

LAND PARTITION

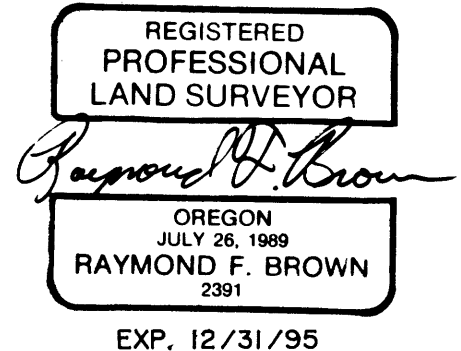
PRELIMINARY FILE NUMBER LP-5-94.

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.

