

OREGON COORDINATE SYSTEM  
1927 SOUTH ZONE  
"GAZE" STATION - 1975

Y = 478,456.96  
X = 1,254,681.52

FILED THIS 21<sup>ST</sup> DAY OF MARCH, 1990

GAY FIELDS, County Clerk  
*Gloria G. Bennett, Deputy*  
COUNTY CLERK

STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS.  
I, GAY FIELDS, COUNTY CLERK AND RECORDER  
OF CONVEYANCES, DO HEREBY CERTIFY THAT  
THIS INSTRUMENT WAS RECORDED

1990 MAR 21 PM 2:18

GAY FIELDS  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
*Gloria G. Bennett*  
30-088 FEB 10 1990

# MAJOR LAND PARTITION

Located in:  
N.W. 1/4, SECTION 27,  
TOWNSHIP 30 SOUTH, RANGE 5 WEST,  
WILLAMETTE MERIDIAN,  
DOUGLAS COUNTY, OREGON.

FILED

MAR 21 1990

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

Showing:  
CREATION OF A 0.406 ACRE PARCEL  
FROM A 2.519 ACRE PARCEL ( PARCEL 2 B ).

PARTITIONER AND LEGAL OWNER OF RECORD:  
DONALD L. DIXON  
441 4TH. PLACE - P.O. BOX 413  
CANYONVILLE, OREGON 97414  
phone: 839-4132

TOTAL NUMBER OF PARCELS: TWO ( 2 )  
WATER SUPPLY: NORTH CANYONVILLE WATER DIST.  
SEWER DISPOSAL: NORTH CANYONVILLE SEWER DIST.  
ZONING: R-1/A, TAX ACCOUNT NO. 13527.01

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Raymond F. Brown*

OREGON  
JULY 26 1989  
RAYMOND F. BROWN  
2391

SURVEYED BY:  
RAYMOND F. BROWN L.S. 2391  
P.O. BOX 539  
CANYONVILLE, OREGON 97417  
phone: (503) 839-6185

SURVEYOR'S CERTIFICATE:  
I, RAYMOND F. BROWN, BEING DULY SWORN, HEREBY, DEPOSE  
AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED  
WITH PROPER MONUMENTS, THE LAND SHOWN HEREON, THE  
BOUNDARIES OF WHICH ARE DESCRIBED AS FOLLOWS:

*Raymond F. Brown* 3-13-90  
RAYMOND F. BROWN L.S. 2391 DATE

### PARCEL 2 B 1

BEGINNING AT A 5/8 INCH IRON ROD THAT BEARS S 71° 44' 11" E 1251.89 FEET FROM THE  
NORTHWEST CORNER OF SECTION 27, TOWNSHIP 30 SOUTH, RANGE 5 WEST, W.M.; THENCE S 41° 40'  
00" E 90.00 FEET TO A 5/8 INCH IRON ROD; THENCE S 61° 33' 25" W 199.38 FEET TO A 5/8 INCH  
IRON ROD; THENCE N 41° 46' 00" W 92.00 FEET TO A POINT MARKED BY A 8 INCH WOOD FENCE POST;  
THENCE N 62° 06' 22" E 200.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 25 FOOT ROAD EASEMENT ADJACENT TO AND EASTERLY OF THE WESTERLY LINE  
OF PARCEL 2 B 2, PARCEL 2A AS SHOWN ON M.L.P. NO. M82-64 AND PARCEL 1 AS SHOWN ON M.L.P. NO.  
M67-43.

RESERVING THEREFROM AN EXISTING 16 FOOT WIDE ROAD EASEMENT ADJACENT TO AND EASTERLY  
OF THE WESTERLY LINE OF PARCEL 2 B 1.

### PARCEL 2 B 2

BEGINNING AT A 5/8 INCH IRON ROD THAT BEARS S 71° 44' 11" E 1251.89 FEET FROM THE  
NORTHWEST CORNER OF SECTION 27, TOWNSHIP 30 SOUTH, RANGE 5 WEST, W.M.; THENCE N 62° 06'  
22" E 220.20 FEET TO A POINT IN THE CENTER OF CANYON CREEK; THENCE ALONG SAID CENTER OF  
CANYON CREEK S 16° 00' 00" E 116.80 FEET AND S 50° 35' 00" E 170.99 FEET; THENCE LEAVING  
SAID CREEK S 60° 11' 23" W 422.75 FEET TO A 5/8 INCH IRON ROD; THENCE N 27° 54' 00" W 126.00  
FEET TO A POINT MARKED BY A 8 INCH WOOD FENCE POST; THENCE N 41° 46' 00" W 73.00 FEET TO A  
5/8 INCH IRON ROD; THENCE N 61° 33' 25" E 199.38 FEET TO A 5/8 INCH IRON ROD; THENCE N 41° 40'  
00" W 90.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 25 FOOT ROAD EASEMENT AS SHOWN IN PARCEL 2A ON M.L.P. NO. M82-64 AND  
PARCEL 1 ON M.L.P. NO. M67-43.

RESERVING THEREFROM A 25 FOOT ROAD EASEMENT ADJACENT TO AND EASTERLY OF THE  
WESTERLY LINE ON PARCEL 2 B 2.

### NARRATIVE:

PURPOSE OF THE SURVEY WAS TO CREATE THE PARCELS AS SHOWN. FIELD INVESTIGATION LOCATED  
THE SAID FOUND CORNERS AND CONDITIONS. M82-64 WAS RETRACED FOR CONTROL OF THE WEST  
BOUNDARY. THE NORTH LINE OF PARCEL 2 A 1 AND PARCEL 2 A 2 OF M104-68 WAS USED AS " BASE  
OF BEARING "

T. 30 S., R. 5 W., W.M.  
21 22  
28 27

( N 71° 37' 28" W 1252.27' ) CALC. FROM M82-64

N 62° 06' 22" E 359.96'  
200.00'

SEE NOTE 1

PARCEL 2 B 1  
0.406 ac.

S 61° 33' 25" W 199.38'

EXISTING 16 FT.  
ROAD EASEMENT

PARCEL 2 B 2  
2.114 ac.

SEE NOTE 2

25 FT. ROAD  
EASEMENT

### APPROVALS:

*James W. Thomas* 3/15/90  
CANYONVILLE PLANNING COMMISSION CHAIRMAN DATE

*Gynda C. Seaton* 3/15/90  
CANYONVILLE PLANNING COMMISSION SECRETARY DATE

*Raymond F. Brown* 3-21-90  
COUNTY SURVEYOR DEPUTY DATE

### NOTES:

1. AT POINT FOR CORNER, FOUND A 8" WOOD FENCE POST WITH  
OLD LOSE 1-1/4" IRON PIPE EASTERLY NEXT TO POST.  
UNABLE TO RESET CORNER.
2. AT POINT FOR CORNER, FOUND A 8" WOOD FENCE POST.  
UNABLE TO RESET CORNER.
3. AT POINT, FOUND 3/4" IRON PIPE, AS FOUND BY M82-64.
4. AT POINT, FOUND 5/8" IRON ROD AS PER M82-64,  
BENCHMARK "ALLEN" (BRASS CAP) BEARS NORTH 2 FEET.

### WATER RIGHTS:

THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY.

Scale: 1" = 50'  
FEBRUARY 1990

### LEGEND:

- FD. 5/8" IRON ROD AS PER M104-68
- FD. 5/8" IRON ROD AS PER M82-64, UNLESS OTHERWISE NOTED
- ⊙ FD. DOUGLAS COUNTY BRASS CAP
- SET 5/8" X 30" IRON ROD, MKD. " L.S. 2391 " ON TOP SIDE
- ( ) RECORD AS PER M82-64
- [ ] RECORD AS PER M104-68

1990-0013

1990-0013