

1993 - 0066

FILED

SEP 24 1993

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE

# LAND PARTITION

PRELIMINARY FILE NUMBER 93-194

Located in the:  
N.W. 1/4, SECTION 8,  
TOWNSHIP 30 SOUTH, RANGE 5 WEST,  
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

FILED THIS 24<sup>th</sup> DAY OF SEPTEMBER 1993

GAY FIELDS, County Clerk  
COUNTY CLERK



93-19516

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

THERE IS NO COORDINATE TIE WITHIN LIMITS.

LEGAL OWNERS OF RECORD AND PARTITIONERS:  
ROBERT AND DALPHIS THEISS  
143 ROSE STREET  
MYRTLE CREEK, OR. 97457

TOTAL NUMBER OF PARCELS: THREE (3).  
WATER SUPPLY: TRI CITY WATER DISTRICT.  
SEWER DISPOSAL: TRI CITY SANITARY DISTRICT.  
TAX LOT NUMBER: 900  
TAX ACCOUNT NUMBER: 13400.02  
ZONING: R - I  
COMPREHENSIVE PLAN DESIGNATION: RMD

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

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Raymond F. Brown*  
OREGON  
JULY 26, 1989  
RAYMOND F. BROWN  
2391

EXP. 12/31/93

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 LANDS SHOWN HEREON, THE BOUNDARIES OF WHICH ARE DESCRIBED AS FOLLOWS:

*Raymond F. Brown*  
RAYMOND F. BROWN - P.L.S. # 2391

09/20/93  
DATE

### PARCEL 1

BEGINNING AT A 2 INCH IRON PIPE, BEING THE INITIAL POINT AND THE NORTHWEST CORNER OF LOT 5, BLOCK 1, MARVIN GARDENS (VOL. 16, PAGE 2); THENCE ALONG THE WEST BOUNDARY OF SAID LOT 5, SOUTH 27° 28' 03" WEST 90.64 FEET TO A 5/8 INCH IRON ROD; THENCE ALONG THE WEST BOUNDARY OF LOT 6, BLOCK 1 OF SAID MARVIN GARDENS, SOUTH 27° 28' 03" WEST 85.58 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 70° 32' 08" WEST 191.23 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 27° 30' 20" EAST 85.78 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 70° 28' 47" EAST 65.00 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 27° 32' 06" EAST 90.94 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 70° 21' 00" EAST 126.00 FEET TO THE POINT OF BEGINNING.

### PARCEL 2

BEGINNING AT A 5/8 INCH IRON ROD THAT BEARS SOUTH 27° 28' 03" WEST 90.64 FEET AND NORTH 70° 28' 47" WEST 126.15 FEET FROM THE NORTHWEST CORNER TO LOT 5, BLOCK 1, MARVIN GARDENS (VOL. 16, PAGE 2); THENCE SOUTH 27° 30' 20" WEST 85.78 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 70° 32' 08" WEST 80.00 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 27° 29' 54" EAST 85.86 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 70° 28' 47" EAST 80.00 FEET TO THE POINT OF BEGINNING.

### PARCEL 3

BEGINNING AT A 5/8 INCH IRON ROD THAT BEARS NORTH 70° 21' 00" WEST 326.00 FEET FROM THE NORTHWEST CORNER TO LOT 5, BLOCK 1, MARVIN GARDENS (VOL. 16, PAGE 2); THENCE SOUTH 27° 34' 51" WEST 91.40 FEET TO A 3/4 INCH IRON PIPE; THENCE SOUTH 70° 28' 47" EAST 55.00 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 27° 29' 54" WEST 85.86 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 70° 32' 08" WEST 80.00 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 27° 29' 28" EAST 177.38 FEET TO A 3/4 INCH IRON PIPE; THENCE SOUTH 70° 21' 00" EAST 25.00 FEET TO THE POINT OF BEGINNING.

### NARRATIVE:

PURPOSE OF THE SURVEY WAS TO CREATE THE PARCELS AS SHOWN. FIELD INVESTIGATION LOCATED THE SAID FOUND CORNERS AND CONDITIONS. THE SURVEY WAS CONTROLLED BY TWO AREA SURVEYS, M 62-39 AND VOL. 16, PAGE 2. THE SOUTHERLY RIGHT OF WAY OF GRANT AVENUE, AS DEFINED BY M 62-39 WAS USED AS "BASIS OF BEARING".

### NOTE:

5 FOOT WIDE ADDITIONAL RIGHT OF WAY ALONG SOUTHERLY BOUNDARY DEDICATED TO DOUGLAS COUNTY. SEE DEED REFERENCE NUMBER 93-1924, DEED OF RECORDS, DOUGLAS COUNTY, OREGON.

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

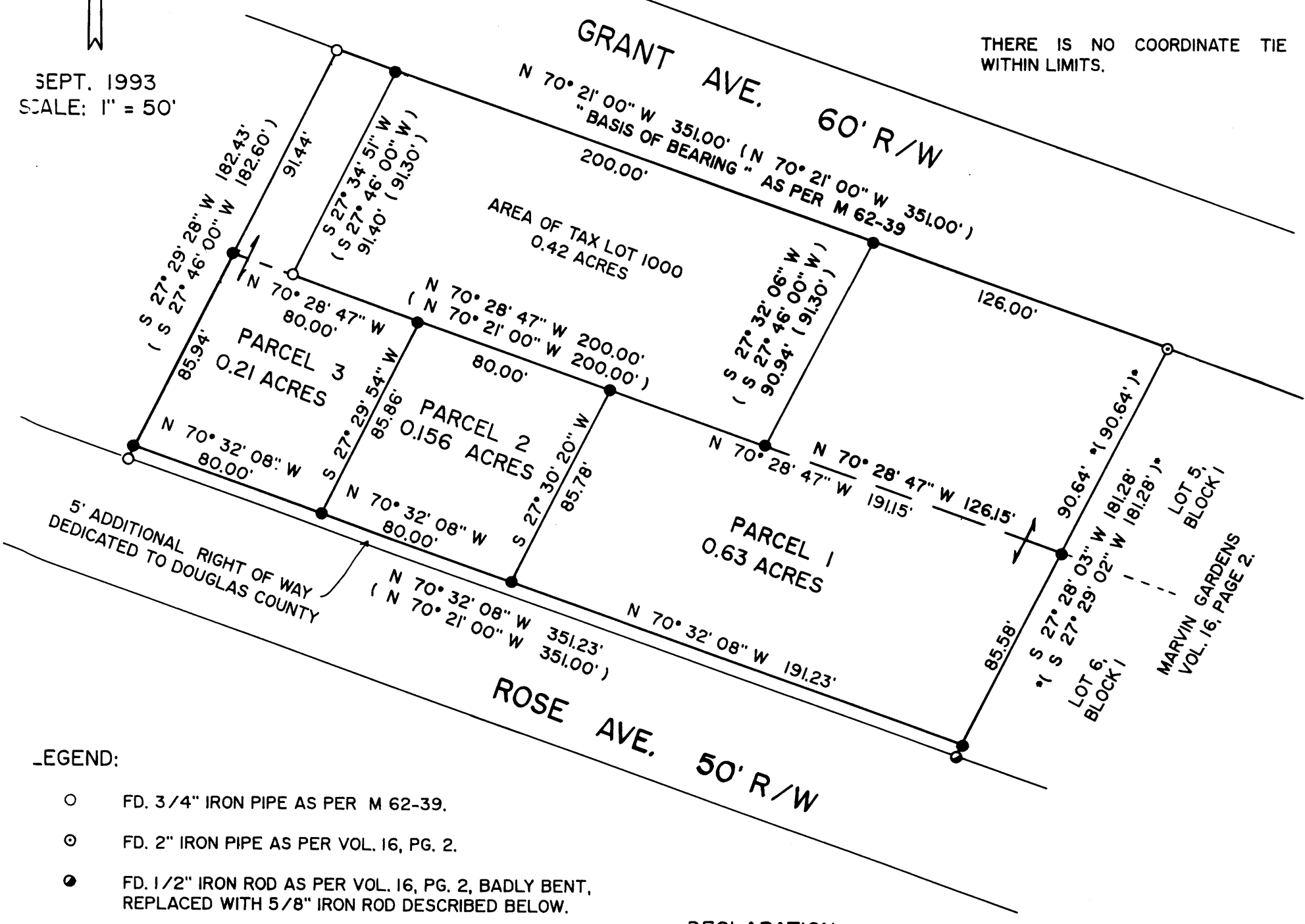
93 SEP 24 PM 2:37

GAY FIELDS  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
*Gay Fields*  
DEPUTY

FEE PP

93-19516

SEPT. 1993  
SCALE: 1" = 50'



### LEGEND:

- FD. 3/4" IRON PIPE AS PER M 62-39.
- ⊙ FD. 2" IRON PIPE AS PER VOL. 16, PG. 2.
- FD. 1/2" IRON ROD AS PER VOL. 16, PG. 2, BADLY BENT, REPLACED WITH 5/8" IRON ROD DESCRIBED BELOW.
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP ATTACHED, MKD. "R. BROWN, PLS 2391".
- ( ) RECORD AS PER M 62-39.
- ( ) RECORD AS PER VOL. 16, PG. 2.

### DECLARATION:

WE, ROBERT AND DALPHIS THEISS, BEING FIRST DULY SWORN, DEPOSE AND SAY, THAT WE HAVE CAUSED THE LANDS DEPICTED HEREON TO BE SURVEYED AS SET FORTH, OF OUR OWN FREE WILL.

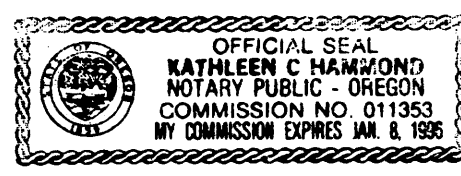
*Robert Theiss* 9/20/93  
ROBERT THEISS DATE

*Dalphis Theiss* 9/20/93  
DALPHIS THEISS DATE

### ACKNOWLEDGEMENT:

PERSONALLY APPEARED THE ABOVE-NAMED ROBERT AND DALPHIS THEISS AND ACKNOWLEDGED THE FOREGOING DECLARATION TO BE A VOLUNTARY AND FREE ACT.

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



### APPROVALS:

*Keith L. Cubic* 9/23/93  
DOUGLAS COUNTY PLANNING DEPARTMENT DATE

*Janet R. Sundeen* 9/23/93  
DOUGLAS COUNTY SURVEYOR'S OFFICE DATE

1993 - 0066