

FILED THIS 23rd DAY OF March, 1995
 11:23 AM.

GAY FIELDS, County Clerk
 COUNTY CLERK
 by Nancy R. Davenport, Deputy
 STATE OF OREGON)
 COUNTY OF DOUGLAS) SS.
 I, GAY FIELDS, COUNTY CLERK AND RECORDER OF
 CONVEYANCES, DO HEREBY CERTIFY THAT THIS
 INSTRUMENT WAS RECORDED

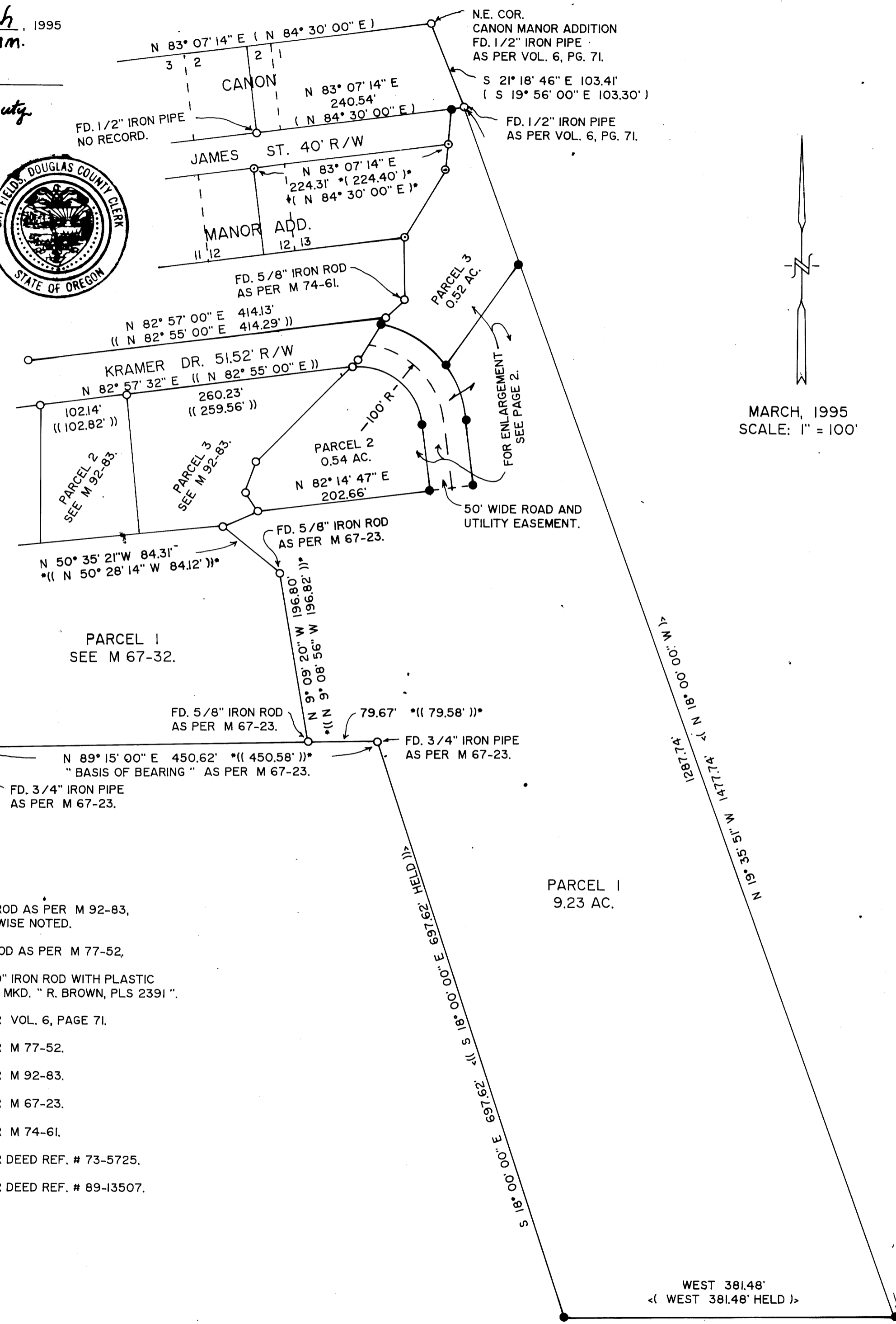
SS MAR 23 AM 11:23

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

BY Nancy R. Davenport
 DEPUTY
 FEE 30 pd.
 95-05777



OREGON COORDINATE SYSTEM
 1927 SOUTH ZONE
 "B 536" 1955
 Y = 471,877.99
 X = 1,257,009.55
 FD. BRASS CAP.



LAND PARTITION

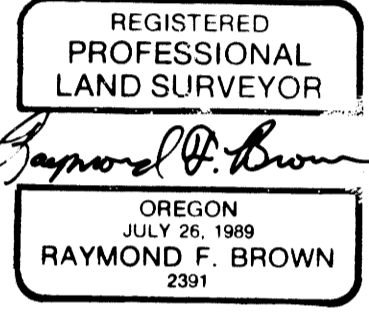
PRELIMINARY FILE NUMBER LP-5-94.

Located in the:
 N. E. 1/4, SECTION 34,
 TOWNSHIP 30 SOUTH, RANGE 5 WEST,
 WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON
 "CITY OF CANYONVILLE"

LEGAL OWNER OF RECORD AND PARTITIONER:
 JOHN J. and JEAN V. BERRY
 P. O. BOX 457,
 CANYONVILLE, OR. 97417

TOTAL NUMBER OF PARCELS: THREE (3)
 WATER SUPPLY: CITY OF CANYONVILLE
 SEWER DISPOSAL: CITY OF CANYONVILLE
 ZONING: R 1/B

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



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 ON PAGE TWO.

Raymond F. Brown
 RAYMOND F. BROWN - P.L.S. # 2391

3/07/95
 DATE:

NARRATIVE:
 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 SAID FOUND EXISTING MONUMENTS ON THE NORTH BOUNDARY AND ALONG THE WEST BOUNDARY TO THE SAID FOUND 3/4 INCH IRON PIPE THAT BEARS NORTH 89° 15' 00" EAST 79.67 FEET FROM THE SOUTHEAST CORNER OF THE PROPERTY DEFINED BY SURVEY FILE NUMBER M 67-23. THE BALANCE OF THE WEST BOUNDARY WAS HELD AT RECORD BEARING AND DISTANCE OF SOUTH 18° 00' 00" EAST 697.62 FEET AS PER DEED CALLS FROM DEED REFERENCE NUMBER 89-13507. THE SOUTH BOUNDARY WAS CONTROLLED BY DEED CALLS AS PER DEED REFERENCE NUMBER 73-5725. NOTE: BOTH MENTIONED DEEDS CALL FOR THE SAME POINT OF BEGINING AND REFER TO THE SAME LINE ON THE WEST BOUNDARY THAT ENDS AT THE NOW SOUTHWEST CORNER OF PARCEL 1. THE EAST BOUNDARY WAS CONTROLLED BY A DIRECT LINE THAT RUNS FROM THE SOUTHEAST CORNER OF THE NOW PARCEL 1 TO THE SOUTHEAST CORNER OF LOT 1, CANON MANOR ADDITION TO THE CITY OF CANYONVILLE. THE NORTH BOUNDARY OF THAT LANDS DESCRIBED IN SAID DEED REFERENCE NUMBER 89-13507, AS DEFINED BY SAID M 67-23, WAS USED AS " BASIS OF BEARING ".
 THE PRIVATE 50 FOOT WIDE ROAD AND UTILITY EASEMENT THAT EXTENDS FROM THE EASTERLY END OF KRAMER DRIVE WAS CREATED TO PROVIDE ACCESS AND UTILITY HOOKUPS FOR ALL THREE PARCELS OF THIS PARTITION.
 THE 20 FOOT WIDE WATER LINE EASEMENT SHOWN OF PAGE 2, WAS CREATED FOR AN EXISTING WATER LINE WITH FIRE HYDRANT. SAID WATER LINE WILL BE EXTENDED SOUTHERLY ONTO THE SAID 50 FOOT WIDE ROAD AND UTILITY EASEMENT WHEN MORE PARCELS ARE CREATED AT A LATER DATE.

1995 - 0026 A

1995 - 0026 A

COUNTY SURVEYORS FILE DATA
 DO NOT REMOVE FROM OFFICE

LAND PARTITION

PRELIMINARY FILE NUMBER LP-5-94.

Located in the:
N. E. 1/4, SECTION 34,
TOWNSHIP 30 SOUTH, RANGE 5 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON
"CITY OF CANYONVILLE"

LEGAL OWNER OF RECORD AND PARTITIONER:
JOHN J. and JEAN V. BERRY
P. O. BOX 457,
CANYONVILLE, OR. 97417

TOTAL NUMBER OF PARCELS: THREE (3)
WATER SUPPLY: CITY OF CANYONVILLE
SEWER DISPOSAL: CITY OF CANYONVILLE
ZONING: R1/B

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



LEGAL DESCRIPTION:
BEGINNING AT A 1/2 INCH IRON PIPE LOCATED AT THE SOUTHEAST CORNER OF LOT 1, CANON MANOR ADDITION TO THE CITY OF CANYONVILLE; THENCE S 83° 07' 14" W 14.40 FEET TO A 5/8 INCH IRON ROD; THENCE S 5° 29' 37" W 70.52 FEET TO A 1/2 INCH IRON ROD; THENCE S 3° 48' 55" W 91.33 FEET TO A 1/2 INCH IRON ROD; THENCE S 0° 04' 37" E 71.26 FEET TO A 5/8 INCH IRON ROD; THENCE S 46° 59' 45" W 29.63 FEET TO A 5/8 INCH IRON ROD; THENCE S 32° 45' 16" W 58.60 FEET TO A 5/8 INCH IRON ROD; THENCE S 45° 02' 47" W 164.84 FEET TO A 5/8 INCH IRON ROD; THENCE S 21° 59' 16" W 37.95 FEET TO A 5/8 INCH IRON ROD; THENCE S 34° 23' 49" E 27.50 FEET TO A 5/8 INCH IRON ROD; THENCE S 66° 30' 56" W 43.30 FEET TO A 5/8 INCH IRON ROD; THENCE S 50° 35' 21" E 84.31 FEET TO A 5/8 INCH IRON ROD; THENCE S 9° 09' 20" E 196.80 FEET TO A 5/8 INCH IRON ROD; THENCE N 89° 15' 00" E 79.67 FEET TO A 3/4 INCH IRON PIPE; THENCE S 18° 00' 00" E 697.62 FEET TO A 5/8 INCH IRON ROD; THENCE DUE EAST 381.48 FEET TO A 5/8 INCH IRON ROD; THENCE N 19° 35' 51" W 1477.74 FEET TO THE POINT OF BEGINNING.

DECLARATION:
WE, JOHN J. AND JEAN V. BERRY, BEING FIRST DULY SWORN, DEPOSE AND SAY, THAT WE HAVE CAUSED THE LANDS DEPICTED HEREON TO BE SURVEYED AND THE EASEMENTS SHOWN HEREON TO BE CREATED AS SET FORTH, OF OUR OWN FREE WILL.

John J. Berry 3-9-95
JOHN J. BERRY DATE
Jean V. Berry 3-9-95
JEAN V. BERRY DATE

ACKNOWLEDGEMENT:
PERSONALLY APPEARED THE ABOVE NAMED JOHN J. AND JEAN V. BERRY AND ACKNOWLEDGED THE FOREGOING DECLARATION TO BE A VOLUNTARY AND FREE ACT.
Ed. [Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES Oct. 12, 1996

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

- LEGEND:
- FD. 5/8" IRON ROD AS PER M 92-83, UNLESS OTHERWISE NOTED.
 - FD. 1/2" IRON ROD AS PER M 77-52.
 - SET 5/8" X 30" IRON ROD WITH PLASTIC CAP ATTACHED, MKD. " R. BROWN, PLS 2391 "
 - () RECORD AS PER VOL. 6, PAGE 71.
 - * () RECORD AS PER M 77-52.
 - (()) RECORD AS PER M 92-83.
 - * (()) RECORD AS PER M 67-23.
 - * * RECORD AS PER M 74-61.
 - < () RECORD AS PER DEED REF. # 73-5725.
 - < (()) RECORD AS PER DEED REF. # 89-13507.

APPROVALS:

Dwight M. McKinley 3-10-95
CANYONVILLE PLANNING COMMISSION CHAIR DATE

Jackie Krause 3-13-95
CANYONVILLE PLANNING COMMISSION SECRETARY DATE

Sally E. Morrison 3-22-95
DOUGLAS COUNTY SURVEYOR'S OFFICE DEPUTY DATE

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

Anne E. Schroeder 3-22-95
DOUGLAS COUNTY TAX COLLECTOR DATE

CURVE DATA:

(A) R = 75.00' L = 117.81' T = 75.00' D = 76° 23' 40"	(B) R = 125.00' L = 90.97' T = 47.60' D = 45° 50' 12"	(C) R = 125.00' L = 65.45' T = 33.49' D = 45° 50' 12"
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" ENLARGEMENT "
PARCEL 2, 3 AND 50' EASEMENT.

95-05777

MARCH, 1995
SCALE: 1" = 40'

OREGON COORDINATE SYSTEM
1927 SOUTH ZONE
" B 536 " 1955
Y = 471,877.99
X = 1,257,009.55
FD. BRASS CAP.

