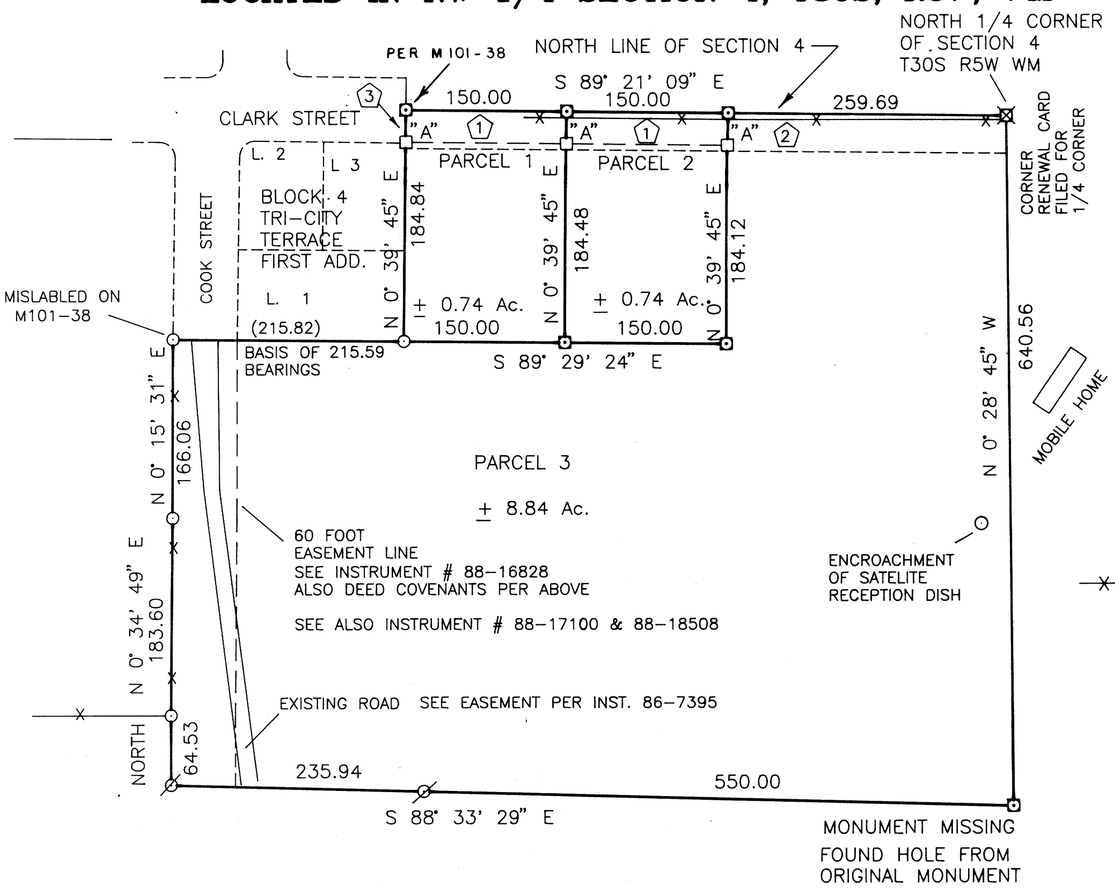
MINOR LAND PARTITION

LOCATED IN NW 1/4 SECTION 4, T30S, R5W, WM



APPROVALS: Keith L. Cubic 7/2/90
PLANNING DEPT. DATE

[illegible] 7-9-90
COUNTY SURVEYOR DATE

SURVEYOR'S CERTIFICATE

I, WILLIAM J. RUPPERT, BEING FIRST SWORN, DEPOSE AND SAY, THAT I HAVE SURVEYED AND MARKED WITH CORRECT MONUMENTS THE LANDS ON THE PLAT WHICH ARE DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN SECTION 4, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 4; THENCE SOUTH 0° 28' 45" EAST 640.56 FEET ALONG THE CENTERLINE OF SAID SECTION 4; THENCE NORTH 88° 33' 29" WEST 785.94 FEET; THENCE NORTH 64.53 FEET TO THE SOUTH WEST CORNER OF THE LAND DESCRIBED IN BOOK 593 PAGE 674 OF DEED RECORDS OF DOUGLAS COUNTY; THENCE NORTH 0° 34' 49" EAST 183.60 FEET ALONG THE EASTERLY LINE OF THE LAND DESCRIBED IN SAID BOOK 593 PAGE 674 TO THE SOUTH EAST CORNER OF THE LAND DESCRIBED IN BOOK 704 PAGE 625 OF DEED RECORDS OF DOUGLAS COUNTY; THENCE NORTH 0° 15' 31" EAST 166.06 FEET ALONG THE EASTERLY LINE OF THE LAND DESCRIBED IN SAID BOOK 704 PAGE 625 TO THE SOUTHERLY LINE OF TRI-CITY TERRACE, FIRST ADDITION; THENCE ALONG THE BOUNDARY OF TRI-CITY TERRACE, FIRST ADDITION, SOUTH 89° 29' 24" EAST 215.59 FEET; THENCE NORTH 0° 39' 45" EAST 214.84 FEET TO THE NORTHERLY LINE OF SAID SECTION 4; THENCE SOUTH 89° 21' 09" EAST 559.69 FEET ALONG SAID NORTHERLY SECTION LINE TO THE POINT OF BEGINNING.

WILLIAM J RUPPERT

STATE OF OREGON)
COUNTY OF DOUGLAS)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON July 6, 1990

NOTARY PUBLIC FOR OREGON, MY COMMISSION EXPIRES 10/20/93

Nancy A. Winchell
NANCY A WINCHELL
NOTARY PUBLIC - OREGON
My Commission Expires 10/20/93
SEAL

SURVEY NARRATIVE

PURPOSE: THE SURVEY WAS MADE TO DIVIDE PARCEL 1 AS SHOWN ON SURVEY M101-38 INTO 3 PARCELS AND CREATE A 30' EASEMENT ROADWAY.

SURVEY CONTROL: THIS SURVEY IS BASED ON MONUMENTS ESTABLISHED DURING SURVEY FOR M101-38

EQUIPMENT: MAC II EDM, LIETZ T60D THEODOLITE, AND 100' STEEL TAPE.

CHECKED POSITION OF FOUND MONUMENTS BY RADIAL SURVEY. WHEN FOUND TO BE PLUS OR MINUS 0.1 FT., RECORD DISTANCE AND BEARING PER M101-38 IS ADOPTED.

PARENT DEED INSTRUMENT # 89-17766

LEGEND

- ⊡ SET 5/8"X30" IRON ROD WITH 3/4" BRASS WASHER MARKED LS 866
- ○ FOUND 5/8" IRON ROD
- ⊠ FOUND 3" BRASS CAP NORTH 1/4 CORNER FOR SECTION 4. CAP PROPERLY MARKED -CORNER RECORD FILED
- □ CALCULATED POINT
- -x-x- FENCE
- ⌀ FOUND 5/8" IRON ROD WITH 3/4" BRASS WASHER MARKED LS 866

"A" 30.00 FEET

(1) NEW 30' WIDE EASEMENT FOR ACCESS AND UTILITYS INCLUDING ANY UTILITIES FOR TRI-CITY WATER AND TRI-CITY SEWER DISTRICT, CREATED BY THIS PARTITION (ALSO 30' ACCESS EASEMENT PER INSTRUMENT # 89-07937)

(2) 35' ROAD EASEMENT PER INSTRUMENT # 82-05208

(3) 31.24 TO 5/8" IRON ROD AT NE CORNER BLOCK 4, TRI-CITY TERRACE FIRST ADDITION

(1) A 30' EASEMENT RIGHT-OF-WAY WHICH WILL BE FILED IN CONJUNCTION WITH AN IRREVOCABLE OFFER TO DEDICATE

BASED ON M 101-38

N

SCALE 1"=100'

MLP APPLICATION No. 89-207

THERE IS NO WATER RIGHT OF RECORD ON THESE PARCELS

FILED THIS 10th DAY OF July 1990
GAY FIELDS, County Clerk
COUNTY CLERK Helen Pyle

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 JUL 10 AM 11:50
GAY FIELDS
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Helen Pyle DEPUTY
FEE 10.00

90-03347

OWNER AND PARTITIONER: KEN LAURANCE
ADDRESS: 75 PLIN STREET
MYRTLE CREEK, OR 97457

SEWER TRI-CITY SANITARY DIST
WATER: TRI-CITY WATER DIST.
NUMBER OF LOTS : THREE (3)

ZONE: R-1

MAP PREPARED BY:

WILLIAM J. RUPPERT
P.O. BOX 1564
MYRTLE CREEK, OR 97457

OREGON
REGISTERED SURVEYOR
JULY 6, 1990
WILLIAM J. RUPPERT
866

MARCH 1990

FILED
JUL 10 1990
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

1990 - 0027

1990 - 0027

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE