

FILED THIS 11th DAY OF December, 1991

COUNTY CLERK
by Nancy R. Davenport

MAJOR LAND PARTITION

FILED
DEC 11 1991

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

LEGAL OWNER OF RECORD AND PARTITIONER:

RICHARD B. BALL
2294 AZALEA-GLEN ROAD
AZALEA, OREGON 97410
Phone: (503) 837-3566

TOTAL NUMBER OF PARCELS: THREE (3)
WATER SUPPLY: City of Canyonville
SEWER DISPOSAL: City of Canyonville
TAX ACCOUNT NUMBER: 80260.00
ZONING: R 1/A

SURVEYED BY:

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



LEGEND:

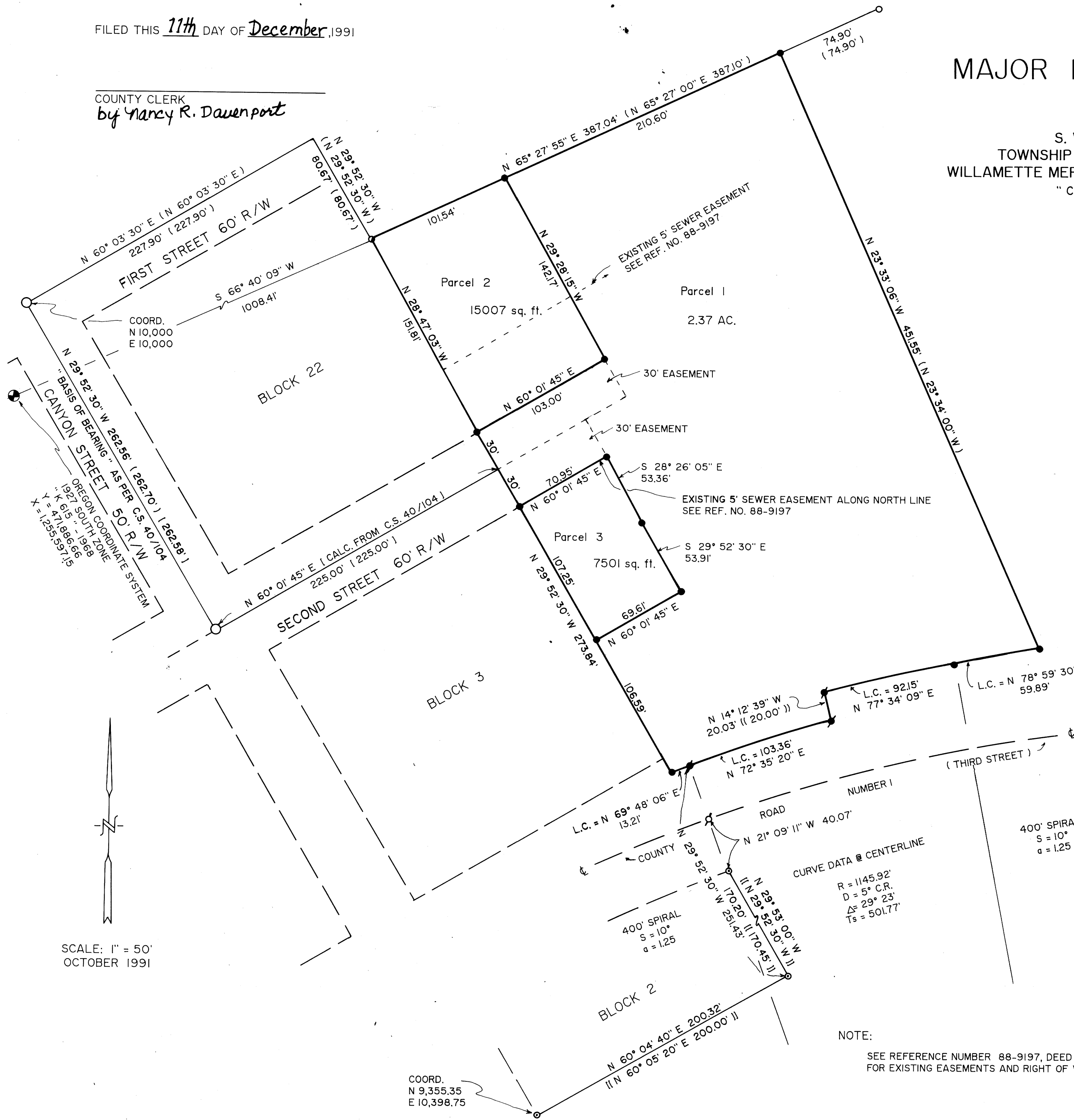
- FD. 3/4" IRON ROD AS PER C.S. 45/119
- ⊙ FD. 5/8" IRON ROD AS PER M 43-80.
- FD. MONUMENTS AS PER C.S. 40/104.
- FD. 5/8" IRON ROD AS PER STATE HIGHWAY R/W.
- ⊗ FD. " PK " AT P.S.C.
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP ATTACHED, MKD. " R. BROWN, P.L.S. 2391 "
- SET " PK " NAIL IN RETAINING WALL.
- () RECORD AS PER C.S. 45/119
- | | RECORD AS PER C.S. 40/104.
- || || RECORD AS PER M 43-80.
- (()) RECORD AS PER STATE HIGHWAY R/W.

WATER RIGHTS:

THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY.

NOTE:

SEE REFERENCE NUMBER 88-9197, DEED OF RECORDS, DOUGLAS COUNTY, OREGON FOR EXISTING EASEMENTS AND RIGHT OF WAY.



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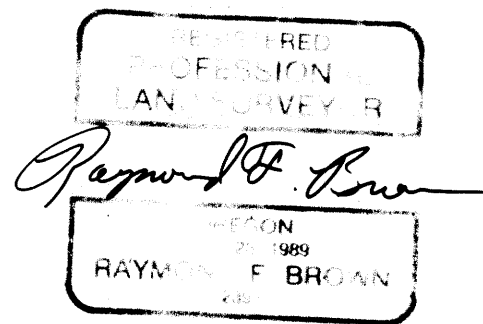
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DOUGLAS COUNTY, OREGON
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SURVEYOR'S CERTIFICATE:

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 10/29/91
RAYMOND F. BROWN - P.L.S. 2391 DATE

PARCEL 1

BEGINNING AT A 5/8 INCH IRON ROD AT THE SOUTHEAST CORNER OF BLOCK 22, CITY OF CANYONVILLE; THENCE SOUTH 29° 52' 30" EAST 60.00 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 60° 01' 45" EAST 70.95 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 28° 26' 05" EAST 53.36 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 29° 52' 30" EAST 53.91 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 60° 01' 45" WEST 69.61 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 29° 52' 30" EAST 106.59 FEET TO A 5/8 INCH IRON ROD LOCATED ON THE NORTHERLY RIGHT OF WAY OF DOUGLAS COUNTY ROAD NUMBER 1 (THIRD STREET); THENCE ALONG SAID RIGHT OF WAY, ALONG THE ARC OF A PORTION OF A 400 FOOT SPIRAL CURVE, THE LONG CHORD OF WHICH BEARS NORTH 69° 48' 06" EAST 13.21 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID RIGHT OF WAY, ALONG THE ARC OF A 5° CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS NORTH 72° 35' 20" EAST 103.36 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID RIGHT OF WAY, NORTH 14° 12' 39" WEST 20.03 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID RIGHT OF WAY, ALONG THE ARC OF A 5° CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS NORTH 77° 34' 09" EAST 92.15 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID RIGHT OF WAY, ALONG THE ARC OF A PORTION OF A 400 FOOT SPIRAL CURVE, THE LONG CHORD OF WHICH BEARS NORTH 78° 59' 30" EAST 59.89 FEET TO 5/8 INCH IRON ROD; THENCE LEAVING SAID RIGHT OF WAY AND RUNNING NORTH 23° 33' 06" WEST 45.55 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 65° 27' 55" WEST 210.60 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 29° 28' 15" EAST 142.17 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 60° 01' 45" WEST 103.00 FEET TO THE POINT OF BEGINNING.

RESERVING THEREFROM THE 30 FOOT WIDE ROAD AND UTILITY EASEMENTS DESCRIBED IN PARCEL 2 AND PARCEL 3.

CONDITIONS OF PARTITION:

- 1. PARCEL 2 MUST HAVE THE WATER SOURCE APPROVED BY THE CITY OF CANYONVILLE, PRIOR TO SALE.
- 2. IRREVOCABLE PETITION FOR IMPROVEMENTS SEE REFERENCE NUMBER 91-15040; DEED OF RECORDS, DOUGLAS COUNTY, OREGON.

DECLARATION
I, RICHARD B. BALL, BEING FIRST DULY SWORN, DEPOSE AND SAY, THAT I HAVE CAUSED THE LANDS DEPICTED HEREON TO BE SURVEYED AS SET FORTH, OF MY OWN FREE WILL.

Richard B. Ball 12/19/91
RICHARD B. BALL DATE

ACKNOWLEDGMENT
PERSONALLY APPEARED THE ABOVE NAMED RICHARD B. BALL AND ACKNOWLEDGED THE FOREGOING DECLARATION TO BE A VOLUNTARY AND FREELY ACT.

Patricia Elst
PATRICIA ELST
NOTARY PUBLIC - OREGON
MY COMMISSION EXPIRES 2-5-94

PARCEL 2

BEGINNING AT A 5/8 INCH IRON ROD AT THE SOUTHEAST CORNER OF BLOCK 22, CITY OF CANYONVILLE; THENCE NORTH 28° 47' 03" WEST 151.81 FEET TO A POINT; THENCE NORTH 65° 27' 55" EAST 101.54 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 29° 28' 15" EAST 142.17 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 60° 01' 45" WEST 103.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 30 FOOT WIDE ROAD AND UTILITY EASEMENT ADJACENT TO AND SOUTHERLY OF THE SOUTHERLY BOUNDARY LINE OF PARCEL 2.

PARCEL 3

BEGINNING AT A 5/8 INCH IRON ROD AT THE NORTHEAST CORNER OF BLOCK 3, CITY OF CANYONVILLE; THENCE NORTH 60° 01' 45" EAST 70.95 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 28° 26' 05" EAST 53.36 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 29° 52' 30" EAST 53.91 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 60° 01' 45" WEST 69.61 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 29° 52' 30" WEST 107.25 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 30 FOOT WIDE ROAD AND UTILITY EASEMENT ADJACENT TO AND NORTHERLY OF THE NORTHERLY BOUNDARY LINE OF PARCEL 3.

NARRATIVE:

PURPOSE OF THE SURVEY WAS TO CREATE THE PARCELS AS SHOWN. FIELD INVESTIGATION LOCATED THE SAID FOUND CORNERS AND CONDITIONS. CONTROL FOR THE EXTERIOR BOUNDARIES WAS THE COUNTY ROAD RIGHT OF WAY ON THE SOUTH SIDE, DEED REFERENCE NUMBER 88-9197 ON THE EAST SIDE, C.S. 45/119 ON THE NORTH SIDE, AND C.S. 40/104 AND M 43-80 ON THE WEST SIDE. I LOCATED THE OLD STREET MONUMENTS AS SET BY C.S. 40/104 AT THE INTERSECTION OF WHAT IS NOW FIRST AND CANYON STREET, AND AT THE INTERSECTION OF WHAT IS NOW SECOND AND CANYON STREET. THIS LINE AS DEFINED BY C.S. 40/104 WAS USED AS MY "BASIS OF BEARING". IT IS THE INTENT OF THE PARTITIONER THAT THE TWO 30 FOOT WIDE ROAD AND UTILITY EASEMENTS WILL BECOME AN EXTENSION OF SECOND STREET AT A LATER DATE.

APPROVALS:

James A. Thomas 12/4/91
CANYONVILLE PLANNING COMMISSION CHAIRMAN DATE

Gwyn O. Deaton 12/4/91
CANYONVILLE PLANNING COMMISSION SECRETARY DATE

James E. Thomas 12-11-91
COUNTY SURVEYOR DEPUTY DATE

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
I, GAY FIELDS, COUNTY CLERK AND RECORDER
OF CONVEYANCES, DO HEREBY CERTIFY THAT
THIS INSTRUMENT WAS RECORDED
1991 DEC 11 PM 2:23

GAY FIELDS
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Nancy R. Dumas
DEPUTY
FEE 16.00 pd

91-19153

1991 - 0073 B

1991 - 0073 B