

1996 - 0031

FILED THIS 21 DAY OF March, 1996 at 11:37 AM

LEGEND:

- FD. 5/8" IRON ROD AS PER M 71-54, UNLESS OTHERWISE NOTED.
- FD. 5/8" IRON ROD AS PER M 103-77.
- FD. " X " IN CONCRETE AS PER M 103-77.
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP ATTACHED, MKD. " R. BROWN, PLS 2391 "
- () - 1 RECORD AS PER M 71-54.
- () - 2 RECORD AS PER M 103-77.

GAY FIELDS, County Clerk
Douglas County



Keith L. Cubic
DOUGLAS COUNTY PLANNING DEPARTMENT

3/20/96
DATE

Janet R. Sundeen
DOUGLAS COUNTY SURVEYOR'S OFFICE

3/20/96
DATE

CERTIFICATION OF TAX PREPAYMENT:

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

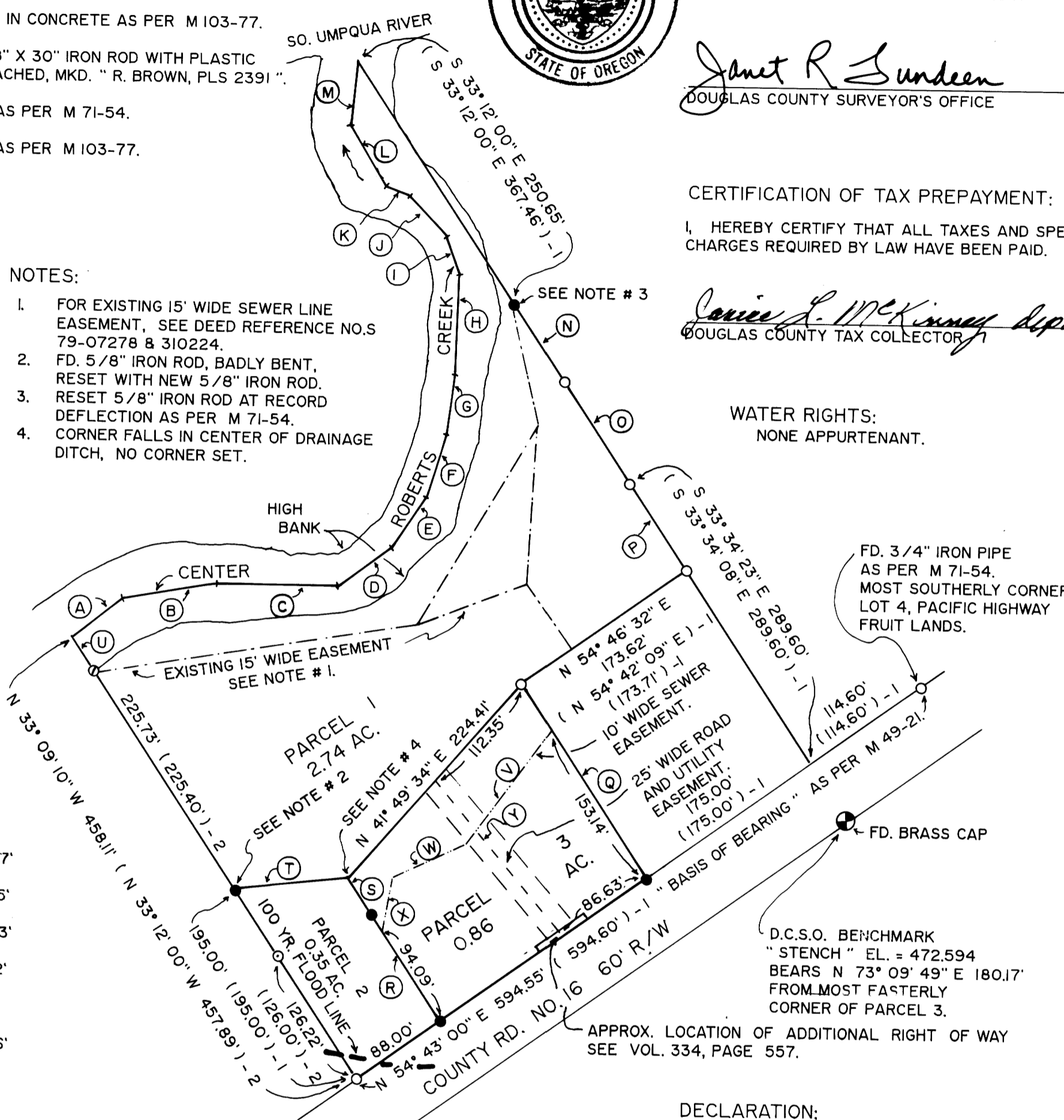
Carrie L. McKinney Deputy
DOUGLAS COUNTY TAX COLLECTOR 3-20-96
DATE

WATER RIGHTS:
NONE APPURTENANT.

COORDINATE TIE:
NONE WITHIN LIMITS.

NOTES:

- FOR EXISTING 15' WIDE SEWER LINE EASEMENT, SEE DEED REFERENCE NO.S 79-07278 & 310224.
- FD. 5/8" IRON ROD, BADLY BENT, RESET WITH NEW 5/8" IRON ROD.
- RESET 5/8" IRON ROD AT RECORD DEFLECTION AS PER M 71-54.
- CORNER FALLS IN CENTER OF DRAINAGE DITCH, NO CORNER SET.



FEB., 1996
SCALE: 1" = 100'

CREEK CENTER INDEX:

- (A) N 53° 56' 35" E 55.07'
- (B) N 80° 23' 40" E 81.55'
- (C) S 89° 27' 31" E 106.53'
- (D) N 54° 15' 34" E 55.92'
- (E) N 33° 21' 16" E 54.01'
- (F) N 17° 07' 49" E 56.76'
- (G) N 7° 41' 40" E 52.67'
- (H) N 2° 40' 17" E 86.47'
- (I) N 19° 23' 31" W 34.76'
- (J) N 41° 34' 38" W 47.96'
- (K) N 69° 39' 09" W 22.96'
- (L) N 30° 08' 15" W 60.10'
- (M) N 4° 48' 19" E 55.68'

CENTER OF 25 FOOT WIDE ROAD AND UTILITY EASEMENT:

- (Y) N 40° 23' 33" W 175.60'

LINE INDEX:

- (N) S 33° 09' 47" E 80.17' (S 33° 13' 43" E 80.17') - 1.
- (O) S 33° 01' 59" E 104.82' (S 33° 05' 55" E 104.77') - 1.
- (P) S 33° 30' 36" E 89.72' (S 33° 34' 08" E 89.60') - 1.
- (Q) S 33° 12' 24" E 200.10' (S 33° 12' 00" E 200.00') - 1.
- (R) N 33° 12' 00" W 110.00'.
- (S) N 33° 12' 00" W 40.00'.
- (T) S 82° 15' 49" W 97.23'.
- (U) N 33° 09' 10" W 37.38' (N 33° 12' 00" W 37.38') - 2.

CENTER OF 10' WIDE SEWER EASEMENT.

- (V) S 35° 05' 09" W 128.29'
- (W) S 68° 47' 02" W 65.57'
- (X) S 12° 07' 31" W 47.05'

DECLARATION:

WE, ROBERT G. AND BETTY N. SCHABELL, 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.

Robert G. Schabell
ROBERT G. SCHABELL 3-11-96
DATE

Betty N. Schabell
BETTY N. SCHABELL 3-11-96
DATE

ACKNOWLEDGEMENT:

PERSONALLY APPEARED THE ABOVE NAMED ROBERT G. AND BETTY N. SCHABELL AND ACKNOWLEDGED THE FOREGOING DECLARATION TO BE A VOLUNTARY AND FREE ACT.

Notary Public
MY COMMISSION EXPIRES Oct. 12, 1996

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

56 MAR 21 AM 11:33

DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY [Signature]

96-06260 FEE 11

LAND PARTITION

PRELIMINARY FILE NUMBER 95-141.

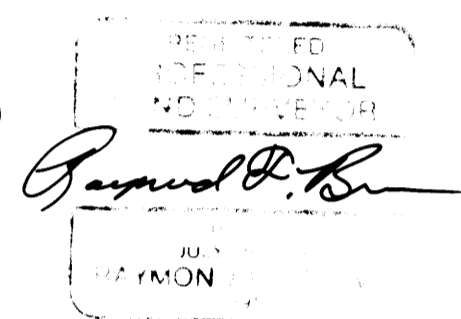
COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

Located in the:
NORTH 1/2 of SECTION 2,
TOWNSHIP 28 SOUTH, RANGE 6 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

PARTITIONER AND LEGAL OWNER OF RECORD:
ROBERT G. AND BETTY N. SCHABELL
P.O. BOX 1066
CANYONVILLE, OREGON 97417

TOTAL NUMBER OF PARCELS: THREE (3).
WATER SUPPLY: ROBERTS CREEK WATER ASSOC.
SEWER DISPOSAL: GREEN SANITARY DISTRICT.
ZONING: RS, R-2, & FG.
COMPREHENSIVE PLAN DESIGNATION: AGG, RHD & RMD

SURVEYED BY:
RAYMOND F. BROWN - P.L.S. # 2391
P.O. BOX 539
CANYONVILLE, OREGON 97417
PHONE: (541) 839-6185



EXP. 12/31/97

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 LANDS SHOWN HEREON, THE BOUNDARIES OF WHICH ARE DESCRIBED AS FOLLOWS.

Raymond F. Brown
RAYMOND F. BROWN - P.L.S. # 2391 2/20/96
DATE

LEGAL DESCRIPTION:

BEGINNING AT A 5/8 INCH IRON ROD THAT BEARS S 54° 43' 00" W 289.60 FEET FROM THE MOST SOUTHERLY CORNER OF LOT 4, PACIFIC HIGHWAY FRUIT LANDS, AS DEFINED IN VOLUME 5, PAGE 34, DOUGLAS COUNTY RECORDS. SAID 5/8 INCH IRON ROD IS LOCATED ON THE NORTHERLY RIGHT OF WAY OF COUNTY ROAD NUMBER 16; THENCE ALONG SAID NORTHERLY RIGHT OF WAY OF SAID COUNTY ROAD, S 54° 43' 00" W 304.95 FEET TO A 5/8 INCH IRON ROD; THENCE LEAVING SAID RIGHT OF WAY AND RUNNING N 33° 09' 10" W 458.11 FEET TO THE CENTER OF ROBERTS CREEK; THENCE ALONG THE CENTER OF SAID ROBERTS CREEK, DOWN STREAM, THE FOLLOWING BEARINGS AND DISTANCES, N 53° 56' 35" E 55.07 FEET TO A POINT, N 80° 23' 40" E 81.55 FEET TO A POINT, S 89° 27' 31" E 106.53 FEET TO A POINT, N 54° 15' 34" E 55.92 FEET TO A POINT, N 33° 21' 16" E 54.01 FEET TO A POINT, N 17° 07' 49" E 56.76 FEET TO A POINT, N 7° 41' 40" E 52.67 FEET TO A POINT, N 2° 40' 17" E 86.47 FEET TO A POINT, N 19° 23' 31" W 34.76 FEET TO A POINT, N 41° 34' 38" W 47.96 FEET TO A POINT, N 69° 39' 09" W 22.96 FEET TO A POINT, N 30° 08' 15" W 60.10 FEET TO A POINT, AND N 4° 48' 19" E 55.68 FEET TO A POINT; THENCE LEAVING SAID CENTER OF ROBERTS CREEK AND RUNNING S 33° 12' 00" E 250.65 FEET TO A 5/8 INCH IRON ROD; THENCE S 33° 09' 17" E 80.17 FEET TO A 5/8 INCH IRON ROD; THENCE S 33° 01' 59" E 104.82 FEET TO A 5/8 INCH IRON ROD; THENCE S 33° 30' 36" E 89.72 FEET TO A 5/8 INCH IRON ROD; THENCE S 54° 46' 32" W 173.62 FEET TO A 5/8 INCH IRON ROD; THENCE S 33° 12' 24" E 200.10 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THE ADDITIONAL RIGHT OF WAY DESCRIBED IN VOL. 334, PAGE 557, DOUGLAS COUNTY, DEED RECORDS.

NARRATIVE:

PURPOSE OF THE SURVEY WAS TO CREATE THE THREE PARCELS AS SHOWN. FIELD INVESTIGATION LOCATED THE SAID FOUND CORNERS AND CONDITIONS. SURVEY FILE NUMBER M 71-54 CONTROLLED THE BOUNDARIES OF THE SURVEY EXCEPT FOR THE BOUNDARY ALONG THE CENTER OF ROBERTS CREEK. SAID CENTER OF ROBERTS CREEK WAS ESTABLISHED BY SURVEYING THE HIGH WATER MARKS ON BOTH SIDES. THE NORTHERLY RIGHT OF WAY OF COUNTY ROAD NUMBER 16, AS DEFINED BY SURVEY FILE NUMBER M 71-54, WAS USED AS " BASIS OF BEARING ". UPON LOOKING AT THE AMOUNT OF LAND INSIDE THE 100 YEAR FLOOD BOUNDARY. IT WAS DISCOVERED THAT ONLY THE SOUTHERLY CORNER OF PARCEL 2 WAS OUTSIDE OF THE SAID 100 YEAR FLOOD BOUNDARY. 100 YEAR FLOOD ELEVATION USED WAS 474.60.

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