

FILED THIS 23rd DAY OF April, 1997 AT 12:32 A.M. (P.M.)

DOYLE SHAVER JR., County Clerk  
COUNTY CLERK

STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS.  
I, COUNTY CLERK AND RECORDER OF  
CONVEYANCES, DO HEREBY CERTIFY THAT THIS  
INSTRUMENT WAS RECORDED

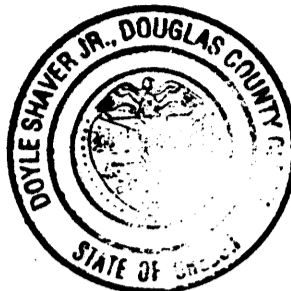
97 APR 23 PM 12:32

DOYLE SHAVER JR.  
DOUGLAS COUNTY CLERK

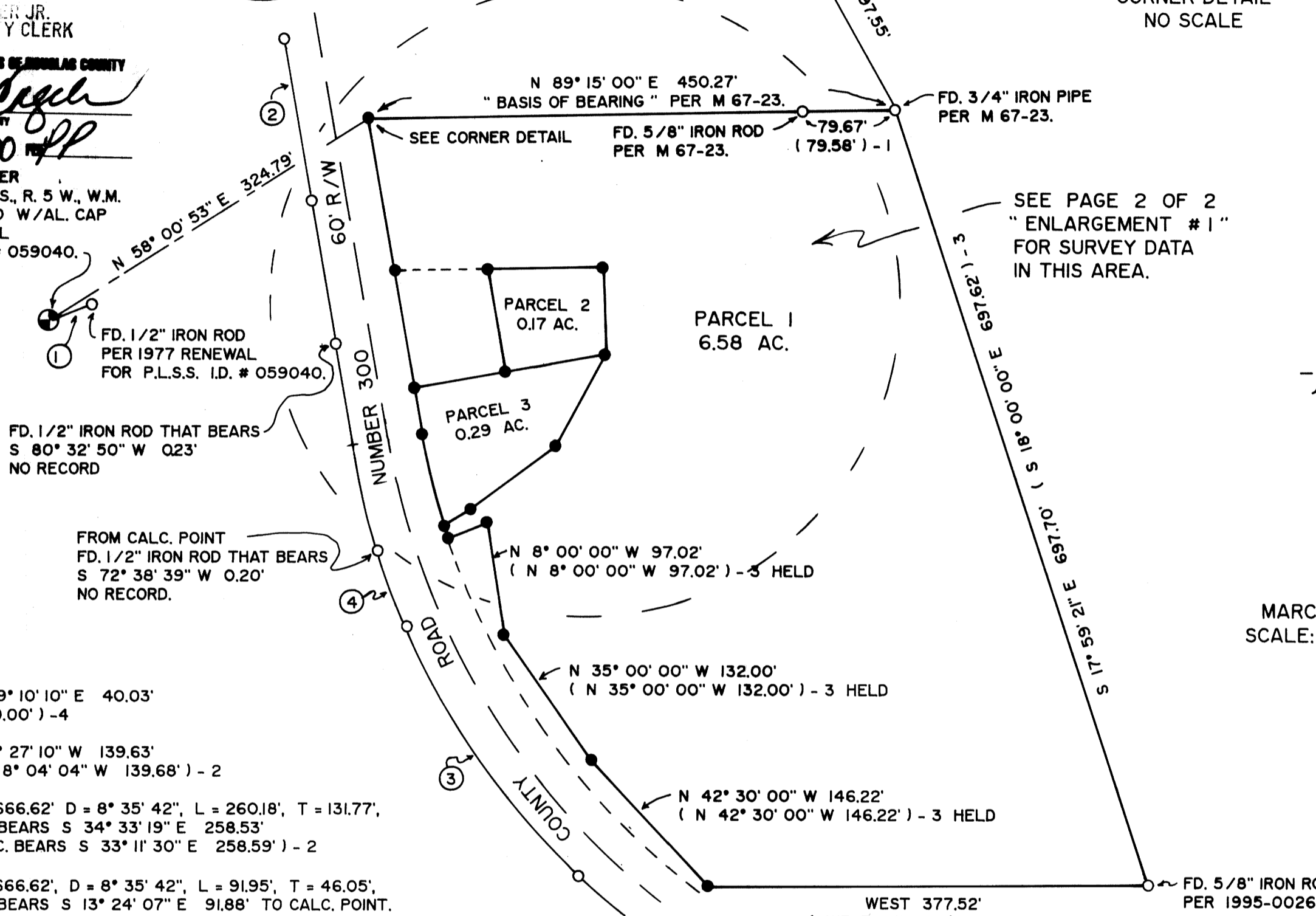
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Raymond F. Brown*  
97-08600

SOUTHEAST CORNER  
D.L.C. # 59, T. 30 S., R. 5 W., W.M.  
FD. 5/8" IRON ROD W/AL. CAP  
PER 1977 RENEWAL  
FOR P.L.S.S. I.D. # 059040.



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



LINE INDEX:

- ① N 69° 10' 10" E 40.03'  
( 40.00' ) - 4
- ② N 9° 27' 10" W 139.63'  
( N 8° 04' 04" W 139.68' ) - 2
- ③ R = 666.62' D = 8° 35' 42", L = 260.18', T = 131.77',  
L.C. BEARS S 34° 33' 19" E 258.53'  
( L.C. BEARS S 33° 11' 30" E 258.59' ) - 2
- ④ R = 666.62', D = 8° 35' 42", L = 91.95', T = 46.05',  
L.C. BEARS S 13° 24' 07" E 91.88' TO CALC. POINT.

LEGEND:

- FD. 5/8" IRON ROD PER M 123-47,  
UNLESS OTHERWISE NOTED.
- SET 5/8" X 30" IRON ROD WITH PLASTIC  
CAP ATTACHED, MKD. " R. BROWN, PLS 2391 "
- ( ) - 1 RECORD AS PER M 67-23.
- ( ) - 2 RECORD AS PER M 123-47.
- ( ) - 3 RECORD AS PER DEED REF. # 89-13507.
- ( ) - 4 RECORD AS PER RENEWAL FOR P.L.S.S. I.D. # 059040.

NARRATIVE:

PURPOSE OF THE SURVEY WAS TO CREATE THE PARCELS AS SHOWN. FIELD INVESTIGATION LOCATED THE SAID FOUND MONUMENTS AND CONDITIONS. CONTROL FOR THE SURVEY WAS DOUGLAS COUNTY SURVEYOR'S OFFICE MAP FILE NUMBER M 67-23 ON THE NORTH BOUNDARY, DOUGLAS COUNTY SURVEYOR'S OFFICE MAP FILE NUMBER 1995-0026 ON THE EAST BOUNDARY, DEED CALL PER DEED REFERENCE NUMBER 89-13507 ON THE SOUTH BOUNDARY, AND DEED CALLS PER SAID DEED REFERENCE NUMBER 89-13507 ALONG WITH THE PLACEMENT OF THE WESTERLY RIGHT OF WAY OF COUNTY ROAD NUMBER 300 PER DOUGLAS COUNTY SURVEYOR'S OFFICE MAP FILE NUMBER M 123-47 CONTROLLED THE WEST BOUNDARY OF THE PROPERTY. IN ANALYZING THE ORIGINAL DEED, IT WAS FOUND THAT THE ORIGINAL LEGAL DESCRIPTION DID NOT CLOSE BY 15.78 FEET NORTHERLY AND 25.66 FEET WESTERLY. THIS ERROR IN CLOSING WAS PLACED INTO THE SMALL PIECE OF LAND ACQUIRED BY QUIET TITLE ( CASE NO. 97 CV 0096 ) AND ADDED TO THE ORIGINAL DEED. BY USING THIS METHOD, MOST OF THE ORIGINAL BEARINGS AND DISTANCES WERE HELD. AND ADJUSTMENTS WERE THEN MADE TO THE EASTERLY RIGHT OF WAY BOUNDARY OF SAID COUNTY ROAD NUMBER 300, WHERE IT APPLIED. THE NORTH BOUNDARY OF THE PROPERTY, AS DEFINED BY SAID DOUGLAS COUNTY SURVEYOR'S OFFICE MAP FILE NUMBER M 67-23, WAS USED AS " BASIS OF BEARING "

LAND PARTITION

CITY OF CANYONVILLE  
PRELIMINARY FILE NUMBER MLP-04-96.

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

PARTITIONER AND LEGAL OWNER OF RECORD:  
STEVEN BROWN and ALAN PETERS  
P. O. BOX 856  
CANYONVILLE, OR. 97417

TOTAL NUMBER OF PARCELS: THREE ( 3 )  
WATER SUPPLY: CITY OF CANYONVILLE  
SEWER DISPOSAL: CITY OF CANYONVILLE  
ZONING: R 1/A  
COMPREHENSIVE PLAN DESIGNATION:  
SINGLE FAMILY DWELLING

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Raymond F. Brown*  
OREGON  
JULY 26, 1989  
RAYMOND F. BROWN  
2391

EXP. 12/31/97

PREPARED BY:  
RAYMOND F. BROWN - P. L. S. #2391  
P. O. BOX 539  
CANYONVILLE, OREGON 97417  
PHONE: (541) 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 AS FOLLOWS:

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

Mar. 21, 1997  
DATE

LEGAL DESCRIPTION:

BEGINNING AT A 5/8 INCH IRON ROD THAT BEARS NORTH 58° 00' 53" EAST 324.79 FEET FROM THE SOUTHEAST CORNER OF THE JOSEPH ROBERTS DONATION LAND CLAIM NUMBER 59, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE NORTH 89° 15' 00" EAST 450.27 FEET TO A 3/4 INCH IRON PIPE; THENCE SOUTH 17° 59' 21" EAST 697.70 FEET TO A 5/8 INCH IRON ROD; THENCE DUE WEST 377.52 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 42° 30' 00" WEST 146.22 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 35° 00' 00" WEST 132.00 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 8° 00' 00" WEST 97.02 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 68° 39' 29" WEST 35.94 FEET TO A 5/8 INCH IRON ROD LOCATED ON THE EASTERLY RIGHT OF WAY BOUNDARY OF COUNTY ROAD NUMBER 300; THENCE ALONG SAID EASTERLY RIGHT OF WAY BOUNDARY, ALONG THE ARC OF A 606.62 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS NORTH 13° 46' 24" WEST 91.41 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY BOUNDARY, NORTH 9° 27' 10" WEST 273.70 FEET TO THE POINT OF BEGINNING.

1997 - 0045 A

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