

LAND PARTITION

PRELIMINARY FILE NUMBER: LP 1-93.

Located in the:
S.E. 1/4, SECTION 4,
TOWNSHIP 25 SOUTH, RANGE 5 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON
"CITY OF OAKLAND"

LEGAL OWNERS OF RECORD AND PARTITIONERS:

EDWIN R. & MARY E. CARSON
RONALD A. & DEBBIE L. WILKISON
P.O. BOX 524,
OAKLAND, OREGON 97462
Phone: (503) 459 - 2099

TOTAL NUMBER OF PARCELS: THREE (3).
WATER SUPPLY: CITY OF OAKLAND
SEWER DISPOSAL: CITY OF OAKLAND
TAX LOT NUMBER: 1600
TAX ACCOUNT NUMBER: 31715.00
ZONING: RR
COMPREHENSIVE PLAN DESIGNATION: RESIDENTIAL

PREPARED BY:

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



EXP. 12/31/93

NARRATIVE:

PURPOSE OF THE SURVEY WAS TO CREATE THE PARCELS AS SHOWN. FIELD INVESTIGATION LOCATED THE SAID FOUND CORNERS AND CONDITIONS. CONTROL FOR THE SURVEY WAS THE SOUTHERLY SECTION LINE OF SECTION 4 ON THE SOUTH, THE SOUTHERLY BOUNDARIES OF THE BROWNS SECOND ADDITION TO RAILROAD ADDITION TO OAKLAND AND MARTIN HEIGHTS ON THE NORTH, THE LINE FROM THE EAST 1/16 CORNER COMMON TO SECTION 4 AND 9 TO THE SOUTHEAST CORNER OF MARTIN HEIGHTS CONTROLLED THE EAST BOUNDARY, AND THE WEST BOUNDARY WAS CONTROLLED BY EXISTING MONUMENTS AND BY DEED CALLS. THE SOUTHERLY BOUNDARY OF BROWNS SECOND ADDITION TO RAILROAD ADDITION TO OAKLAND, AS DEFINED BY M 115-25, WAS USED AS "BASIS OF BEARING".

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

93 OCT -4 PM 3:20

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

93-20175

Signature of Gay Fields, County Clerk

30 fee

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.

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

8/31/93
DATE

PARCEL 1

BEGINNING AT A 5/8 INCH IRON ROD LOCATED ON THE SECTION LINE COMMON TO SECTION 4 AND SECTION 9, TOWNSHIP 25 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, SAID 5/8 INCH IRON ROD BEARS SOUTH 89° 29' 50" EAST 363.00 FEET FROM THE QUARTER CORNER COMMON TO SAID SECTION 4 AND SECTION 9; THENCE ALONG SAID SECTION LINE SOUTH 89° 29' 50" EAST 306.39 FEET TO A 5/8 INCH IRON ROD; THENCE LEAVING SAID SECTION LINE AND RUNNING NORTH 27° 44' 43" WEST 504.78 FEET TO A 5/8 INCH IRON ROD LOCATED ON THE SOUTHERLY BOUNDARY OF BROWNS SECOND ADDITION TO RAILROAD ADDITION TO OAKLAND; THENCE ALONG SAID SOUTHERLY BOUNDARY SOUTH 62° 23' 10" WEST 493.31 FEET TO A 5/8 INCH IRON ROD; THENCE LEAVING SAID SOUTHERLY BOUNDARY AND RUNNING SOUTH 18° 16' 00" EAST 69.51 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 66° 31' 12" EAST 375.02 FEET TO THE POINT OF BEGINNING.

PARCEL 2

BEGINNING AT A 5/8 INCH IRON ROD LOCATED ON THE SECTION LINE COMMON TO SECTION 4 AND SECTION 9, TOWNSHIP 25 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, SAID 5/8 INCH IRON ROD BEARS SOUTH 89° 29' 50" EAST 1025.33 FEET FROM THE QUARTER CORNER COMMON TO SAID SECTION 4 AND SECTION 9; THENCE ALONG SAID SECTION LINE NORTH 89° 29' 50" WEST 355.94 FEET TO A 5/8 INCH IRON ROD; THENCE LEAVING SAID SECTION LINE AND RUNNING NORTH 27° 44' 43" WEST 504.78 FEET TO A 5/8 INCH IRON ROD LOCATED ON THE SOUTHERLY BOUNDARY OF BROWNS SECOND ADDITION TO RAILROAD ADDITION TO OAKLAND; THENCE ALONG SAID SOUTHERLY BOUNDARY NORTH 62° 23' 10" EAST 582.34 FEET TO A 3/4 INCH IRON ROD LOCATED IN THE CENTER OF FIFTH STREET AND IN THE CENTER OF A 40 FOOT WIDE ROAD AND UTILITY EASEMENT; THENCE LEAVING SAID SOUTHERLY BOUNDARY AND RUNNING ALONG SAID 40 FOOT WIDE ROAD AND UTILITY EASEMENT SOUTH 26° 44' 48" EAST 50.00 FEET TO A POINT; THENCE CONTINUING ALONG SAID 40 FOOT WIDE ROAD AND UTILITY EASEMENT, ALONG THE ARC OF A 22° 51' 18" CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS SOUTH 9° 06' 37" EAST 151.91 FEET TO A POINT; THENCE CONTINUING ALONG SAID CENTER OF 40 FOOT WIDE ROAD AND UTILITY EASEMENT SOUTH 8° 31' 32" WEST 137.78 FEET TO A POINT; THENCE LEAVING SAID CENTER OF 40 FOOT WIDE ROAD AND UTILITY EASEMENT AND RUNNING NORTH 81° 28' 28" WEST 20.00 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 2° 41' 46" WEST 104.41 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 14° 20' 00" EAST 296.81 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND RESERVING THEREFROM A 40 FOOT WIDE ROAD AND UTILITY EASEMENT, THE CENTER LINE OF WHICH IS DESCRIBED IN PARCEL 3.

APPROVALS:

Signature of Geraldine Peckle
OAKLAND CITY RECORDER

9-21-93
DATE

Signature of Paul W. Tamm
OAKLAND PLANNING COMMISSION CHAIR

9/21/93
DATE

Signature of Janet R. Lunden
DOUGLAS COUNTY SURVEYOR'S OFFICE

10/4/93
DATE

WATER RIGHTS:

THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY.

PARCEL 3

BEGINNING AT A 5/8 INCH IRON ROD LOCATED ON THE SECTION LINE COMMON TO SECTION 4 AND SECTION 9, TOWNSHIP 25 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, SAID 5/8 INCH IRON ROD BEARS SOUTH 89° 29' 50" EAST 1025.33 FEET FROM THE QUARTER CORNER COMMON TO SAID SECTION 4 AND SECTION 9; THENCE ALONG SAID SECTION LINE SOUTH 89° 29' 50" EAST 294.48 FEET TO A 5/8 INCH IRON ROD; THENCE LEAVING SAID SECTION LINE AND RUNNING NORTH 1° 02' 43" WEST 905.25 FEET TO A 2 INCH IRON BAR LOCATED AT THE SOUTHEASTERLY CORNER OF THE MARTIN HEIGHTS SUBDIVISION TO OAKLAND; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID MARTIN HEIGHTS SUBDIVISION, SOUTH 62° 37' 25" WEST 397.37 FEET TO A 3/4 INCH IRON ROD LOCATED IN THE CENTER OF FIFTH STREET AND IN THE CENTER OF A 40 FOOT WIDE ROAD AND UTILITY EASEMENT; THENCE LEAVING SAID SOUTHERLY BOUNDARY AND RUNNING ALONG SAID 40 FOOT WIDE ROAD AND UTILITY EASEMENT SOUTH 26° 44' 48" EAST 50.00 FEET TO A POINT; THENCE CONTINUING ALONG SAID 40 FOOT WIDE ROAD AND UTILITY EASEMENT, ALONG THE ARC OF A 22° 51' 18" CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS SOUTH 9° 06' 37" EAST 151.91 FEET TO A POINT; THENCE CONTINUING ALONG SAID CENTER OF 40 FOOT WIDE ROAD AND UTILITY EASEMENT SOUTH 8° 31' 32" WEST 137.78 FEET TO A POINT; THENCE LEAVING SAID CENTER OF 40 FOOT WIDE ROAD AND UTILITY EASEMENT AND RUNNING NORTH 81° 28' 28" WEST 20.00 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 2° 41' 46" WEST 104.41 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 14° 20' 00" EAST 296.81 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND RESERVING THEREFROM A 40 FOOT WIDE ROAD AND UTILITY EASEMENT, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4 INCH IRON ROD LOCATED IN THE CENTER OF FIFTH STREET AND ON THE SOUTHERLY BOUNDARY OF BROWNS SECOND ADDITION TO RAILROAD ADDITION TO OAKLAND, SAID 3/4 INCH IRON ROD BEARS NORTH 53° 12' 24" EAST 1186.78 FEET FROM THE QUARTER CORNER COMMON TO SECTION 4 AND SECTION 9, TOWNSHIP 25 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN; THENCE SOUTH 26° 44' 48" EAST 50.00 FEET TO A POINT; THENCE ALONG THE ARC OF A 22° 51' 18" CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS SOUTH 9° 06' 37" EAST 151.91 FEET TO A POINT; THENCE SOUTH 8° 31' 32" WEST 137.78 FEET TO A POINT AND THERE TERMINATING

DECLARATION:

WE, EDWIN R. & MARY E. CARSON AND RONALD A. & DEBBIE L. WILKISON, 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.

Signature of Edwin R. Carson
EDWIN R. CARSON 9-25-93
DATE

Signature of Mary E. Carson
MARY E. CARSON 9-21-93
DATE

Signature of Ronald A. Wilkison
RONALD A. WILKISON 9-25-93
DATE

Signature of Debbie L. Wilkison
DEBBIE L. WILKISON 9-25-93
DATE

ACKNOWLEDGEMENT:

PERSONALLY APPEARED THE ABOVE NAMED EDWIN R. & MARY E. CARSON AND RONALD A. & DEBBIE L. WILKISON AND ACKNOWLEDGED THE FOREGOING DECLARATION TO BE A VOLUNTARY AND FREE ACT.

Signature of Rene A. Keller
NOTARY PUBLIC
MY COMMISSION EXPIRES 05/28/1996



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