

LAND PARTITION

PRELIMINARY FILE NUMBER 92-085

Located in the:
N.E. 1/4, SECTION 7 and the S.E. 1/4, SECTION 6,
TOWNSHIP 30 SOUTH, RANGE 5 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON
"PART OF LOT 1 THROUGH LOT 8,
WEAVER FRUIT FARMS, PLAT A. (VACATED)"

LEGAL DESCRIPTION:

BEGINNING AT A 1 INCH IRON PIPE LOCATED AT THE NORTHEAST CORNER OF LOT II, SCHMOLL PLAT "A"; THENCE NORTH 1° 14' 17" WEST 40.03' TO A 5/8 INCH IRON ROD; THENCE NORTH 89° 25' 21" WEST 50.02 FEET TO A 1/2 INCH IRON PIPE; THENCE SOUTH 1° 15' 53" EAST 39.94 FEET TO A 5/8 INCH IRON ROD LOCATED ON THE NORTH BOUNDARY OF SAID LOT II; THENCE ALONG SAID NORTH BOUNDARY OF SAID LOT II, NORTH 89° 18' 50" WEST 86.82 FEET TO A 5/8 INCH IRON ROD LOCATED ON THE EASTERLY RIGHT OF WAY OF INTERSTATE HIGHWAY NUMBER 5; THENCE ALONG SAID EASTERLY RIGHT OF WAY, NORTH 9° 25' 59" EAST 3.45 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY, NORTH 17° 21' 51" EAST 1033.13 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY, ALONG THE ARC OF A 400 FOOT SPIRAL CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS NORTH 17° 58' 08" EAST 394.65 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY, ALONG THE ARC OF A 5579.58 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS NORTH 21° 09' 33" EAST 359.00 FEET TO A 5/8 INCH IRON ROD; THENCE LEAVING SAID EASTERLY RIGHT OF WAY AND RUNNING SOUTH 0° 20' 00" WEST 1705.80 FEET TO A 1 INCH IRON PIPE; THENCE NORTH 89° 22' 33" WEST 413.52 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 30 FOOT WIDE ROAD AND UTILITY EASEMENT THROUGH PARCEL 3, THE CENTER LINE OF WHICH IS DESCRIBED AS THE FOLLOWING.

BEGINNING AT A POINT ON THE SOUTH BOUNDARY OF PARCEL 2, SAID POINT BEARS WEST 237.37 FEET FROM THE SOUTHEAST CORNER OF SAID PARCEL 2; THENCE SOUTH 17° 21' 51" WEST 180.00 FEET MORE OR LESS TO A POINT LOCATED ON THE NORTH RIGHT OF WAY OF THE FUTURE PLACEMENT OF THE TAYLOR AVE. EXTENTION AND THERE TERMINATING

WATER RIGHTS:

THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY.

NOTES:

1. PARCEL 1 IS TO BE ADDED TO THE SOUTH UMPQUA SCHOOL DISTRICT NUMBER 19 PROPERTY EAST OF THE EAST BOUNDARY OF SAID PARCEL 1. NO ACCESS PROVIDED IN THIS PARTITION.
2. AT POINT FOUND 1/2 INCH IRON PIPE AS PER M 64-35. PIPE IS BADLY BENT, SPUN AND REPLACED WITH 5/8 INCH IRON ROD.
3. IRREVOCABLE OFFER TO DEDICATE FOR FUTURE PLACEMENT OF TAYLOR AVE., SEE DEED REFERENCE NUMBER 94-15508, DEED RECORDS, DOUGLAS COUNTY, OREGON.

DECLARATION:

I, DELBERT BLANCHARD, 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.

Delbert Blanchard 10-26-94
DELBERT BLANCHARD DATE

ACKNOWLEDGEMENT:

PERSONALLY APPEARED THE ABOVE NAMED DELBERT BLANCHARD AND ACKNOWLEDGED THE FOREGOING TO BE A VOLUNTARY AND FREE ACT.

Debra Sutek
NOTARY PUBLIC
MY COMMISSION EXPIRES 7-20-97

PARTITIONER AND LEGAL OWNER OF RECORD:
DELBERT BLANCHARD
6640 SOUTH MYRTLE ROAD
MYRTLE CREEK, OR. 97457

TOTAL NUMBER OF PARCELS: THREE (3)
WATER SUPPLY: TRI CITY WATER DISTRICT
SEWER DISPOSAL: TRI CITY SANT. DISTRICT
ZONING: R-1
COMPREHENSIVE PLAN DESIGNATION: R. M. D.
TAX ACCOUNT NUMBERS: 13377.05 & 13377.06
TAX LOT NUMBERS: 400 & 401

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



APPROVALS:

Keith L. Cubic 11/2/94
DOUGLAS COUNTY PLANNING DEPARTMENT DATE

Janet R. Sundeen 12/1/94
DOUGLAS COUNTY SURVEYOR'S OFFICE DATE

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

Chona B. Long deputy 12/20/94
DOUGLAS COUNTY TAX COLLECTOR DATE

NARRATIVE:

THE PURPOSE OF THE SURVEY WAS TO CREATE THE PARCELS AS SHOWN. FIELD INVESTIGATION LOCATED THE SAID FOUND CORNERS AND CONDITIONS. CONTROL FOR THE SURVEY WAS THE EASTERLY RIGHT OF WAY BOUNDARY OF INTERSTATE HIGHWAY NUMBER 5 ON THE WEST SIDE, THE NORTH BOUNDARY OF SCHMOLL PLAT "A" ALONG WITH SURVEYS M 64-35 AND M 75-6 CONTROLLED THE SOUTH BOUNDARY, AND C.S. 55/302-3 AND AN EXISTING FENCE ALONG THE EAST SIDE CONTROLLED THE EAST BOUNDARY. THE EAST BOUNDARY OF THE PROPERTY, FROM THE SOUTHEAST CORNER TO A POINT N 0° 20' 00" E 477.78 FEET FROM THE SAID SOUTHEAST CORNER, AS DEFINED BY C.S. 55/302-3, WAS USED AS " BASIS OF BEARING ".

DECLARATION:

WE, TIMOTHY J. AND TAMMY L. OGDEN, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT WE HAVE CAUSED THE LANDS DEPICTED HEREON TO BE SURVEYED AS SET FORTH, OF OUR OWN FREE WILL.

Tim Ogden 11/30/94
TIMOTHY J. OGDEN DATE

Tammy L. Ogden 11/30/94
TAMMY L. OGDEN DATE

ACKNOWLEDGEMENT:

PERSONALLY APPEARED THE ABOVE NAMED TIMOTHY J. AND TAMMY L. OGDEN AND ACKNOWLEDGED THE FOREGOING TO BE A VOLUNTARY AND FREE ACT.

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

