

1993 - 0009 B

FILED

FEB 17 1993

LAND SURVEYOR

LAND PARTITION

PRELIMINARY FILE NUMBER 92-350

Located in the:
EAST 1/2, SECTION 22,
TOWNSHIP 29 SOUTH, RANGE 5 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

SURVEYOR'S CERTIFICATE:

I, RAYMOND F. BROWN, BEING DULY SWORN, HEREBY, DEPOSE AND SAY THAT I HAVE NOT SURVEYED AND MAKE NO REPRESENTATION AS TO THE ACCURACY OF THE BOUNDARIES OF THIS LAND PARTITION. THE SAID BOUNDARIES OF WHICH ARE DESCRIBED AS FOLLOWS:

Raymond F. Brown Feb 9, 1993
RAYMOND F. BROWN DATE

PARCEL 1

BEGINNING AT A 1 INCH IRON ROD THAT BEARS NORTH 62° 41' 45" WEST 1269.05 FEET FROM THE QUARTER CORNER COMMON TO SECTION 22 AND 23, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, SAID BEGINNING POINT IS LOCATED ON THE SOUTHEASTERLY RIGHT OF WAY OF COUNTY ROAD NUMBER 15; THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY, SOUTH 64° 17' 50" WEST 78.01 FEET TO A POINT; THENCE CONTINUING ALONG SAID SOUTHEASTERLY RIGHT OF WAY, SOUTH 25° 42' 10" EAST 20.00 FEET TO A POINT; THENCE CONTINUING ALONG SAID SOUTHEASTERLY RIGHT OF WAY, SOUTH 64° 17' 50" WEST 63.08 FEET TO A POINT; THENCE CONTINUING ALONG SAID SOUTHEASTERLY RIGHT OF WAY, ALONG THE ARC OF A 763.51 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS SOUTH 38° 13' 00" WEST 671.37 FEET) 695.13 FEET TO A POINT; THENCE CONTINUING ALONG SAID SOUTHEASTERLY RIGHT OF WAY, NORTH 77° 51' 50" WEST 20.00 FEET TO A POINT; THENCE CONTINUING ALONG SAID SOUTHEASTERLY RIGHT OF WAY, SOUTH 12° 08' 10" WEST 266.47 FEET TO A POINT; THENCE CONTINUING ALONG SAID SOUTHEASTERLY RIGHT OF WAY, SOUTH 5° 50' 46" WEST 130.68 FEET TO A POINT; THENCE CONTINUING ALONG SAID SOUTHEASTERLY RIGHT OF WAY, SOUTH 11° 46' 25" WEST 16.03 FEET TO A POINT; THENCE LEAVING SAID SOUTHEASTERLY RIGHT OF WAY OF COUNTY ROAD NUMBER 15 AND RUNNING NORTH 86° 41' 06" EAST 22.36 FEET TO A POINT; THENCE SOUTH 57° 50' 34" EAST 109.43 FEET TO A POINT; THENCE SOUTH 81° 22' 30" EAST 230.14 FEET TO A POINT; THENCE NORTH 26° 41' 40" EAST 138.57 FEET TO A POINT; THENCE NORTH 30° 25' 01" EAST 36.26 FEET TO A POINT; THENCE NORTH 42° 32' 03" EAST 396.56 FEET TO A POINT; THENCE NORTH 35° 20' 07" EAST 172.39 FEET TO A POINT; THENCE NORTH 66° 00' 50" WEST 40.38 FEET TO A POINT; THENCE NORTH 29° 08' 59" EAST 60.25 FEET TO A POINT LOCATED AT THE MOST SOUTHERLY CORNER OF PARCEL 1 OF MAJOR LAND PARTITION FILE NUMBER M 94-75; THENCE ALONG SAID SOUTHERLY BOUNDARY OF SAID PARCEL 1, MAJOR LAND PARTITION FILE NUMBER M 94-75, NORTH 66° 00' 50" WEST 121.28 FEET TO A POINT; THENCE ALONG THE SOUTHWESTERLY BOUNDARY OF SAID PARCEL 1, MAJOR LAND PARTITION FILE NUMBER M 94-75, NORTH 38° 09' 00" WEST 98.66 FEET TO A POINT; THENCE ALONG THE WESTERLY BOUNDARY OF SAID PARCEL 1, MAJOR LAND PARTITION NUMBER M 94-75, NORTH 4° 54' 00" EAST 171.86 FEET TO A POINT; THENCE ALONG SAID WESTERLY BOUNDARY, NORTH 0° 06' 00" WEST 145.13 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION AS DESCRIBED IN DEED TO ROBERT C. JENKINS BY DEED RECORDED IN BOOK 540, PAGE 184, DEED OF RECORDS OF DOUGLAS COUNTY, OREGON.
RESERVING THEREFROM THE 60 FOOT WIDE EASEMENTS DESCRIBED IN M 94-75.

PARCEL 2

SEE REFERENCE NUMBERS 90-01173 AND 90- 01175, DEED OF RECORDS OF DOUGLAS COUNTY, OREGON, LESS THE ABOVE DESCRIBED PARCEL.
TOGETHER WITH THE 60 FOOT WIDE EASEMENTS DESCRIBED IN MAJOR LAND PARTITION FILE NUMBER M 94-75.

WATER RIGHTS:

WATER RIGHTS ARE APPURTENANT TO THIS PROPERTY. SEE CERTIFICATE NUMBERS 20513 AND 20514, DOUGLAS COUNTY WATERMASTER OFFICE.

DECLARATION:

I, CLIFFORD BROWN, PRESIDENT OF PHOENIX LOGGING INCORPORATED, BEING FIRST DULY SWORN, DEPOSE AND SAY, THAT I HAVE CAUSED THE LANDS DEPICTED HEREON TO BE LAYED OUT AS SET FORTH, OF MY OWN FREE WILL.

Clifford J. Brown 2/9/93
CLIFFORD BROWN - PRES. DATE
PHOENIX LOGGING, INC.



ACKNOWLEDGEMENT:

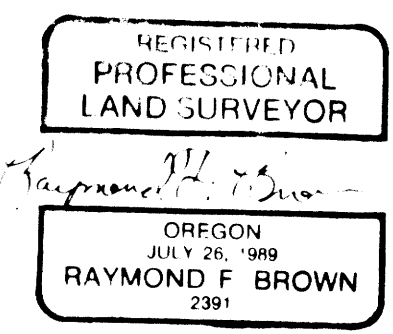
PERSONALLY APPEARED THE ABOVE NAMED CLIFFORD BROWN, PRESIDENT OF PHOENIX LOGGING INCORPORATED AND ACKNOWLEDGED THE FOREGOING TO BE A VOLUNTARY AND FREE ACT.

Kathleen C. Hammond MY COMMISSION EXPIRES 1-8-96
NOTARY PUBLIC

PARTITIONER AND LEGAL OWNER OF RECORD:
PHOENIX LOGGING, INC.
CLIFFORD BROWN - PRES.
P. O. BOX 678
CANYONVILLE, OR. 97417
Phone: 863 - 5797

TOTAL NUMBER OF PARCELS: 2 (TWO)
WATER SUPPLY: CITY OF MYRTLE CREEK.
SEWER DISPOSAL: CITY OF MYRTLE CREEK.
TAX ACCOUNT NUMBERS: 11630.03, 11631.00, & 11640.15
TAX LOT NUMBERS: 1200 & 1300 (SEC.22) AND TAX LOT 100 (SEC.22DB)
ZONING: HEAVY INDUSTRIAL AND
EXCLUSIVE FARM USE - GRAZING
COMPREHENSIVE PLAN DESIGNATION: INDUSTRIAL AND
AGRICULTURAL GRAZING

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



EXP. DATE 12-31-93

APPROVALS:

Keith L. Cubic 2/9/93
DOUGLAS COUNTY PLANNING DEPARTMENT DATE

Jerry E. Thomas 2-17-93
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
I, BAY FIELDS, COUNTY CLERK AND RECORDER
OF CONVEYANCES, DO HEREBY CERTIFY THAT
THIS INSTRUMENT WAS RECORDED
93 FEB 17 10:25
BAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Robin Harrison
DEPUTY
FEE PP

93-04013

NARRATIVE:

THE PURPOSE OF THIS MAP IS TO SHOW THE DIVISION OF A 57.07 ACRE PARCEL INTO THE TWO PARCELS SHOWN. CONTROL FOR THE PARCELS ARE THE EXISTING EXTERIOR BOUNDARIES AS DESCRIBED IN DEED REFERENCE NUMBERS 90-01173 AND 90-01175, DEED OF RECORDS OF DOUGLAS COUNTY, OREGON. BECAUSE BOTH PARCELS ARE OVER 10 ACRES, A FIELD SURVEY WAS NOT REQUIRED. COURSES AND DISTANCES MENTIONED ARE EITHER THOSE OF RECORD OR WERE CALCULATED FROM A CONTROL LINE SURVEYED IN BY USING THE EXISTING MONUMENTS AS SET BY M 94-75 AS CONTROL. SAID CONTROL LINE WAS NEEDED TO PLACE THE CENTER OF NORTH MYRTLE CREEK AND TO HAVE A BASIS OF COMPUTING THE EASTERLY BOUNDARY OF PARCEL 1. TIE TO THE QUARTER CORNER COMMON TO SECTION 22 AND 23 WAS COMPUTED FROM M 94-75 AND WAS " BASIS OF BEARING " FOR THE SAID CONTROL LINE.

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

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