

MAJOR LAND PARTITION

Located in the:
S.W. 1/4 of SECTION 27, TOWNSHIP 30 SOUTH, RANGE 5 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON
" CITY OF CANYONVILLE "

FILED
MAY 9 1990
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE

PARTITIONER AND LEGAL OWNER OF RECORD:
RAYMOND E. HANKS
P.O. BOX 23
CANYONVILLE, OREGON 97417

FILED THIS 10 DAY OF May, 1990

GAY FIELDS, County Clerk
Heleen Pyle, Deputy
COUNTY CLERK

APPROVALS:

James A. Thomas 5/8/90
CANYONVILLE PLANNING COMMISSION CHAIRMAN DATE

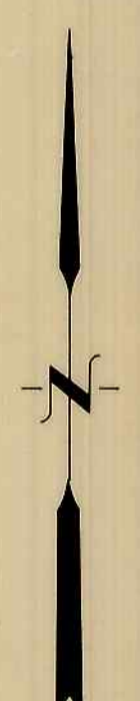
Gwyn O. Deaton 5/8/90
CANYONVILLE PLANNING COMMISSION SECRETARY DATE

Larry E. Morrison 5-9-90
COUNTY SURVEYOR DEPUTY DATE

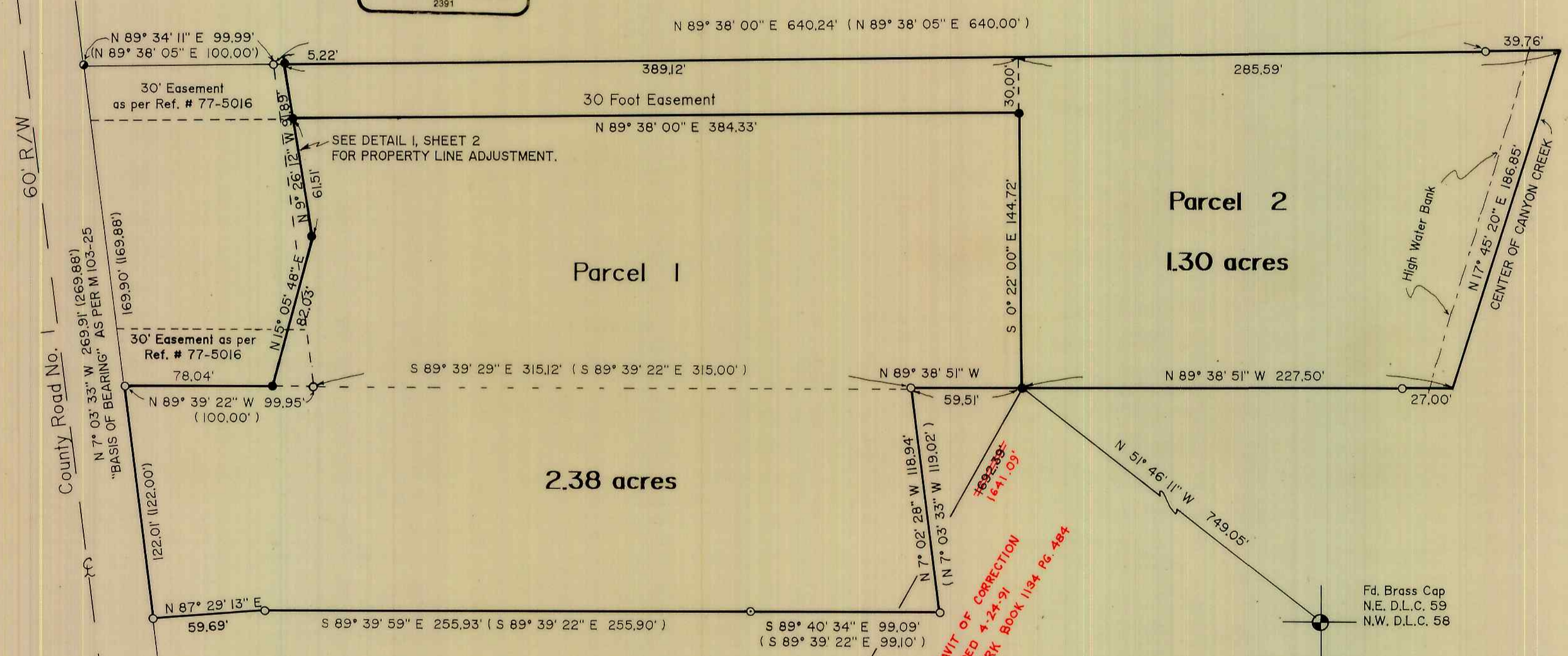
TOTAL NUMBER OF PARCELS: TWO (2)
WATER SUPPLY: CITY OF CANYONVILLE
SEWER DISPOSAL: CITY OF CANYONVILLE
ZONING: R M P
TAX ACCT. NO.S: 80242.08, 80243.00, 80244.00 & 80245.00

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Raymond F. Brown
OREGON
JULY 26, 1989
RAYMOND F. BROWN
2391



Scale: 1" = 50'
MARCH 1990



- LEGEND:
- Fd. 5/8" iron rod as per M103 -25
 - Fd. 5/8" iron rod as per M51 - 46
 - ⊙ Fd. 1/2" iron rod as per CS 41/218
 - ⊕ Fd. Brass Cap as noted
 - Set 5/8" x 30" iron rod mkd. "L.S. 2391" on top side
 - () Record as per M103 - 25

AFFIDAVIT OF CORRECTION
RECORDED 4-24-91
CO. CLERK BOOK 1134 Pg. 484

OREGON COORDINATE SYSTEM
1927 SOUTH ZONE
" K 615 " STATION - 1968
Y = 471,886.66
X = 1,255,597.15

WATER RIGHTS:
THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY.

1990 - 0017 A

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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 5/6/90
RAYMOND F. BROWN L.S. 2391 DATE

PARCEL 1

BEGINNING AT A 5/8 INCH IRON ROD THAT BEARS N 51° 46' 11" W 749.05 FEET FROM THE NORTHEAST CORNER OF DONATION LAND CLAIM NO. 59; THENCE N 89° 38' 51" W 59.51 FEET TO A 5/8 INCH IRON ROD; THENCE S 7° 02' 28" E 118.94 FEET TO A 5/8 INCH IRON ROD; THENCE N 89° 40' 34" W 99.09 FEET TO A 1/2 INCH IRON ROD; THENCE N 89° 39' 59" W 255.93 FEET TO A 5/8 INCH IRON ROD; THENCE S 87° 29' 13" W 59.69 FEET TO A 5/8 INCH IRON ROD; THENCE N 7° 03' 33" W 122.01 FEET TO A 5/8 INCH IRON ROD; THENCE S 89° 39' 22" E 78.04 FEET TO A 5/8 INCH IRON ROD; THENCE N 15° 05' 48" E 92.03 FEET TO A 5/8 INCH IRON ROD; THENCE N 9° 26' 12" W 61.51 FEET TO A 5/8 INCH IRON ROD; THENCE N 89° 38' 00" E 384.33 FEET TO A 5/8 INCH IRON ROD; THENCE S 0° 22' 00" E 144.72 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 30 FOOT ROAD EASEMENT ADJACENT TO AND SOUTHERLY OF THE NORTHERLY LINE OF PARCEL 2 TO A POINT 389.12 FEET FROM THE MOST WESTERLY CORNER OF PARCEL 2.

TOGETHER WITH A 30 FOOT ROAD EASEMENT ADJACENT TO AND SOUTHERLY OF THE NORTHERLY LINE OF THAT PROPERTY TRADED TO SHIRTCLIFF IN THE PROPERTY LINE ADJUSTMENT.

TOGETHER WITH THE EXISTING 30 FOOT EASEMENTS DESCRIBED IN RECORDERS NO. 77-5016, DEED OF RECORDS.

PARCEL 2

BEGINNING AT A 5/8 INCH IRON ROD THAT BEARS N 51° 46' 11" W 749.05 FEET FROM THE NORTHEAST CORNER OF DONATION LAND CLAIM NO. 59; THENCE N 0° 22' 00" W 144.72 FEET TO A 5/8 INCH IRON ROD; THENCE S 89° 38' 00" W 384.33 FEET TO A 5/8 INCH IRON ROD; THENCE N 9° 26' 12" W 30.38 FEET TO A 5/8 INCH IRON ROD; THENCE N 89° 38' 00" E 674.71 FEET TO A POINT IN THE CENTER OF CANYON CREEK; THENCE ALONG SAID CENTER OF CANYON CREEK S 17° 45' 20" W 186.85 FEET TO A POINT; THENCE LEAVING SAID CENTER OF CANYON CREEK N 89° 38' 51" W 227.50 FEET TO THE POINT OF BEGINNING.

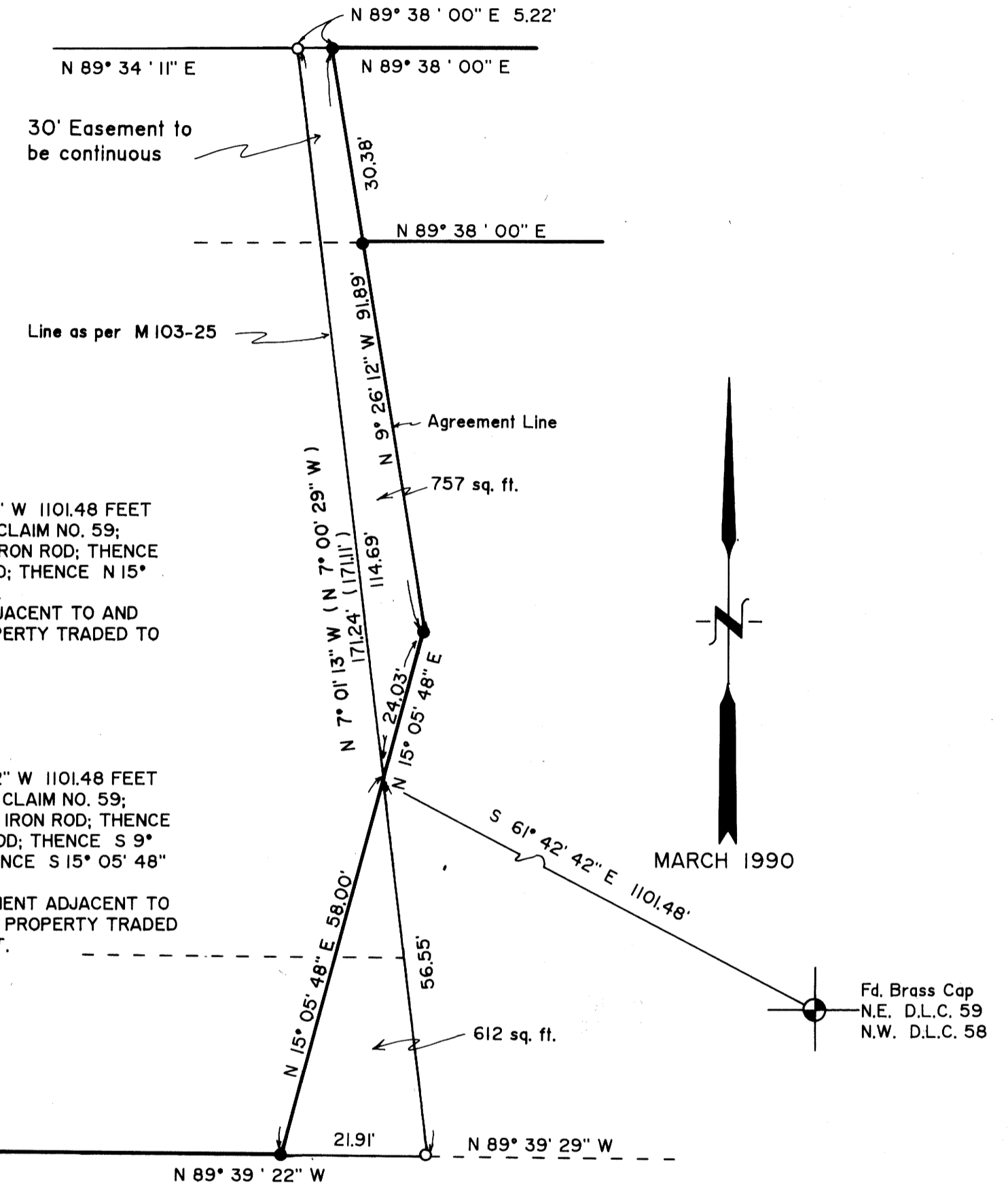
TOGETHER WITH A 30 FOOT ROAD EASEMENT ADJACENT TO AND SOUTHERLY OF THE NORTHERLY LINE OF THAT PROPERTY TRADED TO SHIRTCLIFF IN THE PROPERTY LINE ADJUSTMENT.

TOGETHER WITH THE EXISTING 30 FOOT EASEMENTS DESCRIBED IN RECORDERS NO. 77-5016, DEED OF RECORDS.

RESERVING THEREFROM A 30 FOOT ROAD EASEMENT ADJACENT TO AND SOUTHERLY OF THE NORTHERLY LINE OF PARCEL 2 TO A POINT 389.12 FEET FROM THE MOST WESTERLY CORNER OF PARCEL 2.

NARRATIVE:

PURPOSE OF THE SURVEY WAS TO CREATE THE PARCELS AS SHOWN. FIELD INVESTIGATION LOCATED SAID FOUND CORNERS AS SET OR LOCATED BY M 103-25. M 103-25 CONTROLLED THE EXTERIOR BOUNDARIES OF THE SURVEY EXCEPT ON THE EAST SIDE, WHERE THE CENTER OF CANYON CREEK CONTROLLED. THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 1 AS DEFINED BY M 103-25 WAS USED AS "BASIS OF BEARING". THE PROPERTY LINE ADJUSTMENT BETWEEN HANKS AND SHIRTCLIFF WAS NEEDED TO ADJUST THE PROPERTY OCCUPIED BY EACH. IT IS THE FULL INTENT THAT THE 30 FOOT ROAD EASEMENT ALONG THE NORTH BOUNDARY BE CONTINUOUS FOR ACCESS TO BOTH PARCEL 1 AND PARCEL 2.



SHIRTCLIFF TO HANKS

BEGINNING AT A POINT THAT BEARS N 61° 42' 42" W 1101.48 FEET FROM THE NORTHEAST CORNER OF DONATION LAND CLAIM NO. 59; THENCE S 7° 01' 13" E 56.55 FEET TO A 5/8 INCH IRON ROD; THENCE N 89° 39' 22" W 21.91 FEET TO A 5/8 INCH IRON ROD; THENCE N 15° 05' 48" E 58.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 30 FOOT ROAD EASEMENT ADJACENT TO AND SOUTHERLY OF THE NORTHERLY LINE OF THAT PROPERTY TRADED TO SHIRTCLIFF IN THE PROPERTY LINE ADJUSTMENT.

HANKS TO SHIRTCLIFF

BEGINNING AT A POINT THAT BEARS N 61° 42' 42" W 1101.48 FEET FROM THE NORTHEAST CORNER OF DONATION LAND CLAIM NO. 59; THENCE N 7° 01' 13" W 114.69 FEET TO A 5/8 INCH IRON ROD; THENCE N 89° 38' 00" E 5.22 FEET TO A 5/8 INCH IRON ROD; THENCE S 9° 26' 12" E 91.89 FEET TO A 5/8 INCH IRON ROD; THENCE S 15° 05' 48" W 24.03 FEET TO THE POINT OF BEGINNING.

RESERVING THEREFROM A 30 FOOT ROAD EASEMENT ADJACENT TO AND SOUTHERLY OF THE NORTHERLY LINE OF THAT PROPERTY TRADED TO SHIRTCLIFF IN THE PROPERTY LINE ADJUSTMENT.

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

1990 MAY 10 AM 8:58
GAY FIELDS
COUNTY CLERK
IN THE OFFICE OF DOUGLAS COUNTY
Gay Fields

"DETAIL 1"

PROPERTY LINE ADJUSTMENT
No Scale

Showing land traded between Hanks and Shirtcliff

90-06208