INITIAL POINT

GAZLEY CO. RD. NO. 35
(40' R/W)

PARCEL 1
1.77 ACRES

APPROX. LIMIT OF FLOODWAY
PER MAP 41019C2530F

APPROX. LIMIT OF ZONE AE
PER MAP 41019C2530F

SOUTH UMPQUA RIVER

NOTE: THE ACREAGE OF UNSURVEYED PARCEL 3 IS BASED UPON COUNTY ASSESSOR DATA.

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