

APPROVALS:

Paul W. Tamm
CHAIRPERSON, OAKLAND PLANNING COMMISSION

Billy E. Tamm
CITY RECORDER, CITY OF OAKLAND

Jerry E. Manner
COUNTY SURVEYOR DEPUTY

FILED THIS 9TH DAY OF FEBRUARY 1995 BY GAY FIELDS, County Clerk
1:19 P.M. 95-02835 COUNTY CLERK

TAX COLLECTOR CERTIFICATE:
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

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

1/31/95
DATE

1/31/95
DATE

GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

A LAND PARTITION
IN THE CITY OF OAKLAND
LOCATED IN THE SE 1/4, SEC. 4, T25S, R5W, W.M.
DOUGLAS COUNTY, OREGON
SCALE: 1" = 50' OCTOBER 1994

SURVEYED FOR:
RALF & MYRTLE HAKANSON
829 LOCUST STREET
OAKLAND, OREGON 97462

SURVEYED BY:
BTS ENGINEERING & SURVEYING INC.
431 S.E. MAIN STREET
ROSEBURG, OR 97470
(503) 673-0966 FAX (503) 673-0105

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENT THAT RALF AND MYRTLE HAKANSON ARE OWNERS OF THE LANDS REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE PARTITIONED AS SHOWN ON THIS LAND PARTITION PLAT.

Ralf Hakanson
RALF HAKANSON

Myrtle Hakanson
MYRTLE HAKANSON

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 27 DAY OF January, 1995, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RALF HAKANSON AND MYRTLE HAKANSON, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO BEING DULY SWORN, DID SAY THAT THEY EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27 DAY

OF January 1995
Robert L. Name
NOTARY PUBLIC, STATE OF OREGON



SURVEYOR'S CERTIFICATE:

I, KRISTIAN O. DEGROOT, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE ACCOMPANYING LAND PARTITION MAP OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTION 4, T.25S., R.5W., W.M. IN THE CITY OF OAKLAND, OREGON AS DESCRIBED IN A DEED TO MYRTLE HAKANSON AND RECORDED IN INST. NO. 326153 OF THE RECORDS OF DOUGLAS COUNTY, OREGON AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FROM WHICH THE 1/4 CORNER COMMON TO SECTIONS 4 AND 3 OF T.25S., R.5W. BEARS S. 87°51'56" E., 1309.45 FEET, THENCE S. 1°15'14" E., 297.72 FEET TO A 5/8" IRON ROD ON THE NORTH RIGHT OF WAY LINE OF LOCUST STREET; THENCE S. 74°28'35" W. ALONG SAID NORTH LINE, 180.54 FEET TO A 5/8" IRON ROD ON THE EAST RIGHT OF WAY LINE OF 8TH STREET; THENCE N. 27°26'47" W., ALONG SAID EAST LINE, 236.22 FEET TO A 3/4" IRON PIPE; THENCE N. 63°53'28" E., 151.12 FEET TO A 5/8" IRON ROD; THENCE N. 63°35'21" E., 157.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.43 ACRES, MORE OR LESS.

Kristian O. Degroot
KRISTIAN O. DEGROOT LAND SURVEYOR NO. 1941

NARRATIVE:

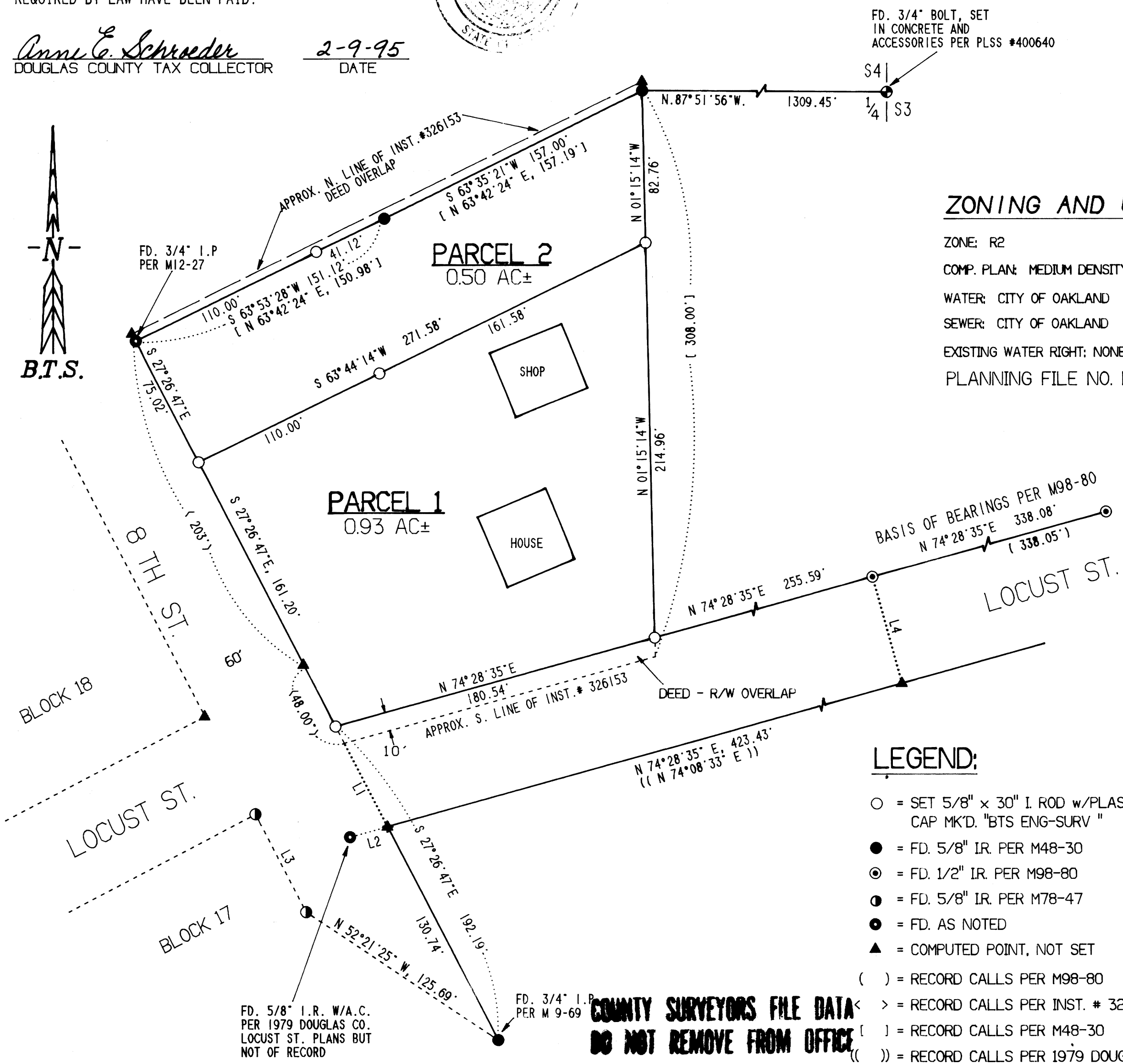
THE PURPOSE OF THIS SURVEY WAS TO PARTITION THAT PROPERTY DESCRIBED IN INST. NO. 326153 OF THE RECORDS OF DOUGLAS COUNTY, OREGON INTO 2 PARCELS AS APPROVED BY THE CITY OF OAKLAND PLANNING COMMISSION. THE NORTH BOUNDARY WAS CONTROLLED BY MONUMENTS PER M 12-27 AND M 48-30. THE WEST LINE WAS CONTROLLED BY MONUMENTS PER M 12-27 AND M 9-69 ON THE EAST R/W OF 8TH STREET. THE EAST LINE WAS ESTABLISHED AT RECORD BEARING PER M 48-30 AND M 98-80 FROM THE SE CORNER OF M 48-30. LOCUST STREET WAS DEDICATED AS A COUNTY ROAD IN 1879 WITH A STATUTORY WIDTH OF 60 FEET. SURVEYS BY FRED DOW IN 1949 AND 1950 RECORDED AS CS 53/24 AND M 12-27 SHOW A 60 FOOT WIDTH. VARIOUS DEEDS, THE COUNTY ASSESSOR MAPPING AND SURVEYS BY DOW IN 1954 (M 9-69) AND BY MCLIND IN 1973 SHOW A WIDTH OF 40 FEET. I MONUMENTED A 60 FOOT RIGHT OF WAY FROM THE AS BUILT CURB LINES IN 1985 UNDER M 98-80 AND USED THIS LINE TO CONTROL THE NORTH RIGHT OF WAY LINE OF LOCUST STREET ON THIS SURVEY. AN UNRECORDED RIGHT OF WAY MONUMENT ON THE SOUTH LINE OF LOCUST STREET BY THE DOUGLAS COUNTY DEPARTMENT OF PUBLIC WORKS THAT WAS APPARENTLY SET DURING THE 1979 LOCUST STREET RECONSTRUCTION WAS FOUND TO CLOSELY MATCH THE NORTH LINE OF LOCUST PER M 98-80. THE SOUTH LINE OF INST. NO. 326153 OVERLAPS THIS RIGHT OF WAY LINE BY APPROXIMATELY 10 FEET AS SHOWN ON THE FACE OF THE MAP. THE NORTH LINE OF INST. NO. 326153 OVERLAPS THE SOUTH LINE OF M 12-27 AND M 48-30 BY APPROXIMATELY 4 1/2 FEET AS SHOWN. INST. NO. 326153 DESCRIPTIONS ARE TIED TO THE INTERSECTION OF THE SOUTH LINE OF BLOCK 18 AND THE EAST LINE OF 8TH STREET. I DID NOT ESTABLISH THE SOUTH LINE OF BLOCK 18 UNDER THIS SURVEY SO I HAVE LISTED THESE DEED OVERLAPS AS APPROXIMATE DISTANCES.

THIS SURVEY WAS PERFORMED BY LES FANNING AND MATT DIXON USING A SOKKIA SET 4 TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

95-02835

ZONING AND UTILITIES:

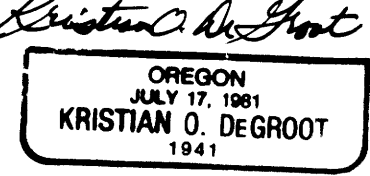
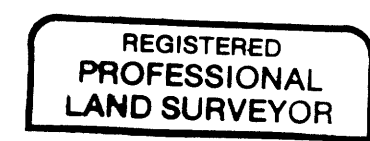
ZONE: R2
COMP. PLAN: MEDIUM DENSITY - RESIDENTIAL
WATER: CITY OF OAKLAND
SEWER: CITY OF OAKLAND
EXISTING WATER RIGHT: NONE APPURTENANT
PLANNING FILE NO. LP-1-94



LINE	BEARING	DISTANCE
L 1	S 27°26'47"E	61.45'
L 2	N 74°28'35"E	21.21'
L 3	N 27°29'35"W	59.94'
L 4	N 15°31'25"W	60.12'

LEGEND:

- = SET 5/8" x 30" I. ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
- = FD. 5/8" IR. PER M48-30
- ⊙ = FD. 1/2" IR. PER M98-80
- ⦿ = FD. 5/8" IR. PER M78-47
- ⦿ = FD. AS NOTED
- ▲ = COMPUTED POINT, NOT SET
- () = RECORD CALLS PER M98-80
- > = RECORD CALLS PER INST. # 326153
- [] = RECORD CALLS PER M48-30
- (()) = RECORD CALLS PER 1979 DOUGLAS COUNTY LOCUST STREET PLANS



EXPIRES: 12-31-95

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE