

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

FILED
AUG 14 1990
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

A MAJOR LAND PARTITION FOR STEVE SHARP IN THE NW 1/4 SEC. 27, T29S, R5W, W.M. DOUGLAS COUNTY, OREGON.

PARTITIONER
STEVE SHARP
569 LESLIE LN.
MYRTLE CR. OR. 97457
(503) 863-6681

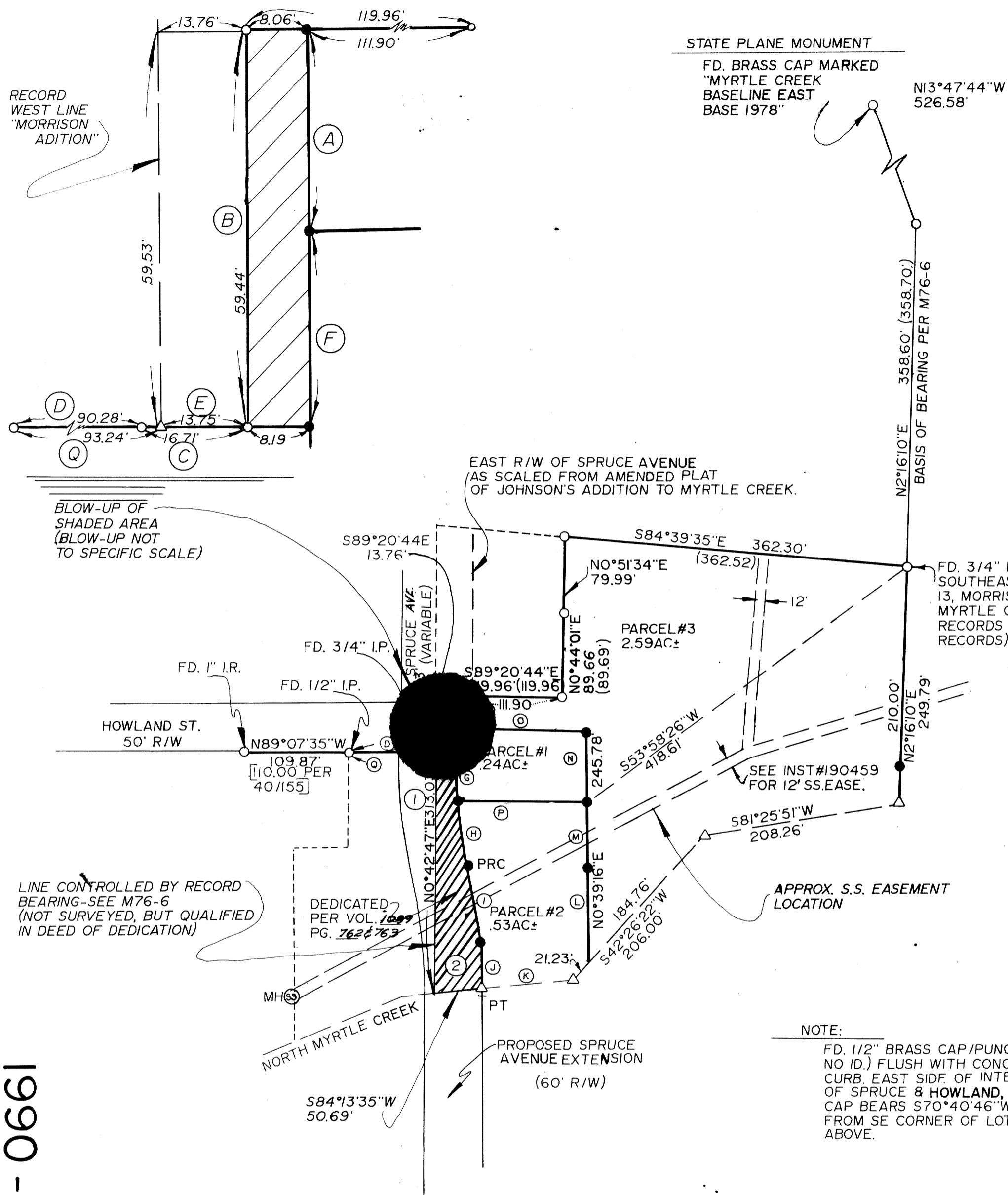
SURVEYED BY:
DONALD A. BENTZ INC.
1205 SE COURT
ROSEBURG, OR. 97470
(503) 673-0166

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

COVENANTS FOR PARCELS 1, 2, & 3:

- 1) NO TRAILERS OR MOBILE HOMES WILL BE ALLOWED.
- 2) NO RESIDENTIAL BUILDINGS OTHER THAN SINGLE FAMILY HOUSES AND/OR DUPLEXES.

SCALE 1/100'
APR1990



NOTE:
FD. 1/2" BRASS CAP/PUNCH MARK NO ID.) FLUSH WITH CONCRETE CURB EAST SIDE OF INTERSECTION OF SPRUCE & HOWLAND, SAID BRASS CAP BEARS S70°40'46"W 517.19' FROM SE CORNER OF LOT 13 SHOWN ABOVE.

- Ⓐ NO°35'33"E 35.00'
- Ⓑ NO°43'19"E 59.44(59.42)
- Ⓒ N89°42'12"W 16.71'
- Ⓓ N89°42'12"W 90.28(90.22)
- Ⓔ N89°42'12"W 13.75(13.75)
- Ⓕ NO°35'33"E 24.55'
- Ⓖ CH=S2°03'55"E 50.50', R=544.65', L=50.52', Δ=5°18'52", T=25.28'
- Ⓗ CH=S8°23'22"E 69.68', R=544.65', L=69.73', Δ=7°20'06", T=34.91'
- Ⓛ CH=S8°15'49"E 80.21', R=604.65', L=80.27', Δ=7°36'21", T=40.19'
- Ⓛ CH=S2°06'43"E 49.36', R=604.65', L=49.37', Δ=4°40'43", T=24.70'
- Ⓚ N84°13'37"E 95.90'
- Ⓜ NO°39'16"E 101.97'
- Ⓝ NO°39'16"E 68.81'
- Ⓞ NO°39'16"E 75.00'
- Ⓟ N89°20'44"W 137.64'
- Ⓠ N89°20'44"W 135.22'
- Ⓡ N89°42'12"W 93.24'

CURVE DATA:

CURVE ①	CURVE ②
A=12°38'58"	A=12°49'10"
R=574.65'	R=574.65'
L=126.87'	L=128.57'
CH=126.61'	CH=128.30'
T=63.69'	T=64.56'

LEGEND:

- △ COMPUTED POINT
- () RECORD PER. M76-6
- FOUND 5/8" I.R. UNLESS NOTED OTHERWISE.
- SET 5/8" x 30" I.R./PLASTIC CAP MARKED "BENTZ SUR. INC."

REGISTERED
OREGON
LAND SURVEYOR

JULY 12, 1968
DONALD A. BENTZ
839

1990 - 0039 A

1990 - 0039 A

AUG 14 1990

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

PARCEL #1

A PARCEL LYING IN SECTION 27, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8" IRON ROD WHICH BEARS SOUTH 53' 58' 26" WEST 418.61 FEET FROM A 3/4" IRON ROD AT THE SOUTHEAST CORNER OF LOT 13, MORRISON ADDITION TO MYRTLE CREEK, OREGON; THENCE NORTH 89' 20' 44" WEST 135.22 FEET TO A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY LINE OF SPRUCE STREET EXTENSION; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING: ALONG THE ARC OF A 544.65 FEET RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS NORTH 2' 03' 55" WEST 50.50 FEET) 50.52 FEET TO A 5/8" IRON ROD, AND NORTH 0' 35' 33" EAST 24.55 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 89' 20' 44" EAST 137.64 FEET TO A 5/8" IRON ROD; THENCE SOUTH 0' 39' 16" WEST 75.00 FEET TO THE POINT OF BEGINNING AND CONTAINING .24 ACRES, MORE OR LESS.

SUBJECT TO: SANITARY SEWER EASEMENT AS DESCRIBED IN INSTRUMENT #190459, DEED RECORDS, DOUGLAS COUNTY, OREGON.

ALSO SUBJECT TO: ANY OTHER EASEMENTS AND/OR RESTRICTIONS OF RECORD.

PARCEL #2

A PARCEL LYING IN SECTION 27, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8" IRON ROD WHICH BEARS SOUTH 53' 58' 26" WEST 418.61 FEET FROM A 3/4" IRON ROD AT THE SOUTHEAST CORNER OF LOT 13, MORRISON ADDITION TO MYRTLE CREEK, OREGON; THENCE SOUTH 0' 39' 16" WEST 68.81 FEET TO A 5/8" IRON ROD; THENCE CONTINUING SOUTH 0' 39' 16" WEST 101.97 FEET TO A POINT IN THE CENTER OF NORTH MYRTLE CREEK; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF NORTH MYRTLE CREEK THE FOLLOWING COURSES: SOUTH 42' 26' 22" WEST 21.23 FEET AND SOUTH 84' 13' 37" WEST 95.90 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SPRUCE STREET EXTENSION; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING: ALONG THE ARC OF A 604.65 FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS NORTH 2' 06' 43" WEST 49.36 FEET) 49.37 FEET TO A 5/8" IRON ROD, ALONG THE ARC OF A 604.65 FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS NORTH 8' 15' 49" WEST 80.21 FEET) 80.27 FEET TO A 5/8" IRON ROD, AND ALONG THE ARC OF A 544.65 FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS NORTH 8' 23' 22" WEST 69.68 FEET) 69.73 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 89' 20' 44" EAST 135.22 FEET TO THE POINT OF BEGINNING AND CONTAINING .53 ACRES, MORE OR LESS.

SUBJECT TO: SANITARY SEWER EASEMENT AS DESCRIBED IN INSTRUMENT #190459, DEED RECORDS, DOUGLAS COUNTY, OREGON.

ALSO SUBJECT TO: ANY OTHER EASEMENTS AND/OR RESTRICTIONS OF RECORD.

PARCEL #3

A PARCEL LYING IN SECTION 27, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 3/4" IRON ROD AT THE SOUTHEAST CORNER OF LOT 13, MORRISON ADDITION TO MYRTLE CREEK, DOUGLAS COUNTY, OREGON; THENCE SOUTH 2' 16' 10" WEST ALONG AN EXTENSION OF THE EAST LINE OF SAID LOT 13 249.79 FEET TO THE CENTER OF NORTH MYRTLE CREEK; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF NORTH MYRTLE CREEK THE FOLLOWING: SOUTH 81' 25' 51" WEST 208.26 FEET, AND SOUTH 42' 26' 22" WEST 184.76 FEET; THENCE LEAVING SAID CREEK NORTH 0' 39' 16" EAST 245.78 FEET TO A 5/8" IRON ROD; THENCE NORTH 89' 20' 44" WEST 137.64 FEET TO A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY LINE OF SPRUCE STREET EXTENSION; THENCE NORTH 0' 35' 33" EAST ALONG SAID RIGHT-OF-WAY LINE 35.00 FEET TO A 5/8" IRON ROD, THENCE LEAVING SAID RIGHT-OF-WAY ALONG THE BOUNDARY OF THAT PROPERTY DESCRIBED IN INST # 89-11002, DEED RECORDS, DOUGLAS COUNTY, OREGON, THE FOLLOWING COURSES: SOUTH 89' 20' 44" EAST 111.90 FEET TO A 5/8" IRON ROD, NORTH 0' 44' 01" EAST 89.66 FEET TO A 5/8" IRON ROD, NORTH 0' 51' 34" EAST 79.99 FEET TO A 5/8" IRON ROD, AND SOUTH 84' 39' 35" EAST 362.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.59 ACRES, MORE OR LESS.

SUBJECT TO: SANITARY SEWER EASEMENT AS DESCRIBED IN INSTRUMENT #190459, DEED RECORDS, DOUGLAS COUNTY, OREGON.

ALSO SUBJECT TO: ANY OTHER EASEMENTS AND/OR RESTRICTIONS OF RECORD.

DEED OF DEDICATION:

A PARCEL LYING IN SECTION 27, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER LINE OF NORTH MYRTLE CREEK, SAID POINT BEING THE SOUTHWEST CORNER OF THAT PROPERTY DESCRIBED IN INSTRUMENT #89-11002, DEED RECORDS, DOUGLAS COUNTY, OREGON; THENCE NORTH 0' 42' 47" EAST ALONG THE WESTERLY LINE OF SAID PROPERTY 313.03 FEET TO THE SOUTHERLY LINE OF THAT PROPERTY DESCRIBED IN INSTRUMENT #71-12794; THENCE SOUTH 89' 20' 44" EAST ALONG SAID SOUTHERLY LINE 21.82 FEET TO A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY LINE OF THE SPRUCE STREET EXTENSION; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES: SOUTH 0' 35' 33" WEST 59.55 FEET TO A 5/8" IRON ROD, ALONG THE ARC OF A 544.65 FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS SOUTH 2' 03' 55" EAST 50.50 FEET) 50.52 FEET TO A 5/8" IRON ROD, ALONG THE ARC OF A 544.65 FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS SOUTH 8' 23' 22" EAST 69.68 FEET) 69.73 FEET TO A 5/8" IRON ROD, ALONG THE ARC OF A 604.65 FOOT RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS SOUTH 8' 15' 49" EAST 80.21 FEET) 80.27 FEET TO A 5/8" IRON ROD, AND ALONG THE ARC OF A 604.65 FOOT RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS SOUTH 2' 06' 43" EAST 49.36 FEET) 49.37 FEET TO A POINT IN THE CENTERLINE OF NORTH MYRTLE CREEK; THENCE SOUTH 84' 13' 37" WEST ALONG SAID CREEK CENTER LINE 50.69 FEET TO THE POINT OF BEGINNING.

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

NARRATIVE: PURPOSE - MAJOR LAND PARTITION. THE BOUNDARY OF THE PARENT PARCEL WAS FOUND AS MONUMENTED BY SURVEY M76-6 WITH THE EXCEPTION OF THE EASTERLY LINE. THE EASTERLY LINE WAS POSITIONED BY EXTENDING SOUTHWARD THE LINE BETWEEN FOUND MONUMENTS TO THE NORTH. CO-ORDINATES FOR SPRUCE STREET EXTENSION WERE PROVIDED BY THE CITY OF MYRTLE CREEK.

DEDICATION: KNOW ALL PEOPLE BY THESE PRESENTS THAT STEPHAN A. SHARP AND MARY POSEY SHARP ARE THE OWNERS OF THE LAND REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYORS CERTIFICATE, AND HAVE CAUSED THE SAME TO BE PARTITIONED AND SURVEYED INTO PARCELS AS SHOWN ON THE ANNEXED MAP, AND HAVE DEDICATED TO THE PUBLIC THAT ROADWAY SHOWN HEREON RECORDING #90-06997, DEED RECORDS, DOUGLAS COUNTY OREGON.

STEPHAN A. SHARP

MARY POSEY SHARP

SURVEYOR'S CERTIFICATE: I, DONALD A. BENTZ, 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 HEREON.

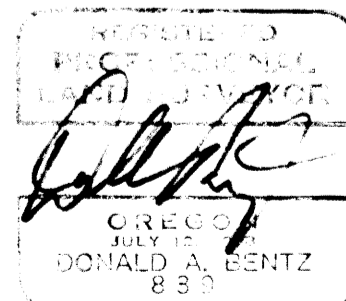
DONALD A. BENTZ, LS #839

FIELD CREW: MARC HOLT AND DAVE BOLIN
EQUIPMENT: LIETZ - SET 4
DRAFTING: MIKE RADCLIFFE AND TONYA THEISS
COMPS: GREG LANG

ZONING: R3 (HIGH DENSITY)
SEWER: CITY OF MYRTLE CREEK
WATER: CITY OF MYRTLE CREEK
PARENT PARCEL: SEE INSTRUMENT #89-11002

APPROVALS:

Law Bringle
CITY RECORDER
DATE 6-21-90
Robert M. Conner
PLANNING COMMISSION CHAIRMAN
DATE 6/21/90
Robert M. Cottonell
CITY COUNCIL
DATE 8-14-90
Francis L. Ingram
DC SURVEYORS



FILED THIS 15th DAY OF AUGUST, 1990

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

GAY FIELDS, County Clerk

COUNTY CLERK

1990 AUG 15 PM 2:40

GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *G. Lewis*
DEPUTY

20-12100

FEE 10.00

PAGE 2 OF 2

1990 - 0039 B

1990 - 0039 B