

FILED THIS 9TH DAY OF SEPTEMBER, 1994

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

LAND PARTITION

PRELIMINARY FILE NUMBER LP-I-94.

Located in the:
S.W. 1/4, SECTION 27,
TOWNSHIP 30 SOUTH, RANGE 5 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON
" CITY OF CANYONVILLE "
" PARCEL I, M.L.P. # 1991 - 0073 "

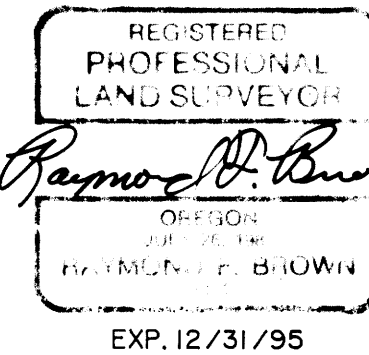
LEGAL OWNER OF RECORD AND PARTITIONER:

RICHARD B. BALL
2294 AZALEA-GLEN ROAD
AZALEA, OREGON 97410
Phone: (503) 837-3566

TOTAL NUMBER OF PARCELS: TWO (2)
WATER SUPPLY: CITY OF CANYONVILLE
SEWER DISPOSAL: CITY OF CANYONVILLE
ZONING: R 1/A
TAX ACCOUNT NUMBER: 80260.00

SURVEYED BY:

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



LEGEND:

- FD. 5/8" IRON ROD AS PER 1991-0073.
- ⊙ FD. 5/8" IRON ROD AS PER STATE HIGHWAY R/W.
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP ATTACHED, MKD. " R. BROWN, PLS 2391 "
- () RECORD AS PER 1991-0073.

NARRATIVE:

PURPOSE OF THE SURVEY WAS TO CREATE THE PARCELS AS SHOWN. FIELD INVESTIGATION LOCATED THE SAID FOUND CORNERS AND CONDITIONS. THE EXTERIOR BOUNDARY OF PARCEL I, MAJOR LAND PARTITION FILE # 1991-0073 CONTROLLED THE SURVEY, WITH THE NORTHWESTERLY BOUNDARY OF SAID PARCEL I, AS DEFINED BY MAJOR LAND PARTITION FILE # 1991-0073, USED AS " BASIS OF BEARING ". IT IS THE INTENT OF THE PARTITIONER, THAT THE THREE 30 FOOT WIDE ROAD AND UTILITY EASEMENTS BECOME PART OF AN EXTENSION OF SECOND STREET THAT WILL END IN THE CUL-DE-SAC SHOWN, AT A LATER DATE.

WATER RIGHTS:

THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY.

NOTE:

SEE REFERENCE NUMBER 88-9197, DEED RECORDS, DOUGLAS COUNTY, OREGON FOR EXISTING EASEMENTS AND RIGHT OF WAY.

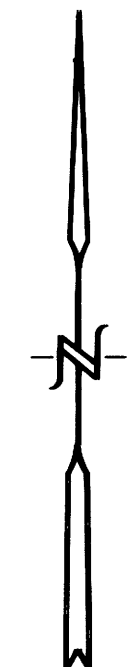
NOTES:

1. EXISTING 30 FOOT WIDE ROAD AND UTILITY EASEMENT SEE MAJOR LAND PARTITION FILE # 1991-0073.
2. NEW 30 FOOT WIDE ROAD AND UTILITY EASEMENT AS PER THIS PARTITION.
3. AREA OF SECOND STREET EXTENSION (FOR FUTURE USE) SEE REFERENCE NUMBER 91-15040, DEED RECORDS, DOUGLAS COUNTY, OREGON FOR IRREVOCABLE PETITION FOR IMPROVEMENTS.

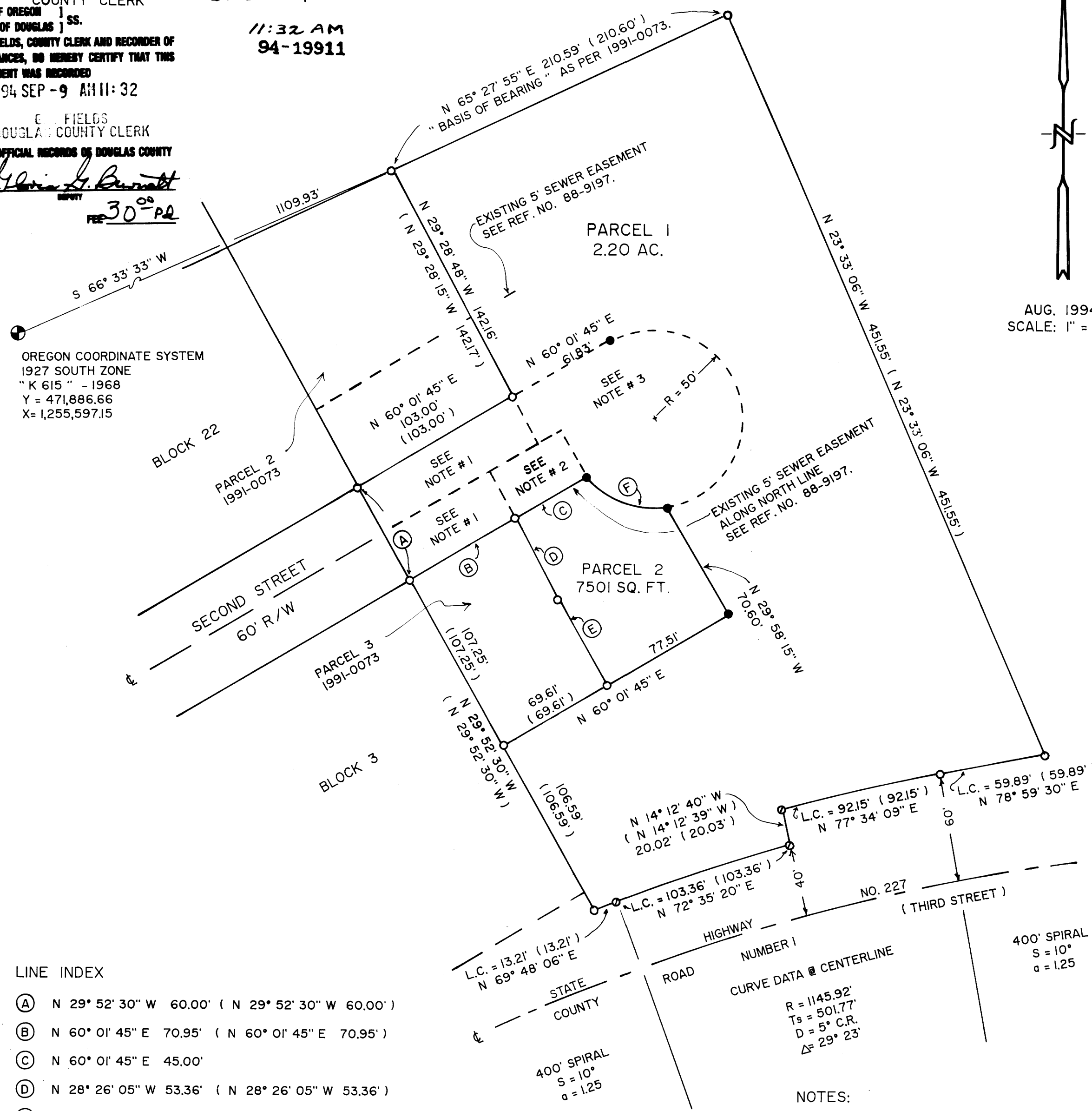
STATE OF OREGON
COUNTY OF DOUGLAS } SS.
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF
CONVEYANCES, DO HEREBY CERTIFY THAT THIS
INSTRUMENT WAS RECORDED
94 SEP -9 AM 11:32

GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Alvin G. Burnett
DEPUTY
FEB 30⁰⁰-PA

11:32 AM
94-19911



AUG. 1994
SCALE: 1" = 50'



LINE INDEX

- (A) N 29° 52' 30" W 60.00' (N 29° 52' 30" W 60.00')
- (B) N 60° 01' 45" E 70.95' (N 60° 01' 45" E 70.95')
- (C) N 60° 01' 45" E 45.00'
- (D) N 28° 26' 05" W 53.36' (N 28° 26' 05" W 53.36')
- (E) N 29° 52' 30" W 53.91' (N 29° 52' 30" W 53.91')
- (F) R = 50.00', T = 27.36', L = 50.06'
L.C. BEARS N 70° 11' 13" W 48.00'

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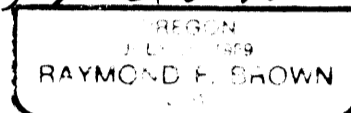
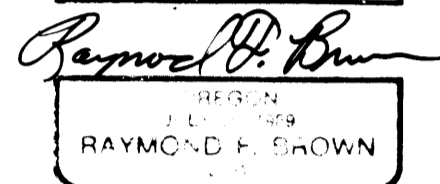
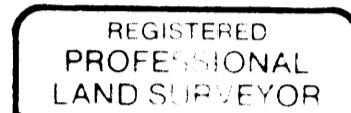
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WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

" CITY OF CANYONVILLE "
" PARCEL I, M.L.P. # 1991-0073 "

LEGAL OWNER OF RECORD AND PARTITIONER:

RICHARD B. BALL
2294 AZALEA-GLEN ROAD
AZALEA, OREGON 97410
Phone: (503) 837-3566



EXP. 12/31/95

SURVEYED BY:

RAYMOND F. BROWN - P.L.S. # 2391
P.O. BOX 539
CANYONVILLE, OREGON 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 HEREON, THE BOUDARIES OF WHICH ARE DESCRIBED AS FOLLOWS.

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

8/15/94
DATE

LEGAL DESCRIPTION:

BEGINNING AT A 5/8 INCH IRON ROD AT THE SOUTHEAST CORNER OF BLOCK 22, CITY OF CANYONVILLE; THENCE SOUTH 29° 52' 30" EAST 60.00 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 60° 01' 45" EAST 70.95 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 28° 26' 05" EAST 53.36 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 29° 52' 30" EAST 53.91 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 60° 01' 45" WEST 69.61 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 29° 52' 30" EAST 106.59 FEET TO A 5/8 INCH IRON ROD LOCATED ON THE NORTHERLY RIGHT OF WAY OF DOUGLAS COUNTY ROAD NUMBER 1 (THIRD STREET); THENCE ALONG SAID RIGHT OF WAY, ALONG THE ARC OF A PORTION OF A 400 FOOT SPIRAL CURVE, THE LONG CHORD OF WHICH BEARS NORTH 69° 48' 06" EAST 13.21 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID RIGHT OF WAY, ALONG THE ARC OF A 1185.92 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS NORTH 72° 35' 20" EAST 103.36 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID RIGHT OF WAY, NORTH 14° 12' 40" WEST 20.02 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID RIGHT OF WAY, ALONG THE ARC OF A 1205.92 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS NORTH 77° 34' 09" EAST 92.15 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID RIGHT OF WAY, ALONG THE ARC OF A PORTION OF A 400 FOOT SPIRAL CURVE, THE LONG CHORD OF WHICH BEARS NORTH 78° 59' 30" EAST 59.89 FEET TO A 5/8 INCH IRON ROD; THENCE LEAVING SAID RIGHT OF WAY AND RUNNING NORTH 23° 33' 06" WEST 451.55 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 65° 27' 55" WEST 210.59 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 29° 28' 48" EAST 142.16 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 60° 01' 45" WEST 103.00 FEET TO THE POINT OF BEGINNING.

RESERVING THEREFROM AND SUBJECT TO THE 30 FOOT WIDE ROAD AND UTILITY EASEMENTS DESCRIBED IN PARCEL 2 AND 3 OF MAJOR LAND PARTITION NO. 1991-0073.
SUBJECT TO A 30 FOOT WIDE ROAD AND UTILITY EASEMENT THE SOUTH BOUNDARY OF WHICH IS DESCRIBED AS THE FOLLOWING.

BEGINNING AT A 5/8 INCH IRON ROD THAT BEARS NORTH 60° 01' 45" EAST 70.95 FEET FROM THE NORTHEAST CORNER OF BLOCK 3, CITY OF CANYONVILLE, SAID BEGINNING POINT IS ALSO THE NORTHWEST CORNER OF PARCEL 2 OF THIS PARTITION; THENCE ALONG THE NORTHWEST BOUNDARY OF PARCEL 2 OF THIS PARTITION, NORTH 60° 01' 45" EAST 45.00 FEET TO A 5/8 INCH IRON ROD LOCATED AT THE NORTHEAST CORNER OF SAID PARCEL 2 OF THIS PARTITION AND THERE TERMINATING.

DECLARATION:

I, JUDITH A. GUERTIN, 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.

Judith A. Guertin
JUDITH A. GUERTIN 8/24/94
DATE

ACKNOWLEDGEMENT:

PERSONALLY APPEARED THE ASIDE NAMED JUDITH A. GUERTIN AND ACKNOWLEDGED THE FOREGOING DECLARATION TO BE A VOLUNTARY AND FREE ACT.

E. J. O'Neal
NOTARY PUBLIC
MY COMMISSION EXPIRES Oct. 12, 1996

DECLARATION:

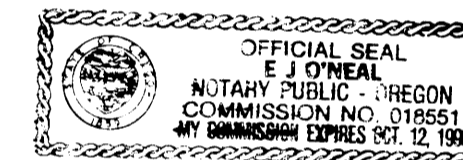
I, RICHARD B. BALL, BEING FIRST DULY SWORN, DEPOSE AND SAY, THAT I HAVE CAUSED THE LANDS DEPICTED HEREON TO BE SURVEYED AS SET FORTH, OF MY OWN FREE WILL.

Richard B. Ball
RICHARD B. BALL 8/17/94
DATE

ACKNOWLEDGEMENT:

PERSONALLY APPEARED THE ABOVE NAMED RICHARD B. BALL AND ACKNOWLEDGED THE FOREGOING DECLARATION TO BE A VOLUNTARY AND FREE ACT.

E. J. O'Neal
NOTARY PUBLIC
MY COMMISSION EXPIRES Oct. 12, 1996



APPROVALS:

Donald M. McKinley
CANYONVILLE PLANNING COMMISSION CHAIR 8/19/94
DATE

Nackie Krause
CANYONVILLE PLANNING COMMISSION SECRETARY 8/18/94
DATE

Larry F. Moman
DOUGLAS COUNTY SURVEYOR'S OFFICE DEPUTY 9-9-94
DATE

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 9/9/94
DATE

DECLARATION:

I, CAROL NELSON SUMERLIN, 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.

Carol Nelson Sumerlin
CAROL NELSON SUMERLIN 9/7/94
DATE

ACKNOWLEDGEMENT:

PERSONALLY APPEARED THE ASIDE NAMED CAROL NELSON SUMERLIN AND ACKNOWLEDGED THE FOREGOING DECLARATION TO BE A VOLUNTARY AND FREE ACT.

Licky Phee
NOTARY PUBLIC
MY COMMISSION EXPIRES 5/1/98

