

96-19372 9:04 A.M.

FILED THIS 13th DAY OF SEPTEMBER 1996

GAY FIELDS, County Clerk
COUNTY CLERK

Alvin J. Burnett
BY: 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

96 SEP 13 AM 9:04

GAY FIELDS
DOUGLAS COUNTY CLERK

IN THE OFFICE OF RECORDS OF DOUGLAS COUNTY

BY: *Alvin J. Burnett*

PP

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

LAND PARTITION

CANYONVILLE PLANNING
DEPARTMENT FILE NUMBER LP-02-96.

Located in the:
N.E. 1/4, SECTION 34 and the S.E. 1/4, SECTION 27,
TOWNSHIP 30 SOUTH, RANGE 5 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.
"CITY OF CANYONVILLE"

PARTITIONER AND LEGAL OWNER OF RECORD:
DARLENE GROSS
P.O. BOX 191
CANYONVILLE, OR. 97417

TOTAL NUMBER OF PARCELS: TWO (2).
WATER SUPPLY: CITY OF CANYONVILLE
SEWER DISPOSAL: CITY OF CANYONVILLE
ZONING: R 1/A
COMPREHENSIVE PLAN DESIGNATION: NA

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Raymond F. Brown

OREGON
JULY 26, 1989
RAYMOND F. BROWN
2391

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 AS PARCEL 2. THE BOUNDARIES OF WHICH ARE DESCRIBED ON PAGE 2.

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

8-2-96
DATE

DECLARATION:

I, DARLENE GROSS, BEING FIRST DULY SWORN, DEPOSE AND SAY, THAT I HAVE CAUSED THE LANDS DEPICTED HEREON TO BE SURVEYED AND THE EASEMENTS SHOWN HEREON TO BE CREATED AS SET FORTH, OF MY OWN FREE WILL.

Darlene Gross
DARLENE GROSS

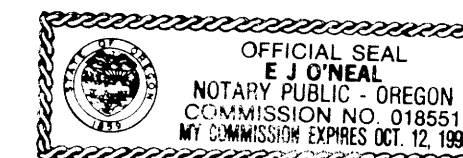
8-9-1996
DATE

ACKNOWLEDGEMENT:

PERSONALLY APPEARED THE ABOVE NAMED DARLENE GROSS, AND ACKNOWLEDGED THE FOREGOING TO BE A VOLUNTARY AND FREE ACT.

E. J. O'Neal
NOTARY PUBLIC

MY COMMISSION EXPIRES 08.12.1996



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
DOUGLAS COUNTY TAX COLLECTOR

9-12-96
DATE

APPROVALS:

Clarence E. Currier
CANYONVILLE PLANNING COMMISSION CHAIR

8-21-96
DATE

Sam E. Moore
DOUGLAS COUNTY SURVEYOR'S OFFICE DEPUTY

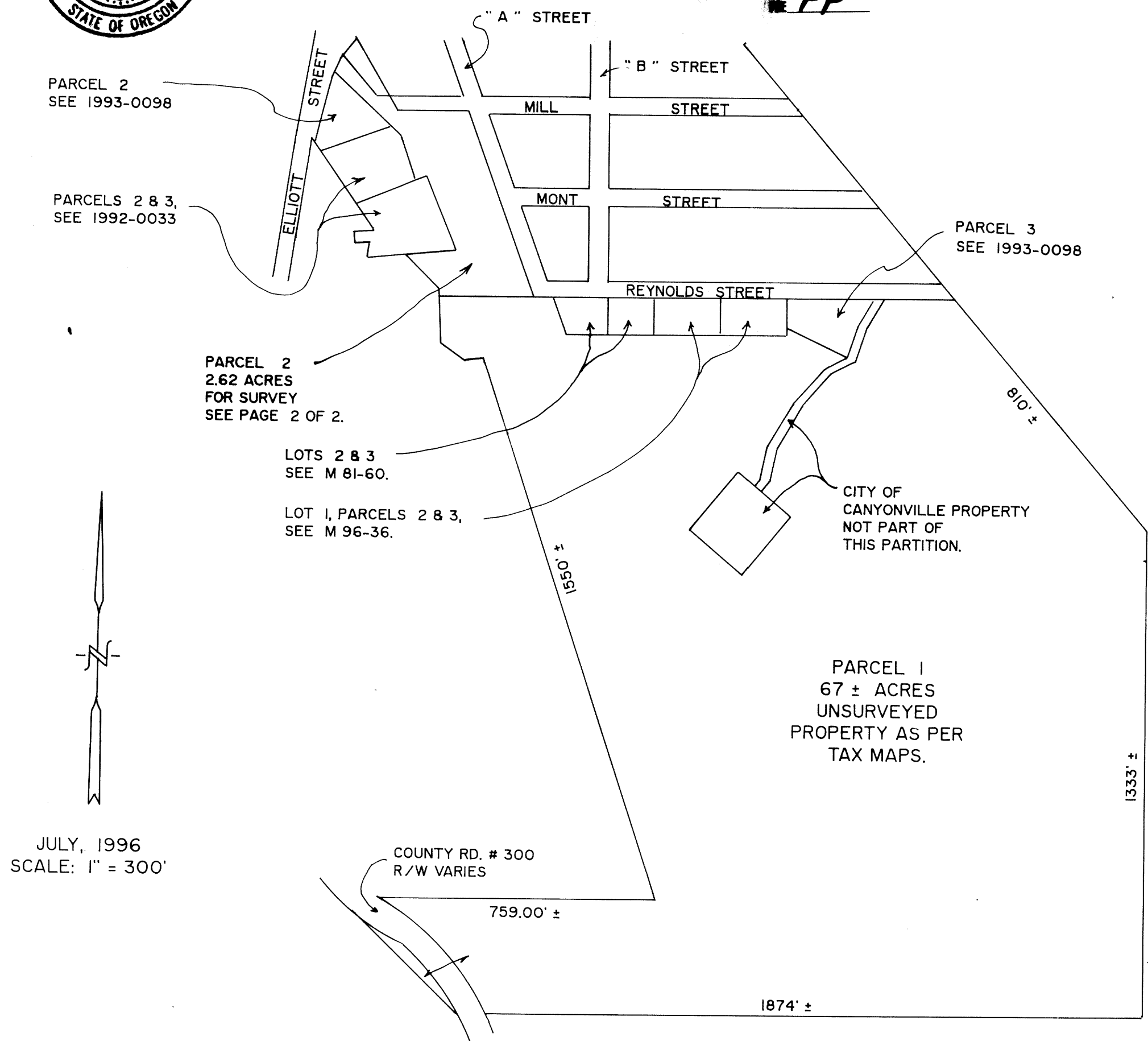
9-10-96
DATE

C. Lawrence Andrew
CANYONVILLE PLANNING COMMISSION SECRETARY

8-21-96
DATE

1996 - 0075 A

1996 - 0075 A



1996 - 0075 B

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EXP. 12/31/97

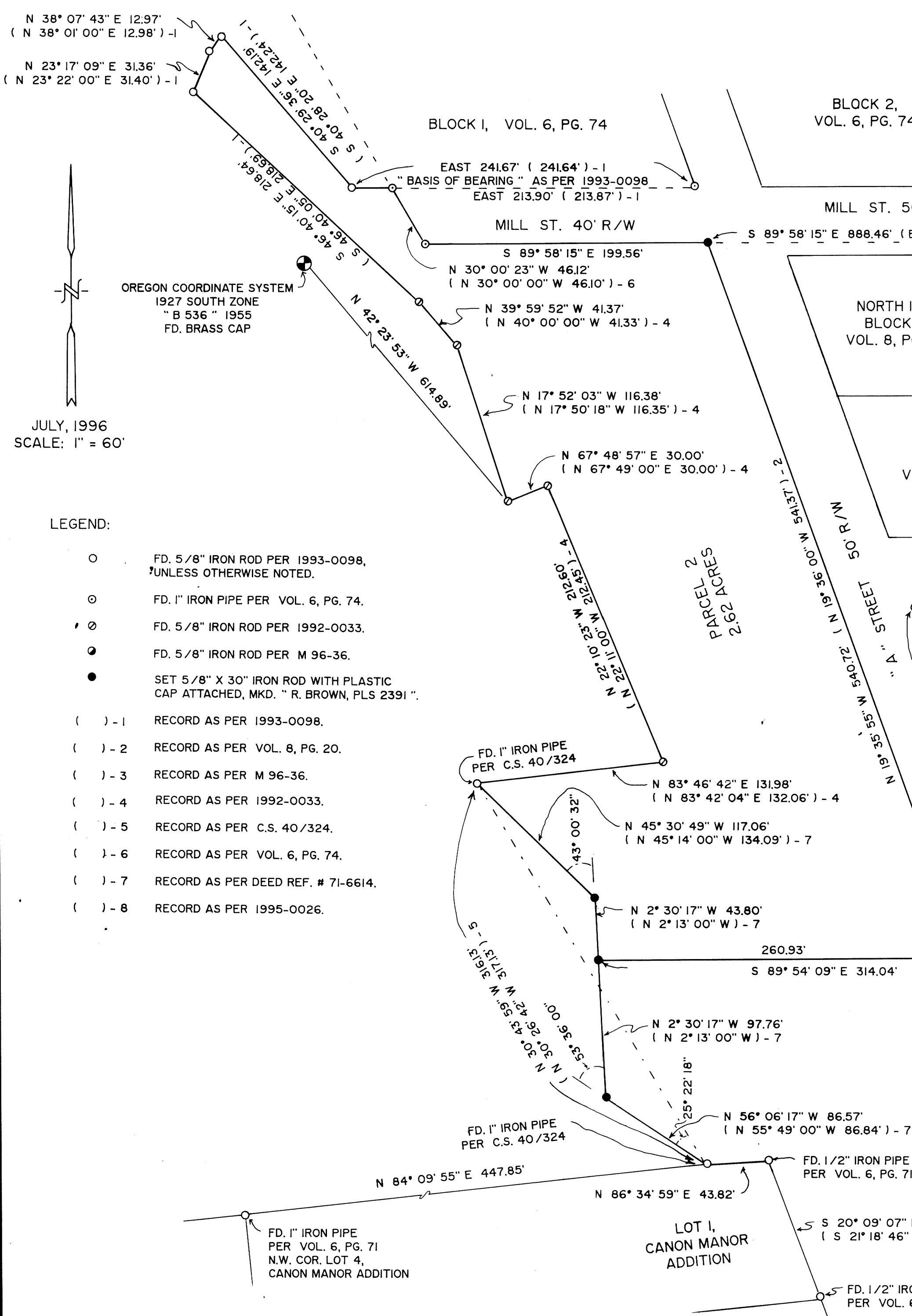
LEGAL DESCRIPTION:

PARCEL 1
SEE PARCEL 1 OF LAND PARTITION FILE NUMBER 1993-0098, DOUGLAS COUNTY SURVEYOR'S OFFICE, LESS THE PARCEL DESCRIBED BELOW.

PARCEL 2
BEGINNING AT A 1 INCH IRON PIPE, BEING THE SOUTHWEST CORNER OF LOT 10, BLOCK 1, MT. REYNOLDS ADDITION, CITY OF CANYONVILLE; THENCE DUE WEST 27.77 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 40° 29' 36" WEST 142.19 FEET TO A 5/8 INCH IRON ROD LOCATED ON THE EASTERLY BOUNDARY OF ELLIOTT STREET; THENCE ALONG SAID EASTERLY BOUNDARY OF ELLIOTT STREET, SOUTH 38° 07' 43" WEST 12.97 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY, SOUTH 23° 17' 09" WEST 31.36 FEET TO A 5/8 INCH IRON ROD; THENCE LEAVING SAID EASTERLY BOUNDARY OF ELLIOTT STREET AND RUNNING SOUTH 46° 40' 15" EAST 218.64 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 39° 59' 52" EAST 41.37 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 17° 52' 03" EAST 116.38 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 67° 48' 57" EAST 30.00 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 22° 10' 23" EAST 212.60 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 83° 46' 42" WEST 131.98 FEET TO A 1 INCH IRON PIPE; THENCE SOUTH 45° 30' 49" EAST 117.06 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 2° 30' 17" EAST 43.80 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 89° 54' 09" EAST 260.93 FEET TO 5/8 INCH IRON ROD LOCATED AT THE MOST SOUTHWESTERLY CORNER OF "A" STREET; THENCE ALONG THE WESTERLY BOUNDARY OF SAID "A" STREET, NORTH 19° 35' 55" WEST 540.72 FEET TO A 5/8 INCH IRON ROD LOCATED ON THE SOUTHERLY BOUNDARY OF MILL STREET; THENCE LEAVING SAID "A" STREET AND RUNNING ALONG THE SAID SOUTH BOUNDARY OF MILL STREET, NORTH 89° 58' 15" WEST 199.56 FEET TO A 1 INCH IRON PIPE; THENCE LEAVING SAID SOUTH BOUNDARY OF MILL STREET AND RUNNING ALONG THE WEST END OF SAID MILL STREET, NORTH 30° 00' 23" WEST 46.12 FEET TO THE POINT OF BEGINNING.

NARRATIVE:

PURPOSE OF THE SURVEY WAS TO DIVIDE THE PROPERTY AS SHOWN. FIELD INVESTIGATION LOCATED THE SAID FOUND CORNERS AND CONDITIONS. CONTROL FOR THE SURVEY WAS THE FIRST ADDITION TO MT. REYNOLDS ADDITION (VOL. 8, PG. 20) ON THE EAST, LAND PARTITION FILE NUMBER 1993-0098 AND THE MT. REYNOLDS ADDITION (VOL. 6, PG. 74) CONTROLLED THE NORTH BOUNDARY, LAND PARTITION FILE NUMBERS 1993-0098 AND 1992-0033, ALONG WITH DEED CALLS FROM DEED REFERENCE NUMBER 71-6614 CONTROLLED THE WEST BOUNDARY. SAID AREA DEFINED BY SAID DEED REFERENCE NUMBER 71-6614, WAS SET BY USING DEED DEFLECTION ANGLES AND THE SINGLE PROPORTIONATE METHOD BETWEEN TWO EXISTING MONUMENTS FOUND AS PER C.S. FILE NUMBER 40/324. THE SOUTH BOUNDARY OF PARCEL 2 WAS CONTROLLED BY CLIENT PLACEMENT. THE NORTH BOUNDARY OF MILL STREET, FROM "A" STREET TO THE WEST, AS DEFINED BY LAND PARTITION FILE NUMBER 1993-0098, WAS USED AS "BASIS OF BEARING".



JULY, 1996
SCALE: 1" = 60'

LEGEND:

- FD. 5/8" IRON ROD PER 1993-0098, UNLESS OTHERWISE NOTED.
- ⊙ FD. 1" IRON PIPE PER VOL. 6, PG. 74.
- ⊙ FD. 5/8" IRON ROD PER 1992-0033.
- ⊙ FD. 5/8" IRON ROD PER M 96-36.
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP ATTACHED, MKD. "R. BROWN, PLS 2391".
- () - 1 RECORD AS PER 1993-0098.
- () - 2 RECORD AS PER VOL. 8, PG. 20.
- () - 3 RECORD AS PER M 96-36.
- () - 4 RECORD AS PER 1992-0033.
- () - 5 RECORD AS PER C.S. 40/324.
- () - 6 RECORD AS PER VOL. 6, PG. 74.
- () - 7 RECORD AS PER DEED REF. # 71-6614.
- () - 8 RECORD AS PER 1995-0026.

1996 - 0075 B