

1993 - 0098 B

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LAND PARTITION

PRELIMINARY FILE NUMBER LP-3-93.

FILED
DEC 28 1993
COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON

Located in the:
N.E. 1/4, SECTION 34 and the S.E. 1/4, SECTION 27,
TOWNSHIP 30 SOUTH, RANGE 5 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON
"CITY OF CANYONVILLE"

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Raymond F. Brown
OREGON
JULY 26, 1989
RAYMOND F. BROWN
2391
EXP. 12/31/93

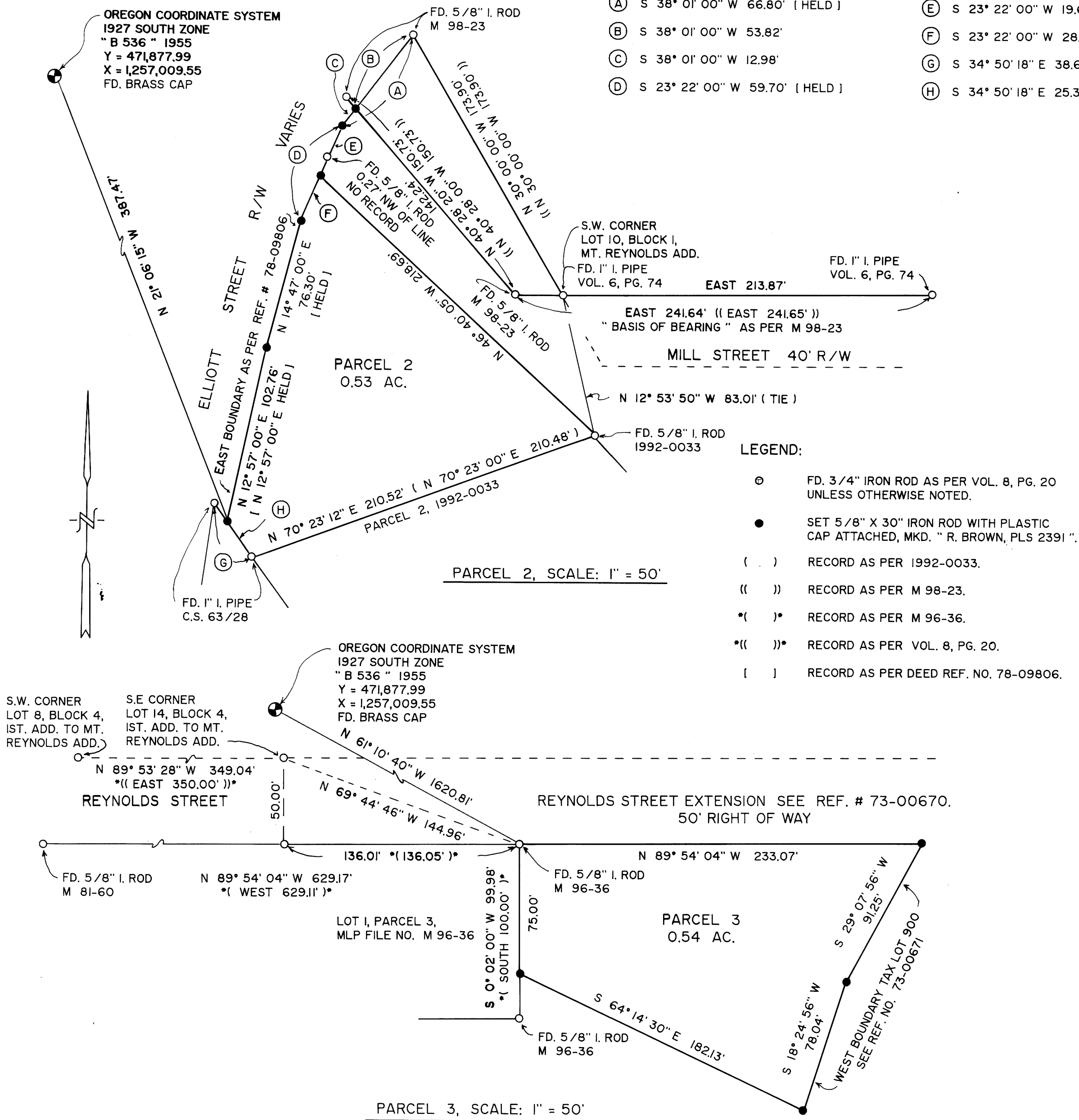
PARTITIONER AND LEGAL OWNER OF RECORD:
REED AND DARLENE GROSS
P. O. BOX 191
CANYONVILLE, OREGON 97417

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

TOTAL NUMBER OF PARCELS: THREE (3)
WATER SUPPLY: CITY OF CANYONVILLE
SEWER DISPOSAL: CITY OF CANYONVILLE
ZONING: R 1/A
COMPREHENSIVE PLAN DESIGNATION: N/A
TAX ACCOUNT NUMBERS: 13576.02 AND 80298.00

BEARING AND DISTANCE TABLE

- | | | | |
|-----|---------------------------------|-----|------------------------|
| (A) | S 38° 01' 00" W 66.80' [HELD] | (E) | S 23° 22' 00" W 19.68' |
| (B) | S 38° 01' 00" W 53.82' | (F) | S 23° 22' 00" W 28.30' |
| (C) | S 38° 01' 00" W 12.98' | (G) | S 34° 50' 18" E 38.67' |
| (D) | S 23° 22' 00" W 59.70' [HELD] | (H) | S 34° 50' 18" E 25.37' |



LEGAL DESCRIPTION:

PARCEL 1
SEE REFERENCE NUMBER 80-8363, DOUGLAS COUNTY DEED RECORDS, LESS PARCELS SOLD AND LESS THE PARCELS DESCRIBED BELOW.

PARCEL 2
BEGINNING AT A 1 INCH IRON PIPE, BEING THE SOUTHWEST CORNER OF LOT 10, BLOCK 1, MT. REYNOLDS ADDITION, CITY OF CANYONVILLE; THENCE SOUTH 12° 53' 50" EAST 83.01 FEET TO A 5/8 INCH IRON ROD AND THE TRUE POINT OF BEGINNING; THENCE NORTH 46° 40' 05" WEST 218.69 FEET TO A 5/8 INCH IRON ROD LOCATED ON THE EASTERLY BOUNDARY OF ELLIOTT STREET; THENCE ALONG SAID EASTERLY BOUNDARY OF ELLIOTT STREET, SOUTH 23° 22' 00" WEST 28.30 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY OF ELLIOTT STREET, SOUTH 14° 47' 00" WEST 76.30 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY OF ELLIOTT STREET, SOUTH 12° 57' 00" WEST 102.76 FEET TO A 5/8 INCH IRON ROD; THENCE LEAVING SAID EASTERLY BOUNDARY OF ELLIOTT STREET AND RUNNING SOUTH 34° 50' 18" EAST 25.37 FEET TO A 1 INCH IRON PIPE; THENCE ALONG THE NORTHERLY BOUNDARY OF PARCEL 2 OF LAND PARTITION 1992-0033, NORTH 70° 23' 12" EAST 210.52 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3
BEGINNING AT A 3/4 INCH IRON ROD, BEING THE SOUTHWEST CORNER OF LOT 14, BLOCK 4, FIRST ADDITION TO MT. REYNOLDS ADDITION, CITY OF CANYONVILLE; THENCE SOUTH 69° 44' 46" EAST 144.96 FEET TO A 5/8 INCH IRON ROD LOCATED ON THE SOUTHERLY BOUNDARY OF REYNOLDS STREET AND THE TRUE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY BOUNDARY OF REYNOLDS STREET, SOUTH 89° 54' 04" EAST 233.07 FEET TO A 5/8 INCH IRON ROD LOCATED ON THE WESTERLY BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN DEED REFERENCE NUMBER 73-00671, DOUGLAS COUNTY DEED RECORDS; THENCE LEAVING SAID SOUTHERLY BOUNDARY AND RUNNING ALONG SAID WESTERLY BOUNDARY OF THAT LAND DESCRIBED IN DEED REFERENCE NUMBER 73-00671, SOUTH 29° 07' 56" WEST 91.25 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY, SOUTH 18° 24' 56" WEST 78.04 FEET TO A 5/8 INCH IRON ROD; THENCE LEAVING SAID WESTERLY BOUNDARY, AND RUNNING NORTH 64° 14' 30" WEST 182.13 FEET TO A 5/8 INCH IRON ROD LOCATED ON THE EASTERLY BOUNDARY OF LOT 1, PARCEL 3 OF MINOR LAND PARTITION M 96-36; THENCE ALONG SAID EASTERLY BOUNDARY OF SAID LOT 1, PARCEL 3, NORTH 0° 02' 00" EAST 75.00 FEET TO THE TRUE POINT OF BEGINNING.

NARRATIVE:

PURPOSE OF THE SURVEY WAS TO CREATE THE PARCELS AS SHOWN. FIELD INVESTIGATION LOCATED THE SAID FOUND CORNERS AND CONDITIONS. CONTROL FOR PARCEL 2 WAS THE EASTERLY BOUNDARY OF ELLIOTT STREET AS DEFINED BY DEED REFERENCE NUMBER 78-09806, DEED RECORDS, ON THE WESTERLY BOUNDARY. CONTROL ON THE SOUTH BOUNDARY WAS THE NORTH BOUNDARY OF PARCEL 2 OF LAND PARTITION 1992-0033. THE EASTERLY BOUNDARY OF PARCEL 2 WAS CONTROLLED BY THE CLIENT.

CONTROL FOR PARCEL 3 WAS THE SOUTHERLY BOUNDARY OF REYNOLDS STREET ON THE NORTH, THE EASTERLY BOUNDARY OF LOT 1, PARCEL 3 OF MINOR LAND PARTITION FILE NUMBER M 96-36 ON THE WEST, THE WESTERLY BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN DEED REFERENCE NUMBER 73-00671, CONTROLLED THE EAST BOUNDARY, AS I HELD THE INTERIOR ANGLES AND DISTANCES OF THE CENTER LINE DESCRIPTION IN SAID REFERENCE NUMBER 73-00671, THEN CALCULATED THE WESTERLY BOUNDARY ALONG THE PARCEL. THE SOUTH BOUNDARY OF PARCEL 3 WAS CONTROLLED BY THE CLIENT.

THE SOUTH BOUNDARY OF BLOCK 1, MT. REYNOLDS ADDITION, AS DEFINED BY M 98-23 WAS USED AS " BASIS OF BEARING " FOR BOTH PARCELS.

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE