

1993 - 0074 B

FILED pp
OCT 14 1993 JC
COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON
JC

PROPERTY DESCRIPTION:

That property owned by Clayton B. Garland and Marjorie E. Garland and filed in the Deed Records of Douglas County, Oregon, i.e. Instrument No. 91-10046; Book No. 1142, pages 656 thru 660.

NARRATIVE:

This commercial property has been surveyed for the purpose of partitioning it into the 3 parcels shown. The property boundary was surveyed by me in 1964; see Douglas County Surveyor map file M22-61. There has been no particular change since then other than that the legal corner tie to the north 1/4 section corner of Section 11, was relocated by surveyor Glenn Baughman with the approval of Douglas County Surveyor Ingram in 1974. (See County Surveyor map file RM2-69 & Circuit Court Decree No. 75-210.)

There are waterline easements (to springs) that run across the southern portions of Parcels 1, 2 & 3. These are not shown hereon but are noted in parcel descriptions described elsewhere for use in future land deeds.

In addition, there are sanitary sewer tanks & pipelines on Parcel 2 that are used by Parcel 1 presently & an easement will be maintained for this. Also, Parcel 3 will maintain a sanitary sewer easement on Parcel 2 for access to the Glide Sanitary Sewer District sewer.

Other utility and access (ingress & egress) easements will also be incorporated as required.

The survey was accomplished in August and September, 1993, using a Jena 0°00'01" theodolite and a Mac II electronic distance meter.

SURVEYOR'S CERTIFICATE:

I, Bruce A. Shaner, 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 hereon.

Bruce A. Shaner
Bruce A. Shaner, RLS 430

DEDICATION:

Know all people by these presents that Clayton B. Garland and Marjorie E. Garland, husband and wife, are the owners of the land represented hereon and more particularly herein and have voluntarily caused the same to be partitioned and surveyed into parcels as shown on the annexed map.

Clayton B. Garland
Clayton B. Garland

Marjorie E. Garland
Marjorie E. Garland

WATER: Springs

SEWER: Glide Sewer District

WATER RIGHTS: The following are appurtenant to this property:

Application No. 41811, Permit No. 31298 (O. J. & Marian Henson)
Application No. 49096, Permit No. 36829 (David L. & Mayme M. Cota)

COMPREHENSIVE PLAN DESIGNATION: CT

PLANNING DEPT. FILE NO: 93-234

ZONE: C2

APPROVALS:

Keith L. Cubic 10/11/93
Douglas County Planning Dept. Date

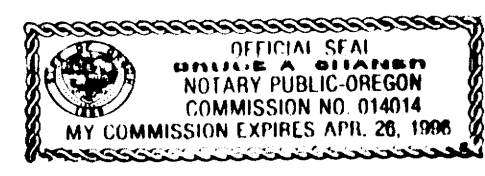
Larry L. Manning DEPT 10-14-93
Douglas County Surveyor Date

ACKNOWLEDGEMENT:

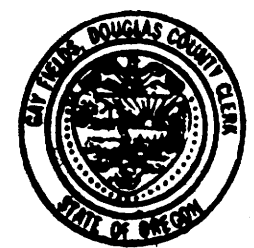
State of Oregon)
County of Douglas) SS

Know all these people by these presents on this 20th day of September, 1993, before me, a Notary Public in and for said State and County, personally appeared Clayton B. Garland and Marjorie E. Garland who being duly sworn did say that they are the identical persons named in the foregoing instrument and that they executed said instrument freely and voluntarily.

Bruce A. Shaner



COUNTY SURVEYORS FILE DATA
DID NOT REMOVE FROM OFFICE



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 OCT 15 11 18 1E

DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Nancy R. Davenport
DEPUTY
FEE pp

93-21053

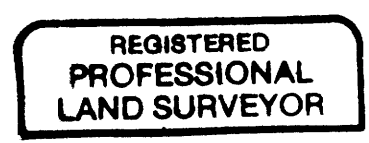
Filed this 15th day of October, 1993.

GAY FIELDS, County Clerk
Douglas County Clerk
by Nancy R. Davenport, Deputy

PLAT OF LAND PARTITION
in Lots 2 & 7, NE 1/4 of Section 11, T26S,
R3W, W.M., Douglas County, Oregon

For: Clayton B. Garland
P. O. Box 156
Idlewild Park, Oregon 97447

By: Shaner Engineering, Inc.
P. O. Box 1430
Roseburg, Oregon 97470



Bruce A. Shaner
REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
BRUCE A. SHANER
430
Expires Dec. 31, 1994

September 24, 1993

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