

1993 - 0083

FILED THIS 3rd DAY OF Nov., 1993

# LAND PARTITION

PRELIMINARY FILE NUMBER: 91-261.

FILED 8

NOV 3 1993

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

Located in the:  
N.E. 1/4, SECTION 33,  
TOWNSHIP 29 SOUTH, RANGE 5 WEST,  
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

LEGAL OWNER OF RECORD AND PARTITIONER:

N. VIOLETTE JEFFERY  
259 RUST LANE  
MYRTLE CREEK, OREGON 97457

GAY FIELDS, County Clerk

COUNTY CLERK

By Nancy R. Davenport, Deputy

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 NOV -3 PM 3:38

GAY FIELDS  
IN THE OFFICIAL RECORD ROOM DOUGLAS COUNTY  
BY Nancy R. Davenport  
DEPUTY  
FEE PP

LEGEND: **93-22425**

- ⊗ FD. 5/8" IRON ROD AS PER M 63-44.
- ⊙ FD. 5/8" IRON ROD AS PER M 100-2.
- ⊘ FD. 3/4" IRON ROD AS PER M 63-44.
- FD. 3/4" IRON ROD AS PER M 66-32.
- ⊗ FD. 3/4" IRON ROD AS PER VOL. 10, PG. 7.
- FD. 1-1/4" IRON PIPE AS PER M 63-44.
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP ATTACHED, MKD. " R. BROWN, PLS 2391 "
- ( ) RECORD AS PER M 66-32.
- \* ( ) RECORD AS PER M 100-2.
- \* ( ( ) RECORD AS PER M 63-44.

TOTAL NUMBER OF PARCELS: THREE (3).  
WATER SUPPLY: TRI CITY WATER DISTRICT  
SEWER DISPOSAL: TRI CITY SANT. DISTRICT  
TAX LOT NUMBERS: 4000, 4200, 4300.  
TAX ACCOUNT NUMBERS: 11834.03, 11834.07, 11834.08  
ZONING: R - I  
COMPREHENSIVE PLAN DESIGNATION: RMD

FINAL PLAT PREPARED BY:

RAYMOND F. BROWN - P.L.S. # 2391  
P. O. BOX 539  
CANYONVILLE, OR. 97417  
Phone: 863 - 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  
LAND SHOWN HEREON, THE BOUNDARIES OF WHICH ARE DESCRIBED AS FOLLOWS:

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

10/02/93  
DATE

LEGAL DESCRIPTION:

BEGINNING AT A 1-1/4 INCH IRON PIPE THAT BEARS NORTH 19° 53' 15" EAST 20.92 FEET FROM THE  
SOUTHEAST CORNER OF LOT 20, SECOND ADDITION TO BRIGGS ACRES ( VOL. 10, PAGE 7 ), DOUGLAS  
COUNTY, OREGON; THENCE SOUTH 53° 21' 18" EAST 54.83 FEET TO A 5/8 INCH IRON ROD; THENCE  
NORTH 35° 52' 10" EAST 115.68 FEET TO A 3/4 INCH IRON ROD; THENCE SOUTH 51° 38' 40" EAST  
85.12 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 38° 04' 40" EAST 253.71 FEET TO A 3/4 INCH  
IRON ROD; THENCE NORTH 53° 05' 41" WEST 134.77 FEET TO A 3/4 INCH IRON ROD; THENCE SOUTH  
38° 12' 09" WEST 117.91 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 38° 11' 12" WEST 249.60  
FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 25 FOOT WIDE ACCESS EASEMENT ALONG THE NORTHWESTERLY BOUNDARY OF  
PARCEL 2 AND PARCEL 3.

WATER RIGHTS:

THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY.

COORDINATE TIE:

THERE IS NO COORDINATE TIE WITHIN LIMITS.

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 63-44 AND M 66-32. THE SOUTHEASTERLY BOUNDARY OF THE PROPERTY AS DEFINED BY  
M 66-32 WAS USED AS " BASIS OF BEARING "

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

APPROVALS:

Keith L. Cubic  
DOUGLAS COUNTY PLANNING DEPARTMENT

10/18/93  
DATE

Nancy E. Manning DEPUTY  
DOUGLAS COUNTY SURVEYOR'S OFFICE

11-3-93  
DATE

DECLARATION:

I, NICOLA V. JEFFERY, BEING FIRST DULY SWORN, DEPOSE AND SAY, THAT I HAVE  
CAUSED THE LANDS DEPICTED HEREON TO BE SURVEYED AS SET FORTH, OF MY  
OWN FREE WILL.

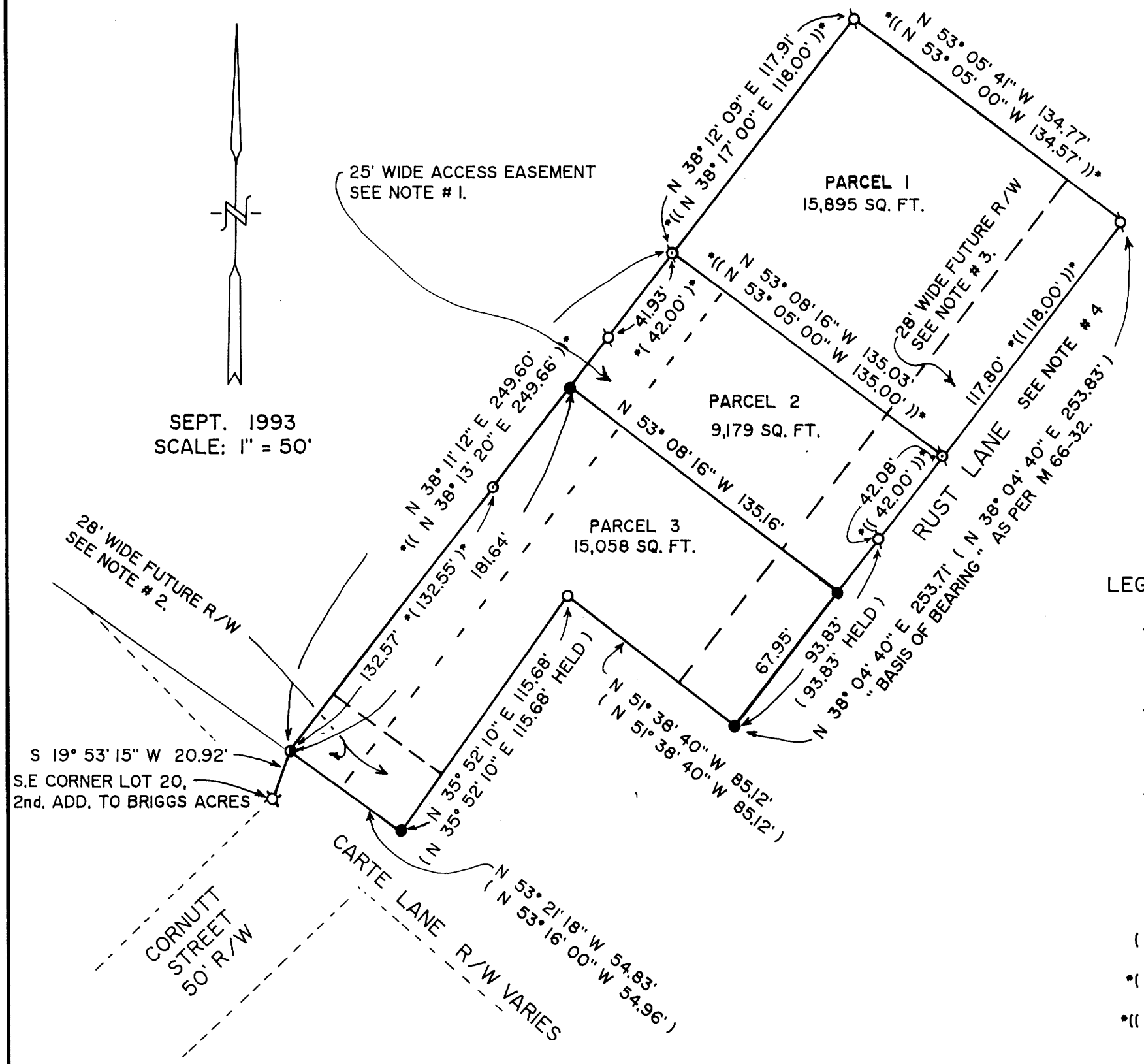
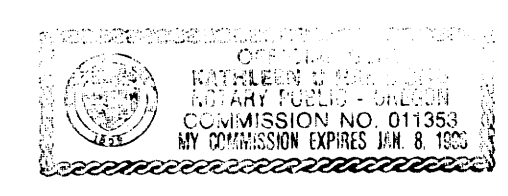
Nicola V. Jeffery  
NICOLA V. JEFFERY

10-5-93  
DATE

ACKNOWLEDGEMENT:

PERSONALLY APPEARED THE ABOVE NAMED NICOLA V. JEFFERY AND  
ACKNOWLEDGED THE FOREGOING DECLARATION TO BE A VOLUNTARY AND FREE ACT.

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



NOTES:

- # 1. THIS EASEMENT IS FOR TEMPORARY ACCESS UNTIL SUCH TIME AS A PUBLIC STREET IS CONSTRUCTED WHICH PROVIDES ACCESS TO THE LANDS OF PARCEL 1 AND PARCEL 2. WHEN PUBLIC ACCESS IS AVAILABLE TO A PARCEL, THIS EASEMENT ACCESS FOR THAT PARCEL SHALL BE RESCINDED AND VACATED.
- # 2. IRREVOCABLE OFFER TO DEDICATE FOR FUTURE PLACEMENT OF CARTE LANE. SEE DEED REFERENCE NUMBER 93-20178, DEED RECORDS, DOUGLAS COUNTY, OREGON.
- # 3. IRREVOCABLE OFFER TO DEDICATE FOR FUTURE PLACEMENT OF RUST LANE. SEE DEED REFERENCE NUMBER 93-20180, DEED RECORDS, DOUGLAS COUNTY, OREGON.
- # 4. RUST LANE HAS NO DEDICATED RIGHT OF WAY AT TIME OF PARTITION.

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