

2000 - 0061

FILED THIS 6th DAY OF January, 1995



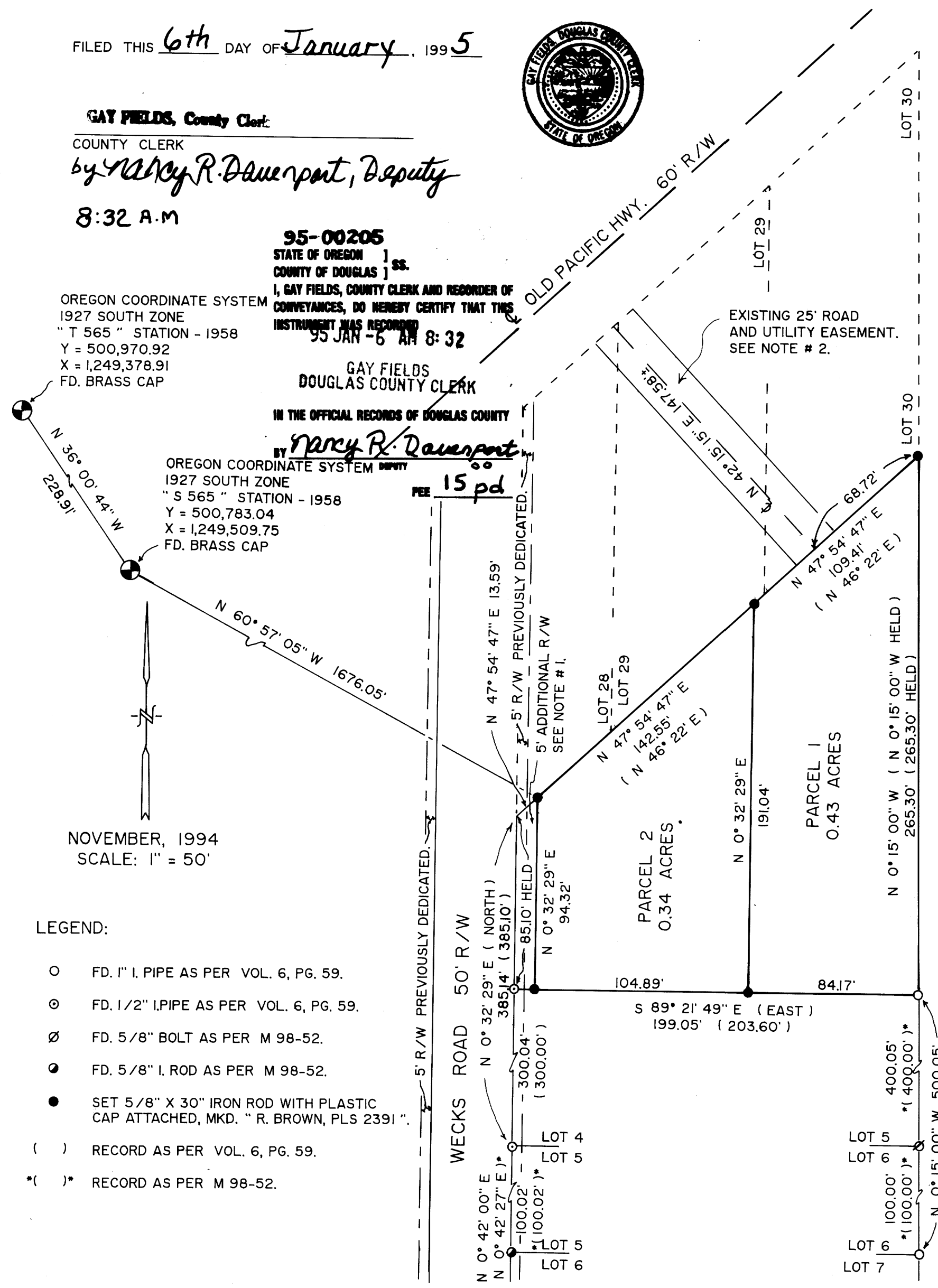
GAY FIELDS, County Clerk  
COUNTY CLERK  
by Nancy R. Dauverpont, Deputy  
8:32 A.M.

95-00205  
STATE OF OREGON } ss.  
COUNTY OF DOUGLAS }  
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF  
CONVEYANCES, DO HEREBY CERTIFY THAT THIS  
INSTRUMENT WAS RECORDED  
95 JAN -6 AM 8:32

OREGON COORDINATE SYSTEM  
1927 SOUTH ZONE  
" T 565 " STATION - 1958  
Y = 500,970.92  
X = 1,249,378.91  
FD. BRASS CAP

GAY FIELDS  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
BY Nancy R. Dauverpont

OREGON COORDINATE SYSTEM  
1927 SOUTH ZONE  
" S 565 " STATION - 1958  
Y = 500,783.04  
X = 1,249,509.75  
FD. BRASS CAP



NOVEMBER, 1994  
SCALE: 1" = 50'

- LEGEND:
o FD. 1" I. PIPE AS PER VOL. 6, PG. 59.
o FD. 1/2" I. PIPE AS PER VOL. 6, PG. 59.
o FD. 5/8" BOLT AS PER M 98-52.
o FD. 5/8" I. ROD AS PER M 98-52.
o SET 5/8" X 30" IRON ROD WITH PLASTIC CAP ATTACHED, MKD. " R. BROWN, PLS 2391 ".
( ) RECORD AS PER VOL. 6, PG. 59.
(\*) RECORD AS PER M 98-52.

- NOTES:
1. 5 FOOT STRIP ALONG FRONTAGE OF WECKS ROAD DEDICATED TO DOUGLAS COUNTY, SEE DEED REFERENCE NUMBER 94-25892, DEED RECORDS, DOUGLAS COUNTY, OREGON.
FOR WAIVER OF OBJECTION TO ASSESSMENTS, SEE DEED REFERENCE NUMBER 94-25893, DEED RECORDS, DOUGLAS COUNTY, OREGON.
2. EXISTING 25 FOOT WIDE ROAD AND EASEMENT, SEE DEED REFERENCE NUMBER 94-22627, DEED RECORDS, DOUGLAS COUNTY, OREGON.

LAND PARTITION  
PRELIMINARY FILE NUMBER 94-218

Located in the:  
S.W. 1/4, SECTION 33,  
TOWNSHIP 29 SOUTH, RANGE 5 WEST,  
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.  
" LOT 1 OF WECKS TRACT "

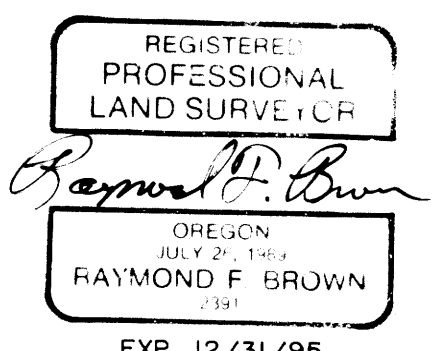
APPROVALS:  
Keith L. Cubic 12/21/94  
DOUGLAS COUNTY PLANNING DEPARTMENT DATE

Nancy R. Dauverpont 1/5/95  
DOUGLAS COUNTY SURVEYOR'S OFFICE DATE

LEGAL OWNER OF RECORD AND PARTITIONER:  
LARRY E. and JILL B. BROWN  
950 N. OLD PACIFIC HIGHWAY  
MYRTLE CREEK, OREGON 97457L

TOTAL NUMBER OF PARCELS: TWO ( 2 )  
WATER SUPPLY: TRI CITY WATER DISTRICT.  
SEWER DISPOSAL: TRI CITY SANITARY DISTRICT.  
ZONING: C2.  
COMPREHENSIVE PLAN DESIGNATION: COMMERCIAL.

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



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

Anne E. Schroeder 1-5-95  
DOUGLAS COUNTY TAX COLLECTOR DATE

DECLARATION:  
WE, LARRY E. AND JILL B. BROWN, 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.

Larry E. Brown 12-5-94  
LARRY E. BROWN DATE

Jill B. Brown 12-5-94  
JILL B. BROWN DATE

SURVEYOR'S CERTIFICATE:  
I, RAYMOND F. BROWN, BEING FIRST DULY SWORN, HEREBY, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LAND SHOWN HEREON, THE BOUNDARIES WHICH ARE DESCRIBED AS THE FOLLOWING.

Raymond F. Brown 11/28/94  
RAYMOND F. BROWN - P.L.S. # 2391 DATE

ACKNOWLEDGEMENT:  
PERSONALLY APPEARED THE ABOVE NAMED LARRY E. AND JILL B. BROWN AND ACKNOWLEDGED THE FOREGOING TO BE A VOLUNTARY AND FREE ACT.

Patricia Elst  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 2-5-98



LEGAL DESCRIPTION:  
BEGINNING AT A 1 INCH IRON PIPE LOCATED AT THE SOUTHEAST CORNER OF LOT 1, WECKS TRACT ( RECORDED IN VOLUME 6, PAGE 59, DOUGLAS COUNTY SURVEYOR'S OFFICE ); THENCE ALONG THE EAST BOUNDARY OF SAID LOT 1, NORTH 0° 15' 00" WEST 265.30 FEET TO A 5/8 INCH IRON ROD LOCATED AT THE MOST NORTHERLY CORNER OF SAID LOT 1; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 1, SOUTH 47° 54' 47" WEST 251.96 FEET TO A 5/8 INCH IRON ROD LOCATED ON THE EASTERLY RIGHT OF WAY OF WECKS ROAD; THENCE ALONG SAID EASTERLY RIGHT OF WAY, SOUTH 0° 32' 29" WEST 94.32 FEET TO A 5/8 INCH IRON ROD LOCATED ON THE SOUTH BOUNDARY OF SAID LOT 1; THENCE ALONG SAID SOUTH BOUNDARY OF SAID LOT 1, SOUTH 89° 21' 49" EAST 189.05 FEET TO THE POINT OF BEGINNING.

NARRATIVE:  
PURPOSE OF THE SURVEY WAS TO DIVIDE LOT 1, WECKS TRACT INTO THE TWO PARCELS AS SHOWN. FIELD INVESTIGATION LOCATED THE SAID FOUND CORNERS AND CONDITIONS. EXISTING MONUMENTS CONTROLLED THE SOUTH BOUNDARY. THE WEST AND EAST BOUNDARY WAS CONTROLLED BY EXISTING MONUMENTS FOUND SOUTH OF SAID LOT 1 AND RECORD DISTANCES FOR THE WEST AND EAST BOUNDARY WERE HELD AS PER VOL. 6, PG. 59, AS THE CLIENT OWNS THE LOTS TO THE NORTH OF SAID LOT 1 AND THIS METHOD BEST FITS THE GROUND CONDITIONS. THE EASTERLY BOUNDARIES OF LOTS 2 THRU 6, AS DEFINED BY M 98-52 WAS USED AS " BASIS OF BEARING ".

WATER RIGHTS:  
THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY.

FOR 5' R/W PREVIOUSLY DEDICTED ALONG WESTERLY SIDE OF PARCEL 2, SEE DEED REF. # 94-22847, DEED RECORDS, DOUGLAS COUNTY, OREGON.

95-00205

1995 - 0002

COUNTY SURVEYORS FILE DATA  
NOT REMOVE FROM OFFICE