

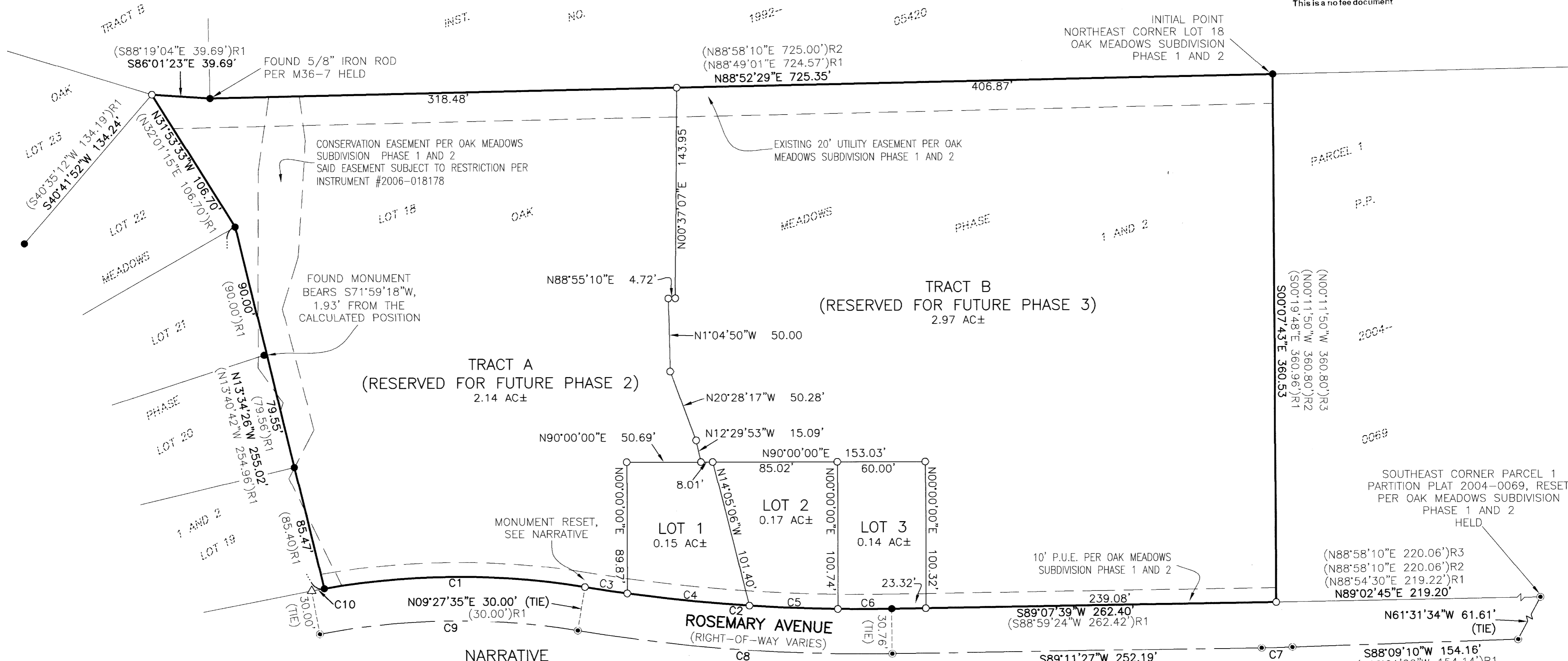
OREGANO SUBDIVISION PHASE 1
 LOCATED IN THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 22,
 TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN,
 DOUGLAS COUNTY, OREGON

APRIL 24, 2023

Douglas County Official Records
 Daniel J. Loomis, County Clerk 2023-004779



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NARRATIVE

THE PURPOSE OF THIS MAP IS TO SUBDIVIDE LOT 18 OF OAK MEADOWS SUBDIVISION PHASE 1 AND 2, VOLUME 22, PAGE 59, PLAT RECORDS OF DOUGLAS COUNTY, INTO THREE LOTS AND TWO TRACTS, AS SHOWN. THE PROCEDURE WAS AS FOLLOWS:

MONUMENTS OF RECORD WERE FOUND AND HELD AS SHOWN. THE NORTHWEST CORNER OF SAID LOT 18 WAS ESTABLISHED BY DISTANCE-DISTANCE INTERSECT PER SAID OAK MEADOWS SUBDIVISION PHASE 1 AND 2 FROM THE FOUND MONUMENT AT THE EASTERLY CORNER OF LOT 21 AND LOT 22 OF SAID OAK MEADOWS SUBDIVISION PHASE 1 AND 2 AND THE SOUTHWEST CORNER OF INSTRUMENT NUMBER 1992-005420, DEED RECORDS OF DOUGLAS COUNTY. THE SOUTHEAST CORNER OF SAID LOT 18 WAS ESTABLISHED BY HOLDING RECORD ANGLES AT THE SOUTHEAST CORNER OF LOT 18 AND PROPORTIONING THE DISTANCE PER SAID OAK MEADOWS SUBDIVISION PHASE 1 AND 2 BETWEEN A MONUMENT FOUND ON THE NORTHERLY RIGHT-OF-WAY OF ROSEMARY AVENUE BEING ON THE SOUTHERLY BOUNDARY OF SAID LOT 18 AND THE SOUTHEAST CORNER OF PARCEL 1, PARTITION PLAT 2004-0069, PLAT RECORDS OF DOUGLAS COUNTY. THE MISSING MONUMENT ON THE SOUTHERLY BOUNDARY OF LOT 18 WAS ESTABLISHED BY HOLDING RECORD DISTANCE FROM THE FOUND CENTERLINE MONUMENT AND EXTENDING NORTHERLY THE BEARING FROM THE CENTERLINE CURVE'S (C9) EASTERLY RADIAL LINE 30.00 FEET TO IT'S POINT OF TANGENCY AS SHOWN. MONUMENTS WERE SET TO ESTABLISH THE NEW LOTS AND TRACTS AS SHOWN.

BASIS OF BEARING

BASIS: O.C.R.S. (OREGON COORDINATE REFERENCE SYSTEM)
 METHOD: O.R.G.N. (OREGON REAL-TIME GNSS NETWORK)
 ZONE: COTTAGE GROVE - CANYONVILLE
 UNITS: INTERNATIONAL FEET
 DATUM: NAD 83 (2011)
 EPOCH: 2010

LEGEND

- - DENOTES FOUND 5/8" IRON ROD PER OAK MEADOWS SUBDIVISION PHASE 1 AND 2, VOLUME 22, PAGE 59, PLAT RECORDS OF DOUGLAS COUNTY
- ⊙ - DENOTES FOUND ALUMINUM CAP PER OAK MEADOWS SUBDIVISION PHASE 1 AND 2, VOLUME 22, PAGE 59, PLAT RECORDS OF DOUGLAS COUNTY
- - DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING"
- △ - DENOTES CALCULATED POSITION, NOTHING FOUND OR SET
- ()R1 - DENOTES RECORD PER OAK MEADOWS SUBDIVISION PHASE 1 AND 2, VOLUME 22, PAGE 59, PLAT RECORDS OF DOUGLAS COUNTY
- ()R2 - DENOTES RECORD PER PARTITION PLAT 2002-0026, PLAT RECORDS OF DOUGLAS COUNTY
- ()R3 - DENOTES RECORD PER PARTITION PLAT 2004-0069, PLAT RECORDS OF DOUGLAS COUNTY

CURVE TABLE				
CURVE	CHORD	RADIUS	CURVE LENGTH	DELTA
C1	S89°48'14"W 177.79' (S85°38'50"W 177.77')	530.00' (530.00')	178.63' (178.62')	19°18'41" (19°18'34")
C2	S85°51'36"E 209.77' (S85°59'05"E 209.68')	1170.00' (1170.00')	210.05' (209.96')	10°17'11" (10°16'55")
C3	S81°25'49"E 29.15'	1170.00'	29.15'	1°25'39"
C4	S84°11'48"E 83.81'	1170.00'	83.82'	4°06'18"
C5	S87°43'40"E 60.39'	1170.00'	60.39'	2°57'27"
C6	N89°53'43"E 36.69'	1170.00'	36.69'	1°47'48"
C7	N88°36'43"E 20.98'	1200.00'	20.98'	1°00'06"
(R1)	(N88°31'20"E 20.94')	(1200.00')	(20.94')	(01°00'00")
C8	S85°38'55"E 214.96' (S85°50'17"E 215.02')	1200.00' (1200.00')	215.25' (215.30')	10°16'39" (10°16'48")
C9	S89°19'37"W 175.93' (S89°09'52"W 176.01')	500.00' (500.00')	176.85' (176.93')	20°15'55" (20°16'28")
C10	S79°40'17"W 8.82' (S79°30'36"W 8.93')	530.00' (530.00')	8.82' (8.93')	0°57'14" (0°57'56")

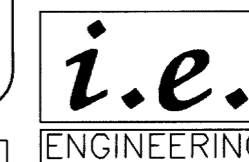


SCALE: 1"=50'
 SHEET 1 OF 2
 JOB NO. 2325-21

**REGISTERED
 PROFESSIONAL
 LAND SURVEYOR**

OREGON
 NOVEMBER 10, 2010
BRENT H. KNAPP
 8116

EXPIRES: 6/30/2023



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