

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. Kall
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.

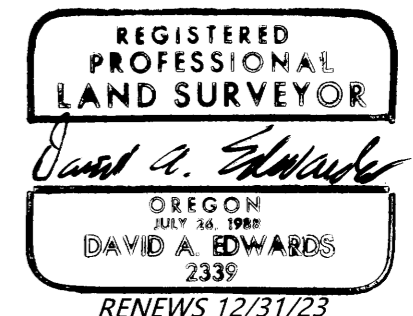
COMP. PLAN: FFT AND AGG AND AGC.

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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