

FILED THIS 26<sup>th</sup> DAY OF APRIL, 1994

GAY FIELDS, County Clerk  
COUNTY CLERK



NARRATIVE:

PURPOSE OF THE SURVEY WAS TO CREATE THE PARCELS AS SHOWN. FIELD INVESTIGATION LOCATED THE SAID FOUND CORNERS AND CONDITIONS. CONTROL FOR PARCEL 1 WAS THE NORTH RIGHT OF WAY BOUNDARY OF STATE HIGHWAY NO. 227 ON THE SOUTH SIDE AND CLIENT PLACEMENT CONTROLLED THE OTHER BOUNDARIES. CONTROL FOR PARCEL 2 WAS THE EAST-WEST SOUTH SIXTEENTH LINE ON THE SOUTH, THE SOUTHERLY RIGHT OF WAY BOUNDARY OF SAID STATE HIGHWAY NO. 227 ON THE NORTH, AND M 90-43 CONTROLLED THE WEST BOUNDARY. PLACEMENT OF THE RIGHT OF WAY TO STATE HIGHWAY NO. 227 WAS CONTROLLED BY M 90-43, RIGHT OF WAY MAP NO. 6B-24-5, AND ACTUAL EXISTING CENTER LINE SHOT POINTS OF THE CENTER MEAN TRAVEL WAY. THE EAST-WEST CENTER SECTION LINE FROM THE CENTER QUARTER CORNER TO THE WEST QUARTER CORNER, AS DEFINED BY M 90-43, WAS USED AS "BASIS OF BEARING".

LAND PARTITION

PRELIMINARY FILE NUMBER 93-099

Located in the:  
N.W. 1/4, S.W. 1/4, and the S.E. 1/4 of SECTION 19,  
TOWNSHIP 31 SOUTH, RANGE 1 WEST,  
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

Anne E. Schroeder  
DOUGLAS COUNTY TAX COLLECTOR  
4-25-94  
DATE

APPROVALS:

Keith L. Cubie  
DOUGLAS COUNTY PLANNING DEPT.  
3/31/94  
DATE

Raymond F. Brown  
DOUGLAS COUNTY SURVEYOR'S OFFICE  
4-26-94  
DATE

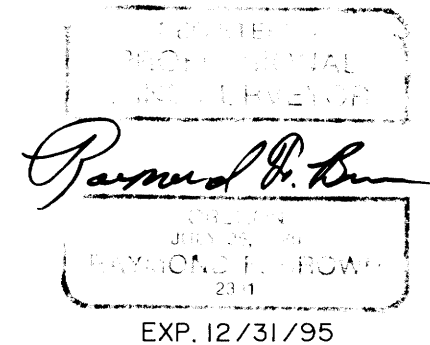
LEGEND:

- FD. 5/8" IRON ROD AS PER M 90-43, UNLESS OTHERWISE NOTED.
- ⊕ FD. BRASS CAP AS NOTED.
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP ATTACHED, MKD. " R. BROWN, PLS 2391 "
- ( ) RECORD AS PER M 90-43.
- \* ( ) RECORD AS PER M 70-23.
- [ ] RECORD AS PER U.S.F.S. ACQUISITION NO. 5460.

PARTITIONER AND LEGAL OWNER OF RECORD:  
GILBERT D. AND OMRE A. BONNEY  
35351 TILLER-TRAIL HIGHWAY  
TILLER, OREGON 97484

TOTAL NUMBER OF PARCELS: THREE (3)  
WATER SUPPLY: WELLS  
SEWER DISPOSAL: SEPTIC  
ZONING: FF  
COMPREHENSIVE PLAN DESIGNATION: FARM FOREST TRANSITIONAL  
TAX ACCOUNT NUMBERS: 14294.02, 14294.03, 14294.05, 14294.06, 14294.08, 14294.09, 14294.00, 14293.06

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



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 AS PARCEL 1 AND PARCEL 2. THE BOUNDARIES OF WHICH ARE DESCRIBED ON PAGE 2.

Raymond F. Brown  
RAYMOND F. BROWN - P.L.S. # 2391  
3/04/94  
DATE

DECLARATION:

WE, GILBERT D. AND OMRE A. BONNEY, BEING FIRST DULY SWORN, DEPOSE AND SAY, THAT WE HAVE CAUSED THE LANDS SHOWN HEREON TO BE SURVEYED AS SET FORTH, OF OUR OWN FREE WILL.

Gilbert D. Bonney  
GILBERT D. BONNEY  
3/7/94  
DATE

Omre A. Bonney  
OMRE A. BONNEY  
3-7-94  
DATE

ACKNOWLEDGEMENT:

PERSONALLY APPEARED THE ABOVE NAMED GILBERT D. AND OMRE A. BONNEY AND ACKNOWLEDGED THE FOREGOING DECLARATION TO BE A VOLUNTARY AND FREE ACT.

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

94 APR 26 AM 9:15

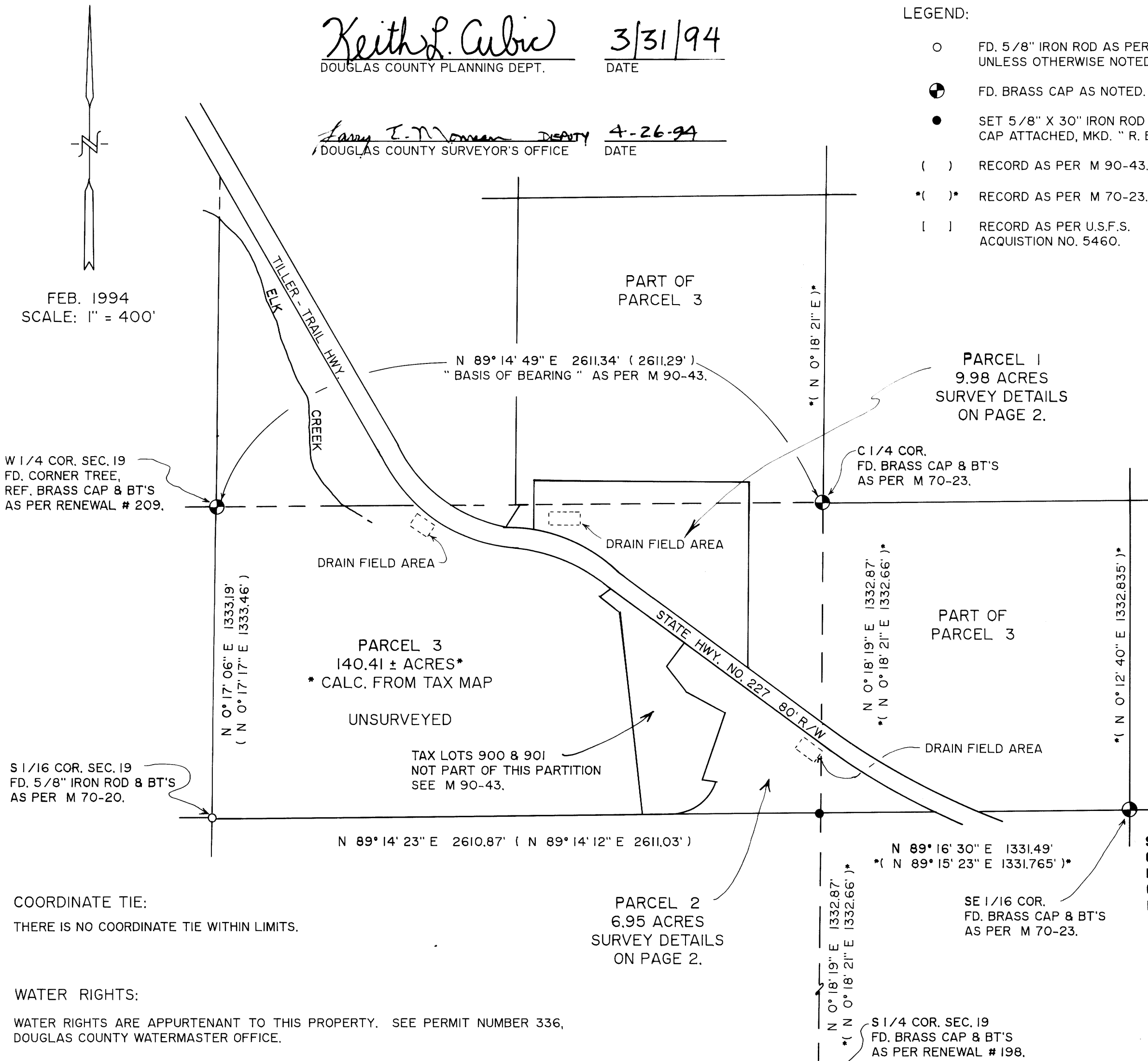
GAY FIELDS  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

Notary Public  
Kathleen C. Hammond

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-8-96

FEE PP  
94-09934



FEB. 1994  
SCALE: 1" = 400'

W 1/4 COR. SEC. 19  
FD. CORNER TREE,  
REF. BRASS CAP & BT'S  
AS PER RENEWAL # 209.

S 1/16 COR. SEC. 19  
FD. 5/8" IRON ROD & BT'S  
AS PER M 70-20.

COORDINATE TIE:  
THERE IS NO COORDINATE TIE WITHIN LIMITS.

WATER RIGHTS:

WATER RIGHTS ARE APPURTENANT TO THIS PROPERTY. SEE PERMIT NUMBER 336,  
DOUGLAS COUNTY WATERMASTER OFFICE.

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

1994 - 0036A

1994 - 0036A

EAST 925.00'

PARCEL J  
9.98 ACRES

LEGEND:

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- FD. BRASS CAP AS NOTED.
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- ( ) RECORD AS PER M 90-43.
- \* ( ) RECORD AS PER M 70-23.
- [ ] RECORD AS PER U.S.F.S. ACQUISITION NO. 5460.

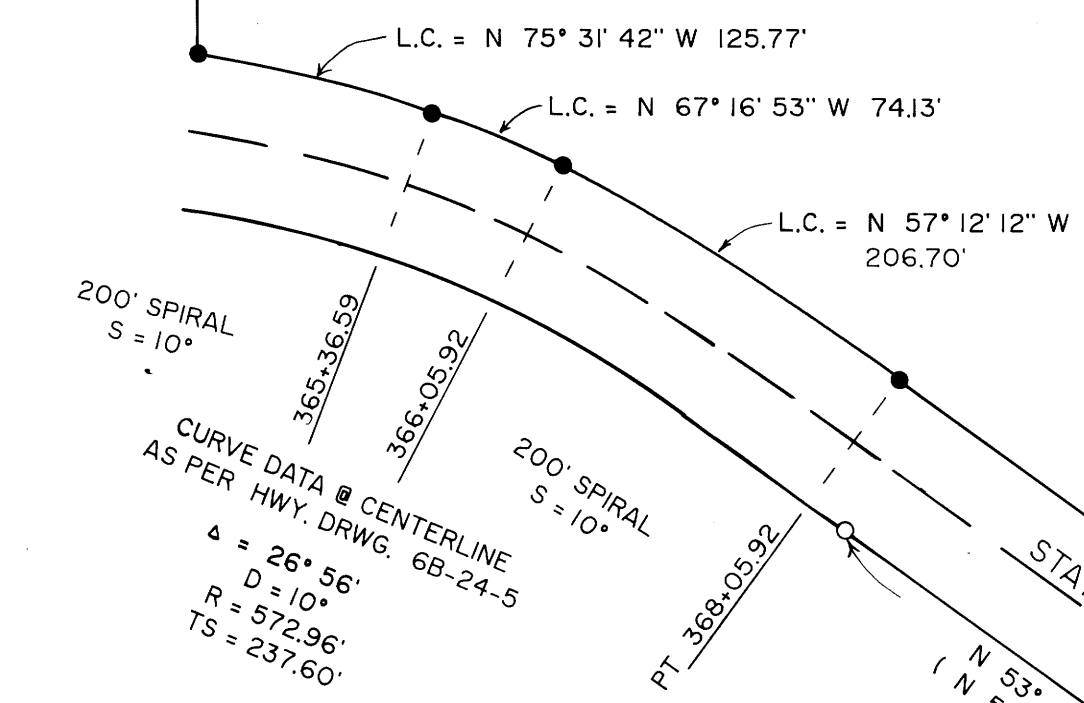
LAND PARTITION

PRELIMINARY FILE NUMBER 93-099

Located in the:  
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WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

PARTITIONER AND LEGAL OWNER OF RECORD:  
GILBERT D. AND OMRE A. BONNEY  
35351 TILLER-TRAIL HIGHWAY  
TILLER, OREGON 97484

TOTAL NUMBER OF PARCELS: THREE (3)  
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SEWER DISPOSAL: SEPTIC  
ZONING: FF  
COMPREHENSIVE PLAN DESIGNATION: FARM FOREST TRANSITIONAL  
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14294.06, 14294.08, 14294.09, 14294.00, 14293.06

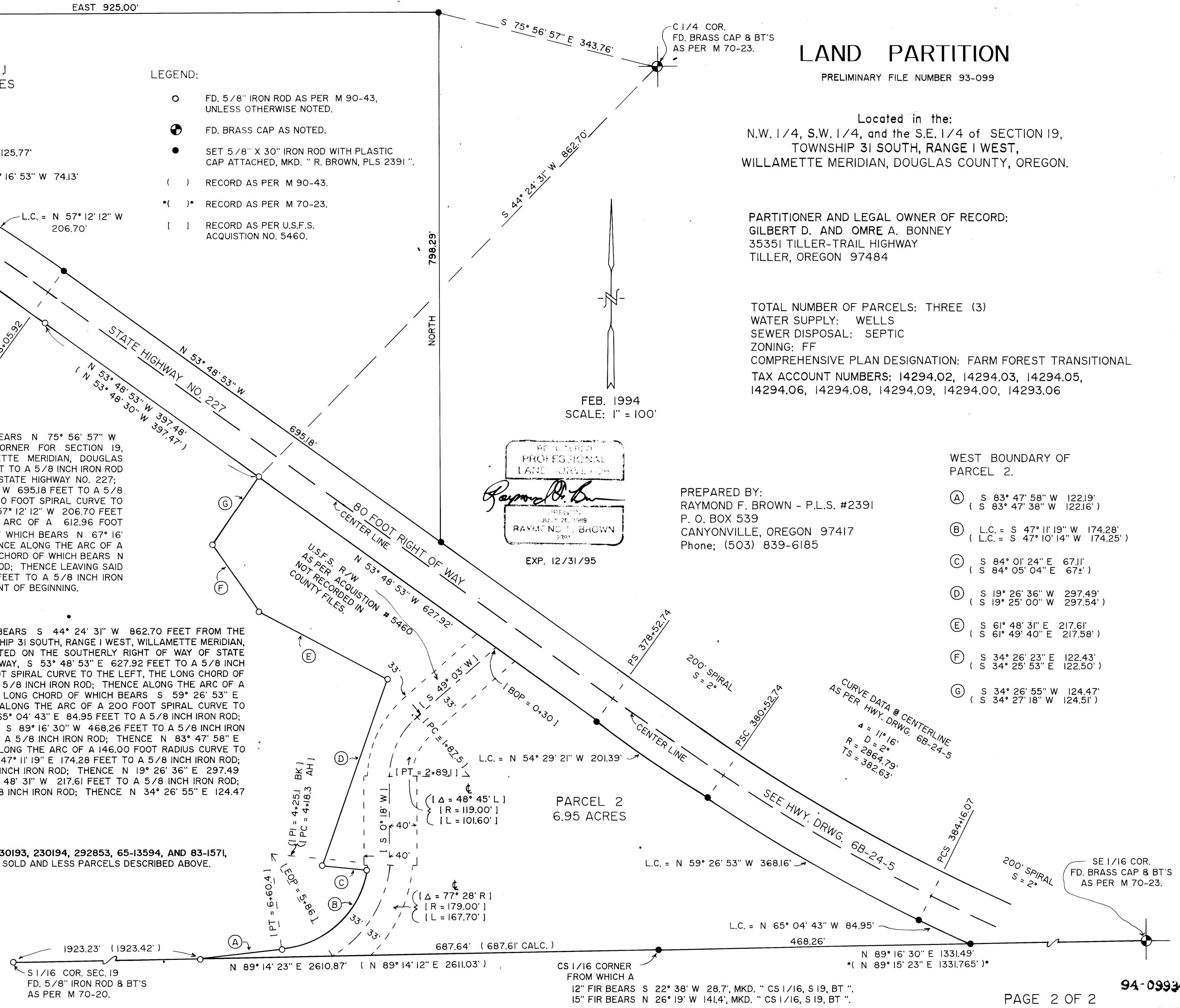


LEGAL DESCRIPTION:

PARCEL 1  
BEGINNING AT A 5/8 INCH IRON ROD THAT BEARS N 75° 56' 57" W 343.76 FEET FROM THE CENTER QUARTER CORNER FOR SECTION 19, TOWNSHIP 31 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE DUE SOUTH 798.29 FEET TO A 5/8 INCH IRON ROD LOCATED ON THE NORTHERLY RIGHT OF WAY OF STATE HIGHWAY NO. 227; THENCE ALONG SAID RIGHT OF WAY, N 53° 48' 53" W 695.18 FEET TO A 5/8 INCH IRON ROD; THENCE ALONG THE ARC OF A 200 FOOT SPIRAL CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS N 57° 12' 12" W 206.70 FEET TO A 5/8 INCH IRON ROD; THENCE ALONG THE ARC OF A 612.96 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS N 67° 16' 53" W 74.13 FEET TO A 5/8 INCH IRON ROD; THENCE ALONG THE ARC OF A 200 FOOT SPIRAL CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS N 75° 31' 42" W 125.77 FEET TO A 5/8 INCH IRON ROD; THENCE LEAVING SAID RIGHT OF WAY AND RUNNING DUE NORTH 215.84 FEET TO A 5/8 INCH IRON ROD; THENCE DUE EAST 925.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2  
BEGINNING AT A 5/8 INCH IRON ROD THAT BEARS S 44° 24' 31" W 862.70 FEET FROM THE CENTER QUARTER CORNER FOR SECTION 19, TOWNSHIP 31 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, SAID POINT IS LOCATED ON THE SOUTHERLY RIGHT OF WAY OF STATE HIGHWAY NO. 227; THENCE ALONG SAID RIGHT OF WAY, S 53° 48' 53" E 627.92 FEET TO A 5/8 INCH IRON ROD; THENCE ALONG THE ARC OF A 200 FOOT SPIRAL CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS S 54° 29' 21" E 201.39 FEET TO A 5/8 INCH IRON ROD; THENCE ALONG THE ARC OF A 2904.79 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS S 59° 26' 53" E 368.16 FEET TO A 5/8 INCH IRON ROD; THENCE ALONG THE ARC OF A 200 FOOT SPIRAL CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS S 65° 04' 43" E 84.95 FEET TO A 5/8 INCH IRON ROD; THENCE LEAVING SAID RIGHT OF WAY AND RUNNING S 89° 16' 30" W 468.26 FEET TO A 5/8 INCH IRON ROD; THENCE S 89° 14' 23" W 687.64 FEET TO A 5/8 INCH IRON ROD; THENCE N 83° 47' 58" E 122.19 FEET TO A 5/8 INCH IRON ROD; THENCE ALONG THE ARC OF A 146.00 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS N 47° 11' 19" E 174.28 FEET TO A 5/8 INCH IRON ROD; THENCE N 84° 01' 24" W 67.11 FEET TO A 5/8 INCH IRON ROD; THENCE N 19° 26' 36" E 297.49 FEET TO A 5/8 INCH IRON ROD; THENCE N 61° 48' 31" W 217.61 FEET TO A 5/8 INCH IRON ROD; THENCE N 34° 26' 23" W 122.43 FEET TO A 5/8 INCH IRON ROD; THENCE N 34° 26' 55" E 124.47 FEET TO THE POINT OF BEGINNING.

PARCEL 3  
SEE REFERENCE NUMBERS VOL. 114, PG. 166, 230193, 230194, 292853, 65-13594, AND 83-1571, DOUGLAS COUNTY DEED RECORDS, LESS PARCELS SOLD AND LESS PARCELS DESCRIBED ABOVE.



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Raymond F. Brown*  
JULY 22, 1989  
RAYMOND F. BROWN  
2391  
EXP. 12/31/95

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

- WEST BOUNDARY OF  
PARCEL 2.
- (A) S 83° 47' 58" W 122.19'  
( S 83° 47' 38" W 122.16' )
  - (B) L.C. = S 47° 11' 19" W 174.28'  
( L.C. = S 47° 10' 14" W 174.25' )
  - (C) S 84° 01' 24" E 67.11'  
( S 84° 05' 04" E 67.2' )
  - (D) S 19° 26' 36" W 297.49'  
( S 19° 25' 00" W 297.54' )
  - (E) S 61° 48' 31" E 217.61'  
( S 61° 49' 40" E 217.58' )
  - (F) S 34° 26' 23" E 122.43'  
( S 34° 25' 53" E 122.50' )
  - (G) S 34° 26' 55" W 124.47'  
( S 34° 27' 18" W 124.51' )