

1995 - 0004

FILED THIS 9th DAY OF JANUARY, 1995
11:50 AM 95-00348
GAY FIELDS, County Clerk
COUNTY CLERK



STATE OF OREGON |
COUNTY OF DOUGLAS | SS.
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF
CONVEYANCES, DO HEREBY CERTIFY THAT THIS
INSTRUMENT WAS RECORDED
95 JAN -9 AM 11:50

GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY *G. Bennett*
DEPUTY
FEE PP

LAND PARTITION

PRELIMINARY FILE NUMBER 94-344.

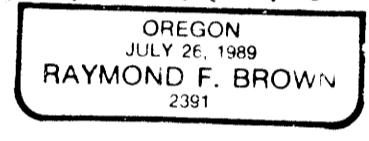
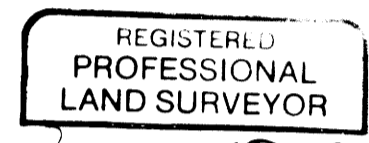
Located in the:
S.W. 1/4, SECTION 8,
TOWNSHIP 30 SOUTH, RANGE 5 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

PARTITIONER:
MICHAEL GARDNER
P.O. BOX 806,
MYRTLE CREEK, OR. 97457

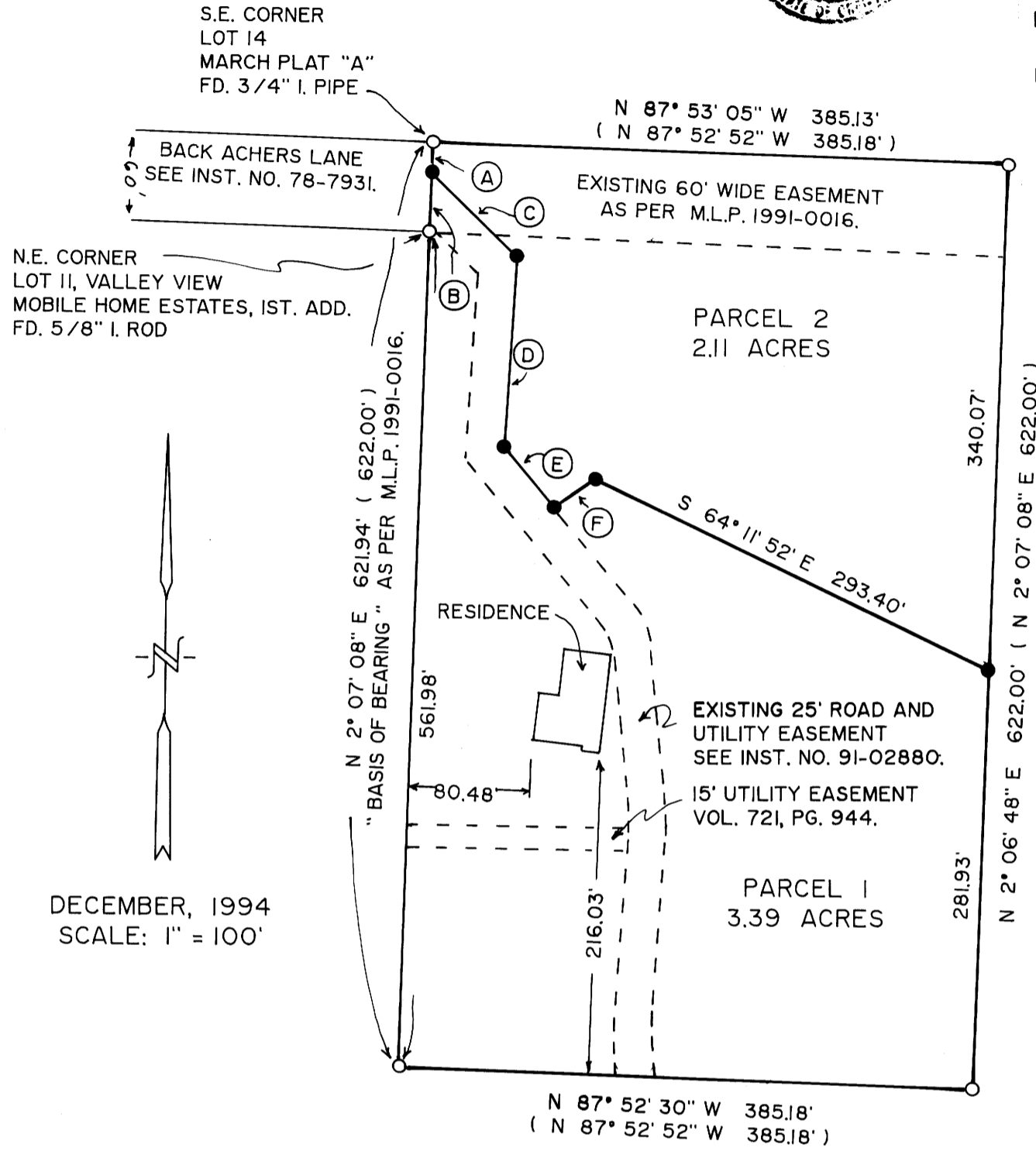
LEGAL OWNER OF RECORD:
MICHAEL GARDNER AND CAROL BROOKER-GARDNER
P.O. BOX 806,
MYRTLE CREEK, OR. 97457

TOTAL NUMBER OF PARCELS: 2 (TWO)
WATER SUPPLY: TRI CITY WATER DISTRICT
SEWER DISPOSAL: TRI-CITY SANT. DIST.
ZONING: RS
COMPREHENSIVE PLAN DESIGNATION: RLD

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



EXP. 12/31/95



LINE INDEX

(A)	N 2° 07' 08" E 22.42'
(B)	N 2° 07' 08" E 37.54'
(C)	S 45° 51' 02" E 77.68'
(D)	S 3° 23' 28" W 128.57'
(E)	S 39° 58' 52" E 52.20'
(F)	N 55° 52' 22" E 33.00'

- LEGEND:
- FD. 5/8" IRON ROD AS PER M.L.P. 1991-0016. UNLESS OTHERWISE NOTED.
 - SET 5/8" X 30" IRON ROD WITH PLASTIC CAP ATTACHED, MKD. " R. BROWN, PLS 2391".
 - () RECORD AS PER M.L.P. 1991-0016.

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

APPROVALS:

Keith L. Cubic
DOUGLAS COUNTY PLANNING DEPARTMENT
DATE 1/6/95

Larry T. Moman
DOUGLAS COUNTY SURVEYOR'S OFFICE DEPUTY
DATE 1-9-95

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

Anne E. Schrader
DOUGLAS COUNTY TAX COLLECTOR
DATE 1-9-95

DECLARATION:

WE, MICHAEL GARDNER AND CAROL BROOKER-GARDNER, 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.

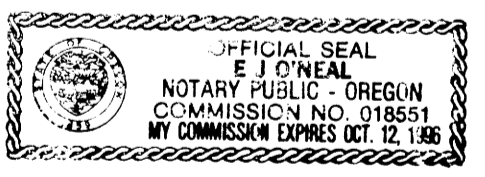
Michael Gardner
MICHAEL GARDNER
DATE 12-16-94

Carol Brooker-Gardner
CAROL BROOKER-GARDNER
DATE 12-16-94

ACKNOWLEDGEMENT:

PERSONALLY APPEARED THE ABOVE NAMED MICHAEL GARDNER AND CAROL BROOKER-GARDNER AND ACKNOWLEDGED THE FOREGOING TO BE A VOLUNTARY AND FREE ACT.

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



WATER RIGHTS:

THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY.

COORDINATE TIE:

THERE IS NO COORDINATE TIE WITHIN LIMITS.

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 OF WHICH ARE DESCRIBED AS THE FOLLOWING:

Raymond F. Brown
RAYMOND F. BROWN - P.L.S. # 2391
DATE 12/14/94

LEGAL DESCRIPTION:

THE FOLLOWING DESCRIBED REAL PROPERTY IS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.
BEGINNING AT A 3/4 INCH IRON PIPE LOCATED AT THE SOUTHEAST CORNER OF LOT 14, MARCH PLAT "A" (RECORDED IN VOL. 7, PAGE 43, DOUGLAS COUNTY SURVEYOR'S OFFICE); THENCE SOUTH 87° 53' 05" EAST 385.13 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 2° 06' 48" WEST 622.00 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 87° 52' 30" WEST 385.18 FEET TO A 5/8 INCH IRON ROD LOCATED ON THE EASTERLY BOUNDARY OF VALLEY VIEW MOBILE HOME ESTATES, FIRST ADDITION (RECORDED IN VOL. 15, PAGE 38, DOUGLAS COUNTY SURVEYOR'S OFFICE); THENCE ALONG SAID EASTERLY BOUNDARY NORTH 2° 07' 08" EAST 621.94 FEET TO THE POINT OF BEGINNING.

NARRATIVE:

PURPOSE OF THE SURVEY WAS TO CREATE THE TWO PARCELS AS SHOWN FROM THE EXISTING PARCEL 2 OF MINOR LAND PARTITION 1991-0016. FIELD INVESTIGATION LOCATED THE SAID FOUND CORNERS AND CONDITIONS. PARCEL 2 OF SAID MINOR LAND PARTITION 1991-0016 CONTROLLED ALL EXTERIOR BOUNDARIES. THE WEST BOUNDARY OF THE NEWLY CREATE PARCEL 2, WAS CONTROLLED BY DEED CALLS AS PER DEED REFERENCE NUMBER 91-02880, DEED RECORDS, DOUGLAS COUNTY, OREGON. THE WESTERLY EXTERIOR BOUNDARY OF PARCEL 2 OF SAID MINOR LAND PARTITION 1991-0016, AS DEFINED BY SAID MINOR LAND PARTITION 1991-0016, WAS USED AS " BASIS OF BEARING ".

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