

# 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

1990 MAY 10 1990

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

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

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* 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 82.03 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.

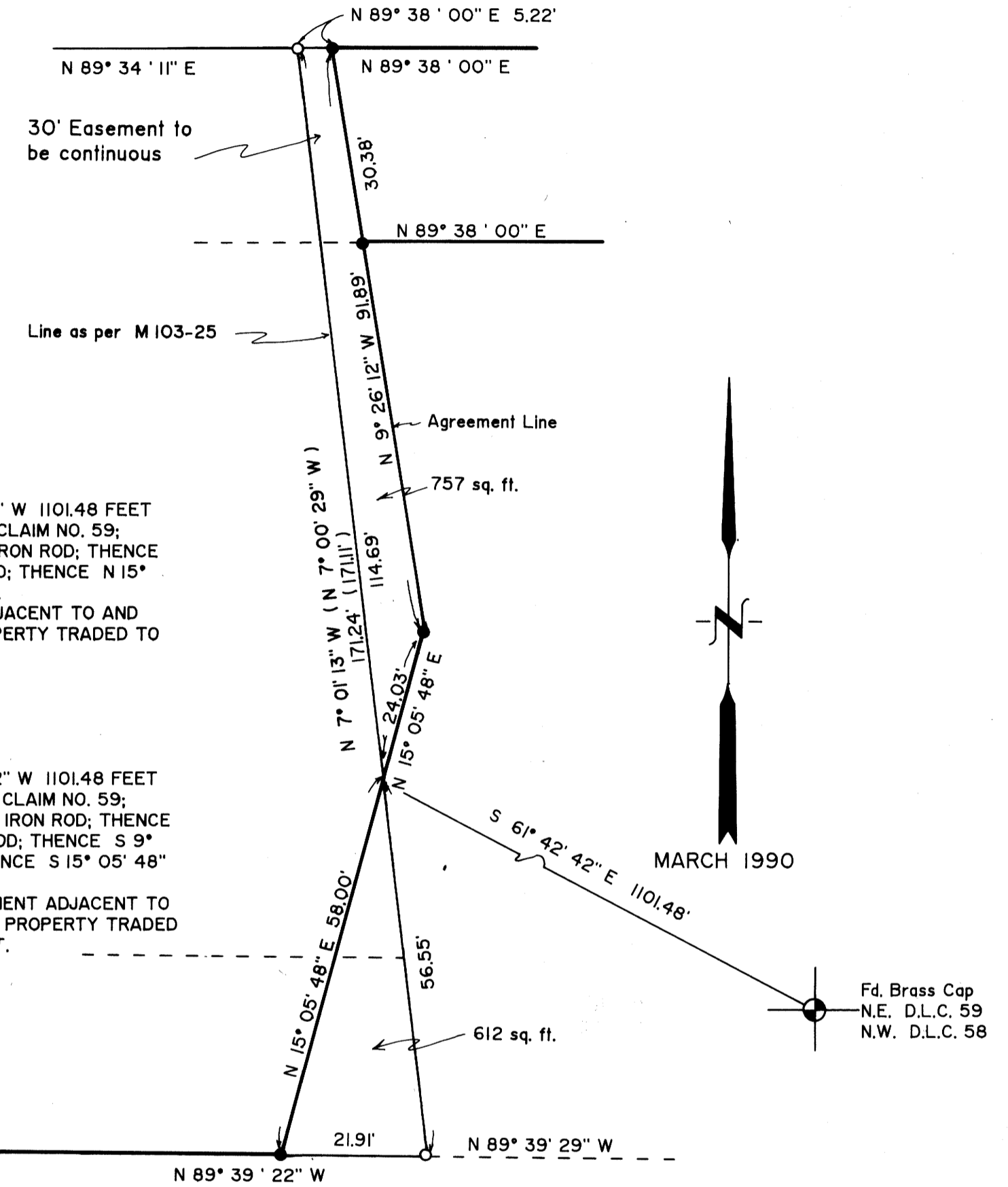
TOGETHER WITH A 30 FOOT ROAD EASEMENT ADJACENT TO AND SOUTHERLY OF THE NORTHERLY LINE OF THAT PROPERTY TRADED TO SHIRTCLIFF IN THE PROPERTY LINE ADJUSTMENT.

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 THE COUNTY CLERK  
OF DOUGLAS COUNTY  
*Gay Fields*

"DETAIL 1"

PROPERTY LINE ADJUSTMENT  
No Scale

Showing land traded between Hanks and Shirtcliff

90-06208