

MINOR LAND PARTITION

DEED No. 90-07274

SURVEY NARRATIVE

LOCATED IN SOUTH 1/2 SECTION 33, T29S, R5W, WM

SURVEY CONTROL: THE SOUTHERLY LINE IS THE SECTION LINE PER TRI-CITY TERRACE, FIRST ADDITION. THE WESTERLY LINE IS CONTROLLED BY THE EASTERLY LINE OF TRI-CITY TERRACE, FIRST ADDITION. THE NORTHERLY LINE IS THE SOUTHERLY LINE OF DLC 42 AS DETERMINED BY ADJACENT SURVEYS. THE EASTERLY LINE IS THE LINE 130 FEET EASTERLY AT RIGHT ANGLES FROM THE LINE BETWEEN GOVERNMENT LOTS 4 & 5

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 SUBDIVISION IS ADOPTED. THERE IS NO WATER RIGHT OF RECORD ON THESE PARCELS

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED
1992 APR 22 PM 2:42
GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Ronnie Heersson
DEPUTY

LEGEND

- SET 5/8"X30" IRON ROD WITH 3/4" BRASS WASHER MARKED LS 866
- ⊕ FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- ⊙ FOUND 2 1/2" BRASSCAP ON 1" PIPE, CAP PROPERLY MARKED FOR 1/4 CORNER SECTION 33 ONLY
- X — FENCE
- △ CALCULATED POINT
- ① A 60 FOOT WIDTH ACCESS AND UTILITY EASEMENT WHICH WILL BE FILED IN CONJUNCTION WITH AN IRREVOCABLE OFFER TO DEDICATE TO THE COUNTY
- ② FOUND 2 1/2" BRASSCAP ON 1" PIPE, CAP PROPERLY MARKED FOR 1/4 CORNER SECTION 4 ONLY
- ③ R=60.00, C.A. 55°37'06", ARC 58.24
LC S 61°30'55" E 55.98
- ④ R=60.00, C.A. 90°00'00", ARC 94.25
LC S 44°19'28" E 84.85

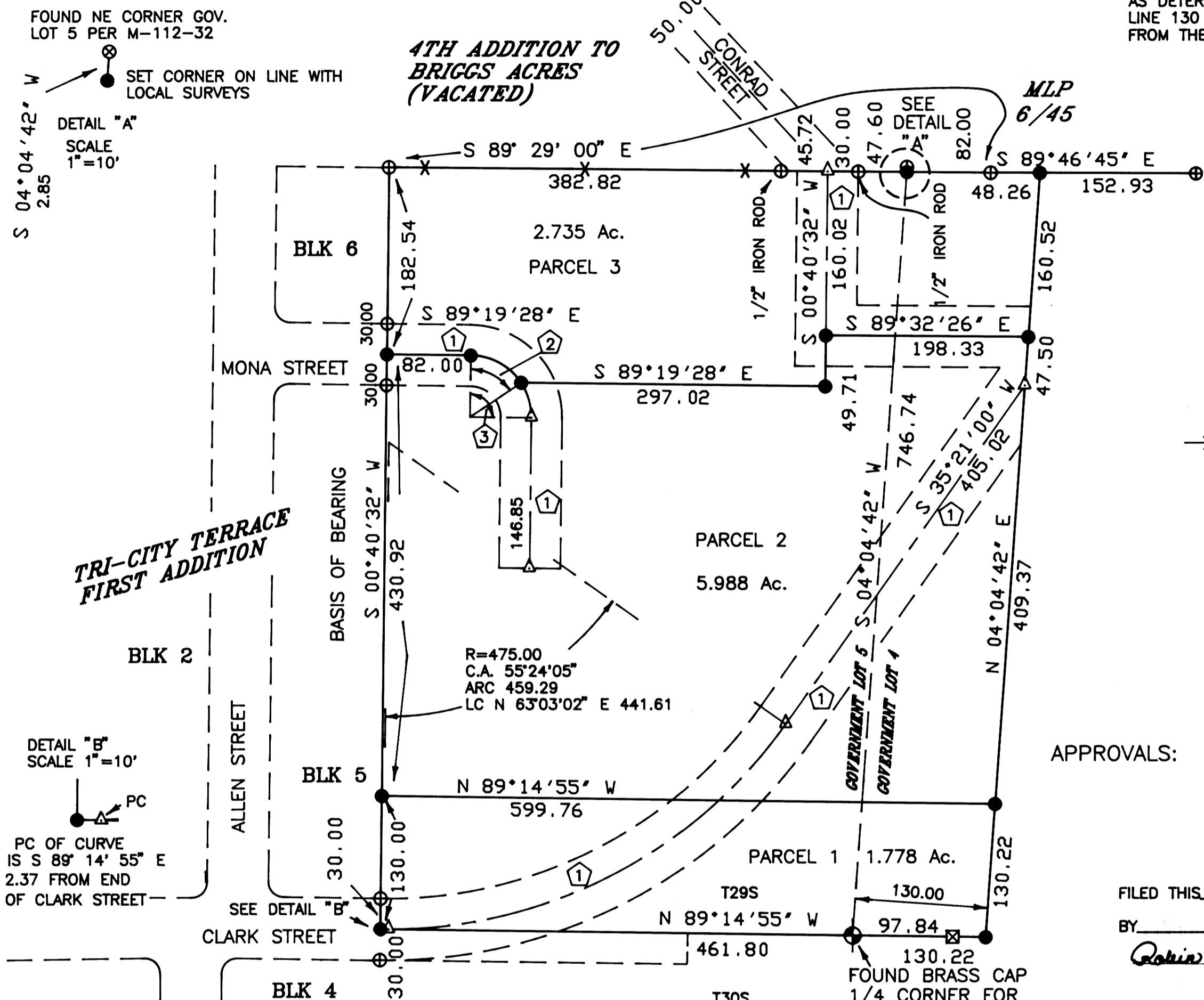
NECESSARY DOCUMENTS HAVE BEEN EXECUTED AND ARE ON FILE WITH THE PLANNING DEPARTMENT PENDING RECORDING

92-07598

BASED ON TRI-CITY TERRACE FIRST ADDITION



SCALE 1"=100'



APPROVALS:

Keith L. Cubie 4/2/92
PLANNING DIRECTOR DATE

Gay Fields 4-22-92
COUNTY SURVEYOR DATE
DEPUTY

FILED THIS 22ND DAY OF APRIL 1992

BY Ronnie Heersson, deputy DOUGLAS COUNTY CLERK

STATE OF OREGON) SS
COUNTY OF DOUGLAS)

ON THE 20 DAY OF April 1992 BEFORE ME APPEARED ROLAND THEISS & MARGARET THEISS, WHO BEING DULY SWORN, DID SAY THAT THEY ARE THE OWNERS OF THE LAND SHOWN ON THE ANNEXED PLAT AND THEY HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND HEREBY DEDICATE THE EASEMENTS SHOWN ON THE PLAT TO THE PUBLIC FOREVER.

Roland Theiss Margaret Theiss

On April 20th 1992 Roland Theiss and Margaret Theiss appeared before me.

Notary: Jody Matthews 4-20-92

PLANNING DEPT FILE 90-210

OWNER AND PARTITIONER: ROLAND THEISS
ADDRESS: P.O. BOX 824
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
MARCH 1992

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 IN SECTION 33, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER TO SECTION 33, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN; THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 33, NORTH 89° 14' 55" WEST 461.80 FEET TO A 5/8" IRON ROD AT THE CENTERLINE OF CLARK STREET ON THE EASTERLY LINE OF TRI-CITY TERRACE, FIRST ADDITION; THENCE ALONG THE EASTERLY LINE OF TRI-CITY TERRACE, FIRST ADDITION, NORTH 0° 40' 32" EAST 743.46 FEET TO A 5/8" IRON ROD; THENCE SOUTH 89° 29' 00" EAST 506.14 FEET TO A 5/8" IRON ROD ON THE WESTERLY LINE OF GOVERNMENT LOT 4; THENCE CONTINUING SOUTH 89° 29' 00" EAST 82.00 FEET TO A 5/8" IRON ROD; THENCE SOUTH 89° 46' 45" EAST 48.26 FEET TO A 5/8" IRON ROD; THENCE SOUTH 4° 04' 42" WEST 747.61 FEET TO A 5/8" IRON ROD ON THE SOUTHERLY LINE OF SAID SECTION 33; THENCE NORTH 89° 14' 55" WEST 130.22 FEET TO THE POINT OF BEGINNING.

William J. Ruppert
WILLIAM J. RUPPERT