

LAND PARTITION IN THE EAST 1/2 SECTION 22 T. 29 S. R. 5 W. W.M.

SURVEY NARRATIVE

PURPOSE: TO PARTITION PARCEL 1 PER LAND PARTITION 1993-0009 INTO 2 PARCELS.

BOUNDARY CONTROL:

SOUTHERLY LINE: NO ORIGINAL MONUMENTS WERE FOUND PER DEED VOLUME 148, PAGE 246. I ADOPTED THE 1" IRON PIPE (NO RECORD) AS THE BEST EVIDENCE OF THE PROPERTY LINE. AN OLD FENCE CORNER WITH A 1/2" IRON PIPE LYING LOOSELY IN THE GROUND WAS FOUND AS SHOWN ON THE PLAT. RECORD DISTANCE AND BEARING WAS HELD FROM THE 1" IRON PIPE TO THE CENTER OF NORTH MYRTLE CREEK. THE DEED PER VOLUME 442, PAGE 100 WAS HELD AS DETERMINED BY FOUND RIGHT-OF-WAY MONUMENTS.

EASTERLY LINE: RECORD POSITIONS PER LP 1993-0009 FROM THE EAST 1/4 CORNER WERE HELD. A CLOSING COURSE WAS ADDED TO MEET THE SOUTHERLY LINE. A MINOR ADJUSTMENT WAS MADE TO CLOSE TO SURVEY M94-75. PARCEL 1 OF M94-75 WAS HELD AS SHOWN.

NORTHERLY AND WESTERLY LINES ARE HELD RECORD COURSES PER COUNTY ROAD RIGHT-OF-WAY MAP DATED 2/68. EVIDENCE FROM WILMARO PARK WAS USED TO RECONSTRUCT THE VACATED PART OF OLD NORTH MYRTLE ROAD AND THE PARTS OF LOTS 5, 6, AND 7 OF BLOCK 2 OF WILMARO PARK SUBDIVISION.

EQUIPMENT: LIETZ T60D THEODOLITE, BEETLE EDM, 100' STEEL TAPE.

DECLARATION AND DEDICATION:

I, MARLIN COX JR., PRESIDENT OF GREEN VALLEY INVESTMENT CO., AN OREGON CORPORATION, FIRST BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CAUSED THE LANDS DEPICTED HEREON TO BE SURVEYED AND DIVIDED AS SHOWN ON THE ANNEXED PLAT, AND THAT I DEDICATE THE EASEMENTS AS SHOWN ON THE ANNEXED PLAT, ALL OF MY OWN FREE WILL.

MARLIN COX JR.
DATE

12-7-94
DATE

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED MARLIN COX JR., PRESIDENT OF GREEN VALLEY INVESTMENT CO., AND ACKNOWLEDGED THE FOREGOING TO BE A VOLUNTARY AND FREE ACT.

Shirley B. Hays
NOTARY PUBLIC

12-7-94
DATE

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

Vickery Van Laner deputy
DOUGLAS COUNTY TAX COLLECTOR
DATE 12-12-94

WATER RIGHTS:
SEE CERTIFICATES 20513 AND 20514 OF DOUGLAS COUNTY WATERMASTER'S OFFICE

SURVEYOR'S CERTIFICATE

I, WILLIAM J. RUPPERT, SAY THAT THE ACCOMPANYING LAND PARTITION MAP HAS BEEN CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS, AND THE DESCRIPTION FOR THE BOUNDARY OF THE ACCOMPANYING PLAT IS AS FOLLOWS:

A PARCEL OF LAND IN SECTION 22, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, IN DOUGLAS COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD ON THE SOUTHERLY RIGHT OF WAY OF NORTH MYRTLE COUNTY ROAD No. 15, BEING 35 FEET RIGHT FROM CENTERLINE STATION 38+00, SAID POINT OF BEGINNING ALSO BEING NORTH 65° 24' 24" WEST 1317.46 FEET FROM THE EAST 1/4 CORNER OF SAID SECTION 22; THENCE RUNNING ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID COUNTY ROAD NORTH 64° 18' 00" EAST 78.01 FEET TO A 5/8" IRON ROD; THENCE ALONG THE WESTERLY LINE OF THE LAND DESCRIBED IN BOOK 1017, PAGE 615 OF DOUGLAS COUNTY DEED RECORDS SOUTH 00° 09' 14" EAST 145.18 FEET TO A 7/8" IRON ROD; THENCE SOUTH 04° 55' 13" WEST 171.86 FEET TO A 5/8" IRON ROD; THENCE SOUTH 37° 59' 29" EAST 98.66 FEET TO A 7/8" IRON ROD; THENCE SOUTH 66° 00' 50" EAST 81.41 FEET TO A 5/8" IRON ROD; THENCE CONTINUING SOUTH 66° 00' 50" EAST 39.87 FEET TO THE CENTER OF NORTH MYRTLE CREEK; THENCE SOUTH 29° 07' 53" WEST 59.99 FEET; THENCE SOUTH 66° 00' 50" EAST 40.38 FEET TO A 5/8" IRON ROD; THENCE SOUTH 35° 20' 07" WEST 172.39 FEET; THENCE SOUTH 42° 32' 03" WEST 396.56 FEET; THENCE SOUTH 30° 25' 01" WEST 36.26 FEET; THENCE SOUTH 26° 41' 40" WEST 138.57 FEET; THENCE SOUTH 24° 02' 59" WEST 10.88 FEET TO THE NORTHERLY LINE OF THE LAND DESCRIBED IN VOL. 148, PAGE 246 OF DOUGLAS COUNTY DEED RECORDS; THENCE ALONG THE NORTHERLY LINE OF THE LAND DESCRIBED IN SAID DEED PER VOL. 148, PAGE 246 NORTH 81° 22' 30" WEST 56.70 FEET TO A 5/8" IRON ROD; THENCE CONTINUING ON SAID NORTHERLY LINE NORTH 81° 22' 30" WEST 171.56 FEET TO A 5/8" IRON ROD AT THE EASTERLY RIGHT-OF-WAY OF SAID NORTH MYRTLE COUNTY ROAD AS DESCRIBED IN DEED VOL. 422, PAGE 100 OF DOUGLAS COUNTY DEED RECORDS; THENCE ALONG THE EASTERLY AND NORTHERLY LINE OF THE LAND DESCRIBED IN SAID DEED PER VOL. 422, PAGE 100 NORTH 23° 15' 00" EAST 12.40 FEET TO A 5/8" IRON ROD, THENCE NORTH 58° 59' 05" WEST 25.23 FEET TO A 5/8" IRON ROD; THENCE NORTH 58° 59' 05" WEST 85.78 FEET TO A 5/8" IRON ROD; THENCE SOUTH 86° 41' 06" WEST 22.36 FEET TO A 5/8" IRON ROD; THENCE NORTH 66° 45' 00" WEST 3.58 FEET TO A 5/8" IRON ROD AT THE EASTERLY RIGHT-OF-WAY OF SAID NORTH MYRTLE ROAD; THENCE ALONG SAID RIGHT-OF-WAY NORTH 24° 39' 47" EAST 15.71 FEET TO A 5/8" IRON ROD, NORTH 05° 50' 46" EAST 130.68 FEET TO A 5/8" IRON ROD, NORTH 12° 08' 10" EAST 266.47 FEET TO A 5/8" IRON ROD, SOUTH 77° 51' 50" EAST 20.00 FEET TO A 5/8" IRON ROD, AND 49.62 FEET ON THE ARC OF A 763.51 FOOT RADIUS CURVE RIGHT HAVING A CHORD BEARING NORTH 14° 00' 35" EAST 49.61 FEET TO A 5/8" IRON ROD; THENCE SOUTH 87° 57' 45" EAST 46.38 FEET TO A 5/8" IRON ROD AT THE VACATED CENTER LINE OF OLD NORTH MYRTLE ROAD; THENCE ALONG THE CENTER LINE OF SAID VACATED ROAD WAY NORTH 27° 07' 55" EAST 33.13 FEET TO A 5/8" IRON ROD; THENCE ALONG THE CENTER LINE OF SAID VACATED ROAD WAY NORTH 27° 07' 55" EAST 319.88 FEET TO A 5/8" IRON ROD; THENCE 60.94 FEET ALONG THE ARC OF A 197.57 FOOT CURVE RIGHT HAVING A CHORD BEARING NORTH 35° 58' 11" EAST 60.70 FEET TO A 5/8" IRON ROD; THENCE ALONG THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF WILMARO PARK SUBDIVISION NORTH 47° 52' 45" WEST 10.63 FEET TO THE EASTERLY RIGHT-OF-WAY OF NORTH MYRTLE ROAD; THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF NORTH MYRTLE ROAD 202.07 FEET ON THE ARC OF A 763.51 FOOT CURVE RIGHT HAVING A CHORD BEARING NORTH 56° 44' 37" EAST 201.48 FEET TO A 5/8" IRON ROD; THENCE ALONG SAID RIGHT-OF-WAY NORTH 64° 18' 00" EAST 63.08 FEET TO A 5/8" IRON ROD; THENCE ALONG SAID RIGHT-OF-WAY NORTH 25° 42' 00" WEST 20.00 FEET TO THE POINT OF BEGINNING.

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

94 DEC 13 11 59 AM

CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

Gloria G. Burnett
DEPUTY
FEE 45.00

FILED THIS 13th DAY OF DECEMBER 1994

GAY FIELDS, County Clerk Gloria G. Burnett
DOUGLAS COUNTY CLERK BY: DEPUTY

9:33 AM 94-25658

APPROVALS:



James A. Sheldahl
PLANNING COMMISSION
JBC
CITY ADMINISTRATOR
Sunny E. Monahan
COUNTY SURVEYOR DEPUTY

12-7-94

DATE

12-7-94

DATE

12-12-94

DATE

SHEET 3 OF 3

94-25658

PARTITIONER & OWNER
GREEN VALLEY INVESTMENTS CO.
1421 NORTH MYRTLE RD.
MYRTLE CREEK, OR 97457

SURVEYED BY: CITY OF MYRTLE CREEK
WILLIAM J. RUPPERT
P.O. BOX 940
MYRTLE CREEK, OR 97457
OCTOBER 1994

REGISTERED
OREGON
LAND SURVEYOR

William J. Ruppert
JULY 12, 1968
WILLIAM J. RUPPERT
866

MY REGISTRATION
EXPIRES 12/31/1994

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE