LAND PARTITION

LOCATED IN THE N.W. 1/4 OF SEC. 27, T.30S., R.5W.,W.M.

MARCH, 1995 SCALE 1" = 100'

LINE	BEARING	DISTANCE
L 1	N 04°56'33"E	31.25'
L 2	N 09°09'41"W	14.43'
L 3	N 09°09'41"W	30.39'
L 4	S 27°08'41"E	17.63'
L 5	S 00°00'00"E	14.36'
L 6	S 82°37'14"W	35.15'
L 7	N 26°46'18"W	10.01'
L 8	N 43°21'45"W	10.31'
L 9	N 35°05'32"W	10.78'
L 10	S 62°47'31"W	33.62'
L 11	N 60°12'50"E	111.30'
L 12	N 89°07'58"W	7.77'
L 13	N 89°07'58"W	2.53'
L 14	N 89°39'20"E	12.96'
L 15	S 89°07'58"E	1.43'
L 16	S 60°12'53"W	6.67'
L 17	S 60°12'48"W	12.71'
L 18	S 60°12'50"W	41.70'
L 19	S 32°13'18"W	27.85'
L 20	N 51°40'47"W	9.14'
L 21	N 31°35'09"W	34.37'
L 22	N 44°08'35"W	36.21'
L 23	S 60°12'50"W	50.21'

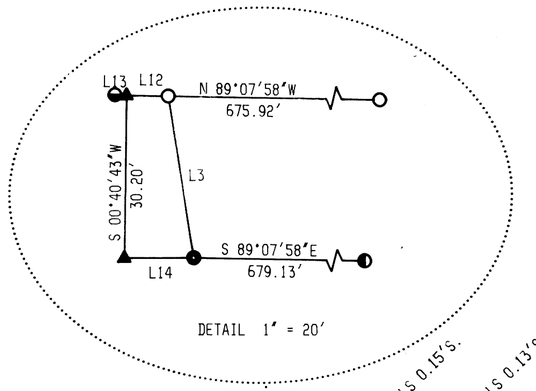
SURVEYED BY:
BTS SURVEYING INC.
431 S.E. MAIN STREET
ROSEBURG, OR 97470

REGISTERED PROFESSIONAL LAND SURVEYOR
Kristian O. DeGroot
OREGON JULY 17, 1981 KRISTIAN O. DEGROOT
EXPIRES 12/31/95

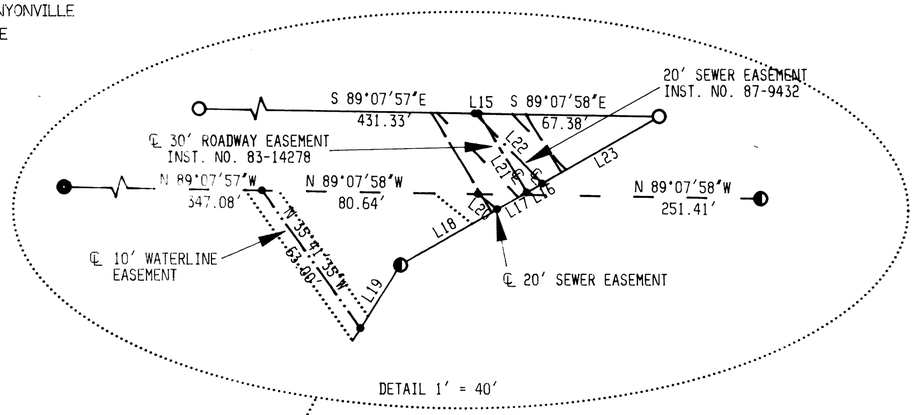
SURVEYED FOR:
NELS SEVERTSON
635 N.E. HAMLIN DRIVE
CANYONVILLE, OR 97417

ZONING AND UTILITIES:

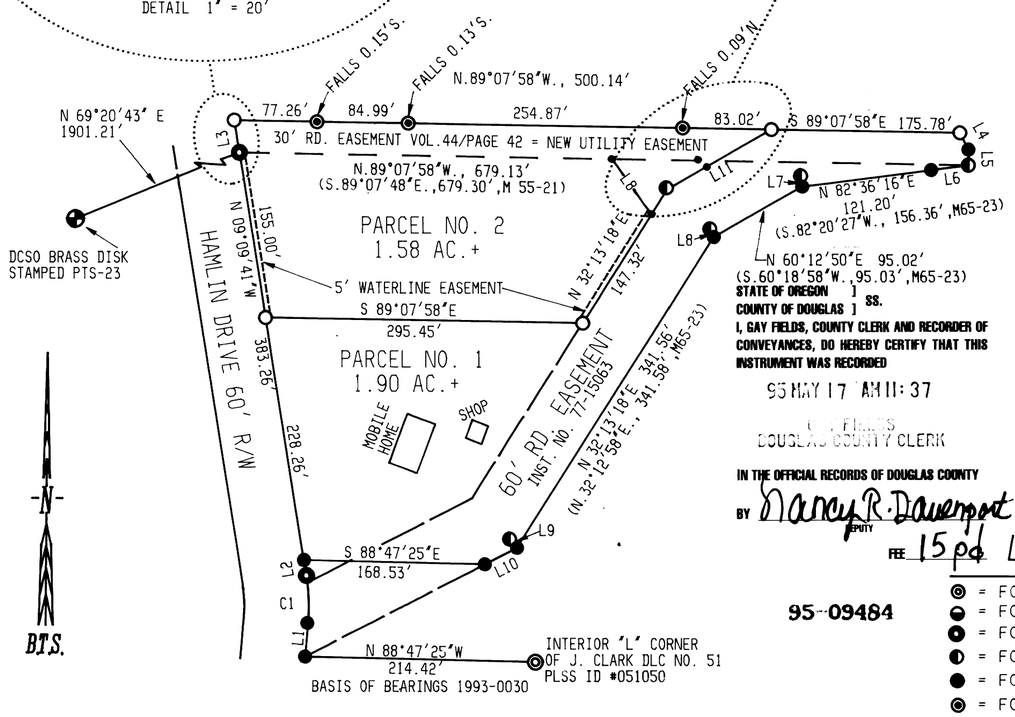
ZONE: R-1-B 18,000 SQ. FT.
WATER: CITY OF CANYONVILLE
SEWER: CITY OF CANYONVILLE
WATER RIGHTS: NONE



DETAIL 1" = 20'



DETAIL 1" = 40'



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 MAY 17 AM 11:37
GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Nancy R. Davenport DEPUTY
FEE 15.00

95-09484

APPROVALS

CITY OF CANYONVILLE:

Lynn O. Deaton — CITY RECORDER — 4-26-95 DATE

Gerald M McKinney — CITY PLANNING COMMISSION — 4-26-95 DATE

DOUGLAS COUNTY:

TAX COLLECTION CERTIFICATE:
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

Vicky A Winders DPTY — DOUGLAS COUNTY TAX COLLECTOR — 5-11-95 DATE

Larry E. Morrison — DOUGLAS COUNTY SURVEYOR DEPUTY — 5-17-95 DATE

FILED THIS 17th DAY May 1995, BY GAY FIELDS, County Clerk
by Nancy R. Davenport, Deputy COUNTY CLERK
95-09484 11:37 A.M.

GAY FIELDS, DOUGLAS COUNTY CLERK — STATE OF OREGON

LEGEND:

- ◉ = FOUND 1 1/2" IRON PIPE , AS NOTED
- ◒ = FOUND 5/8" IRON ROD PER M 54-2
- ● = FOUND 5/8" IRON ROD PER M 55-21
- ◐ = FOUND 1/2" IRON ROD PER M 65-23
- ● = FOUND 5/8" IRON ROD PER 1993-0030
- ◉ = FOUND 5/8" IRON ROD BY BROWN, PARTITION NOT YET RECORDED
- ○ = SET 5/8"X30" IRON ROD W/PL CAP MK'D "BTS ENG-SURV"
- ◉ = FOUND GEODETIC CONTROL POINT, AS NOTED
- ( ) = RECORD, AS NOTED

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	14°06'14"	180.00'	44.31'	22.27'	44.20'	N 02°06'34"W

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT NELS SEVERTSON IS THE OWNER OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AND THE UTILITY EASEMENTS CREATED AS SHOWN ON THIS PARTITION PLAT .

Nels Severtson
NELS SEREVTSON

ACKNOWLEDGEMENT:

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 25 DAY OF April, 1995, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED NELS SEVERTSON, TO ME KNOWN TO BE THE PERSON DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT HE EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET FORTH MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Ethel L. Kame
NOTARY PUBLIC, STATE OF OREGON

OFFICIAL SEAL
ETHEL L KAME
NOTARY PUBLIC - OREGON
COMMISSION NO. 037554
MY COMMISSION EXPIRES OCT. 14, 1998

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 THIS LAND PARTITION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 27, T.30S., R.5W., W.M., BEING ALL OF THAT LAND DESCRIBED AS PARCEL NO. 1 OF A LAND PARTITON RECORDED AS 1993-0030 IN THE LAND PARTITION RECORDS OF DOUGLAS COUNTY, OREGON AND A PORTION OF THAT LAND DESCRIBED AS PARCEL 1 OF A LAND PARTITION RECORDED IN BOOK 8, PAGE 69 OF THE LAND PARTITION RECORDS OF DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF SAID PARCEL NO. 1, 1993-0030, FROM WHICH THE INTERIOR "L" CORNER OF THE J. CLARK DONATION LAND CLAIM NO. 51, T.30S., R.5W., W.M. BEARS S.66°25'37"E., 235.23 FEET: THENCE N.9°09'41"W. ALONG THE EASTERLY RIGHT OF WAY LINE OF HAMLIN DRIVE, 383.26 FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF SAID PARCEL NO. 1: THENCE CONTINUING N.9°09'41"W. ALONG SAID RIGHT OF WAY LINE, 30.39 FEET TO A 5/8" IRON ROD ON THE NORTH LINE OF THAT PARCEL OF LAND DESCRIBED IN A DEED TO NELS AND HILDUR A SEVERTSON AS RECORDED IN INST. NO.75-1519 OF THE RECORDS OF DOUGLAS COUNTY, OREGON: THENCE S.89°07'58"E., ALONG SAID NORTH LINE, 675.92 FEET TO A 5/8" IRON ROD ON THE EAST LINE OF SAID PARCEL 1, BOOK 8, PAGE 69: THENCE S.27°08'41"E. ALONG SAID EAST LINE, 17.63 FEET TO 5/8" IRON ROD AT THE SOUTHEAST CORNER OF SAID PARCEL 1, BOOK 8, PAGE 69, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID PARCEL NO. 1, 1993-0030, THENCE THE FOLLOWING COURSES ALONG THE EAST AND SOUTH BOUNDARY OF SAID PARCEL NO. 1, 1993-0030:

SOUTH, 14.36 FEET TO A 1/2" IRON ROD:
S.82°37'14"W., 35.15 FEET TO A 5/8" IRON ROD:
S.82°36'16"W., 121.20 FEET TO A 5/8" IRON ROD:
S.60°12'50"W., 95.02 FEET TO A 5/8" IRON ROD:
S.32°13'18"W., 341.56 FEET TO A 5/8" IRON ROD:
S.62°47'31"W., 33.62 FEET TO A 5/8" IRON ROD:
N.88°47'25"W., 168.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.48 ACRES, MORE OR LESS.

Kristian O. DeGroot
KRISTIAN O. DEGROOT, P.L.S. NO. 1941

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION PARCEL NO. 1 OF LAND PARTITION 1993-0030 TOGETHER WITH THAT PORTION OF A 30 FOOT ROADWAY EASEMENT ADJACENT TO THE NORTH LINE OF PARCEL NO. 1 INTO TWO NEW PARCELS. MONUMENTS FOUND AND SET UNDER 1993-0030 WERE THE BASIS OF BEARINGS AND CONTROLLED THIS SURVEY. THE SOUTH AND WEST LINES WERE FOUND AND ACCEPTED AS PER 1993-0030. THE NORTHWEST CORNER WAS SET AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF HAMLIN DRIVE AND THE NORTH LINE OF A 30 FOOT EASEMENT AS SURVEYED UNDER M 55-21. THE NORTHEAST CORNER WAS SET AT THE INTERSECTION OF THE NORTH LINE OF THE 30 FOOT EASEMENT AND THE EAST LINE OF M 65-23. INTERIOR MONUMENTS WERE SET AT THE OWNERS DIRECTION AND THE 30 FOOT ROADWAY EASEMENT IS BEING REDESCRIBED AS A 30 FOOT ROADWAY AND UTILITY EASEMENT UNDER THIS PARTITION PLAT. NEW SEWER AND WATER EASEMENTS ARE ALSO BEING CREATED ALONG EXISTING UTILITY LINES FROM THE 30 FOOT ROADWAY AND UTILITY EASEMENT TO THE 60 FOOT ROADWAY AND UTILITY EASEMENT PER INST. NO. 77-15063 AND ALONG THE WEST LINE OF NEW PARCEL NO. 2 AS SHOWN. THREE MONUMENTS WERE FOUND ALONG THE NORTH LINE FROM A LAND PARTITION BY RAYMOND BROWN WHICH HAS BEEN NOT YET BEEN FILED WITH THE DOUGLAS COUNTY SURVEYOR'S OFFICE.

THIS SURVEY WAS PERFORMED BY LES FANNING AND MATT DIXON USING A SOKKIA SET 2BII TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

95-09484

BTS.

DOCUMENT CANNOT BE REMOVED FROM OFFICE
SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

1995 - 0044

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