

1997 - 0095

# LAND PARTITION

A PORTION OF LOT 18  
MARCH PLAT "A"  
SW 1/4, SECTION 8, TWP 30 S, R 5 W, WM  
TRI CITY, OR 97457  
INSTRUMENT NO 93-12580  
JULY 1997  
SCALE 1" = 50'

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

97 SEP - 11 1997  
DOYLE SHAVER JR. COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
BY Glen G. Burnett DEPUTY  
FEE PP

- LEGEND**
- FOUND MONUMENT MARKED AS SHOWN
  - SET 5/8" X 30" I.R. WITH PLASTIC CAP MARKED  
M.E. FARR  
LS 1181
  - COMPUTED POINT, NO MONUMENT SET
  - FOUND BRASS CAP, MARKED AS SHOWN

**OWNER**  
REINHART LOVING TRUST  
CHARLES A & JEANETTE M  
REINHART, TRUSTEES  
586 VALLEY STREET, S.E.  
MYRTLE CREEK, OR 97457  
PH (541) 863-3393

**PARTITIONER**  
CHARLES A REINHART  
586 VALLEY STREET, S.E.  
MYRTLE CREEK, OR 97457  
PH (541) 863-3393

**SANITARY SEWER**  
WATER  
ZONE  
COMPREHENSIVE PLAN  
PLANNING FILE NO

**TRI CITY WATER & SANITARY DISTRICT**  
TRI CITY WATER & SANITARY DISTRICT  
SINGLE FAMILY RESIDENTIAL  
MEDIUM DENSITY RESIDENTIAL  
94-096

THE PARTITIONER AGREES TO IRREVOCABLY OFFER FOR SALE TO DOUGLAS COUNTY THE 5 FOOT STRIP ALONG THE SOUTHERN BOUNDARY OF CREST DRIVE AT THE NORTHERN EDGE OF PARCELS 1, 2 & 3 AND THE 50 FOOT STRIP ALONG THE WESTERN EDGE OF PARCEL 1 FOR THE SOUTHERLY EXTENSION OF VALLEY STREET.

**NOTE:**  
AREA SHOWN FOR PARCELS 1, 2 & 3 DO NOT INCLUDE THE AREA TO BE OFFERED FOR SALE FOR ADDITIONAL RIGHT OF WAY. UNTIL SUCH TIME AS THESE AREAS ARE SOLD FOR ADDITIONAL RIGHT OF WAY, THE AREA OF EACH PARCEL WILL BE AS SHOWN BELOW:

PAR NO.	PARCEL AREA SHOWN	VALLEY STREET EXTENSION	CREST DRIVE	TOTAL AREA (AC)
1	0.649	0.271	0.014	0.934
2	0.344		0.017	0.361
3	1.618		0.031	1.649
<b>TOTALS</b>		0.271	0.062	2.944

NUMBER	BEARING	DISTANCE
L1	S 90°00'00" W	11.40'
L2	S 00°30'56" W	23.85'
L3	S 00°30'56" W	5.00'
L4	S 00°30'56" W	47.72'
L5	N 00°54'29" E	5.00'
L6	N 00°30'56" E	5.00'
L7	N 00°35'15" E	5.00'
L8	N 00°30'56" E	5.00'

### APPROVALS

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

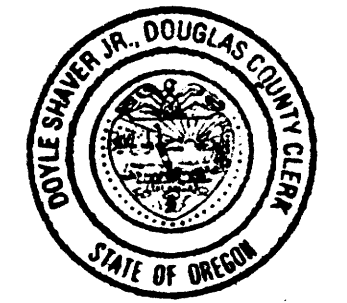
Vickroy Jenerani, deputy 9/5/97  
DOUGLAS COUNTY TAX COLLECTOR DATE

Keith L. Cubic 9/5/97  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Romy Wan 9-5-97  
DOUGLAS COUNTY SURVEYOR DATE

FILED 8<sup>th</sup> DAY OF SEPTEMBER, 1997 8:14 A.M. 97-18268

DOYLE SHAVER JR., County Clerk  
COUNTY CLERK  
BY: Glen G. Burnett DEPUTY



### DECLARATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE, CHARLES A REINHART AND JEANETTE M REINHART, TRUSTEES OF THE REINHART LOVING TRUST AND OWNERS OF THE LAND REPRESENTED AND DESCRIBED ON THIS PLAT, HAVE CAUSED THE SAME TO BE PARTITIONED AS SET FORTH HEREON AND DO DEDICATE THE EASEMENTS TO THE PUBLIC FOREVER.

Charles A. Reinhart, Trustee Jeanette M. Reinhart, Trustee  
CHARLES A REINHART JEANETTE M REINHART

### ACKNOWLEDGEMENT

STATE OF OREGON  
COUNTY OF DOUGLAS  
KNOW ALL MEN BY THESE PRESENTS THAT ON THE 31 DAY OF July, 1997, BEFORE ME APPEARED CHARLES A AND JEANETTE M REINHART, TRUSTEES OF THE REINHART LOVING TRUST, WHO BEING DULY SWORN, DID SAY THEY SIGNED THE DECLARATION SET FORTH HEREON AS THEIR FREE AND VOLUNTARY ACT AND DEED.

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

Nancy A. Winchell  
NOTARY PUBLIC OF OREGON  
MY COMMISSION EXPIRES: 10/20/97

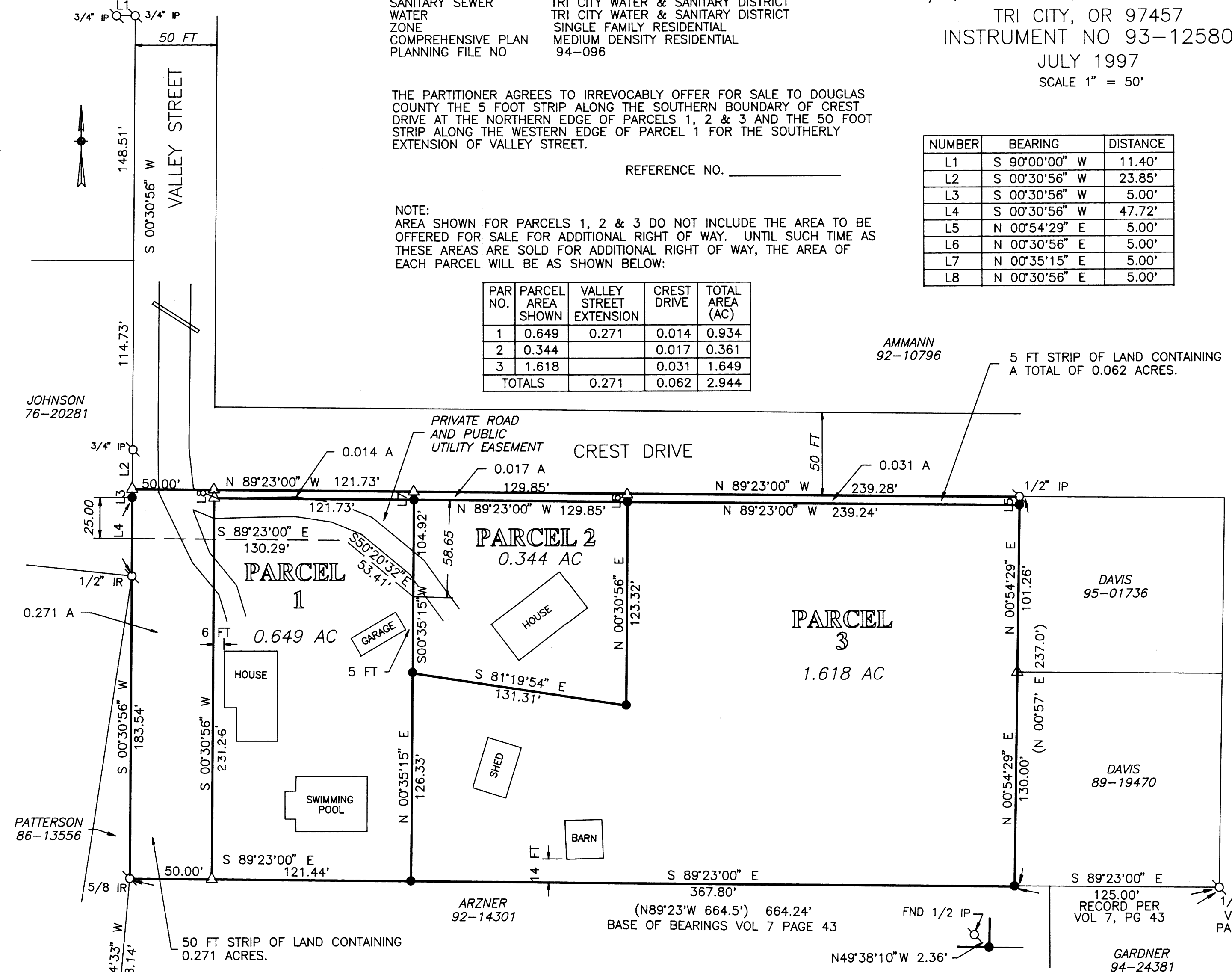


### SURVEYOR'S CERTIFICATE

I, MAURICE E FARR, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

BEGINNING AT A 5/8" IRON ROD ON THE SOUTHWEST CORNER OF LOT 18, MARCH PLAT "A", FROM WHICH THE SECTION CORNER COMMON TO SECTION 7, 8, 17 AND 18, TWP 30 S, R 5 W, WM BEARS S05°14'33" W 1268.14 FT; THENCE S89°23'00" E 539.24 FT TO A 5/8" IR; THENCE N00°54'29" E 236.26 FT TO A 1/2" IP; THENCE N89°23'00" W 540.86 FT TO A POINT; THENCE S00°30'56" W 236.26 FT TO THE POINT OF BEGINNING, CONTAINING 0.914 ACRES MORE OR LESS IN PARCEL 1, 0.344 ACRES MORE OR LESS IN PARCEL 2, AND 1.618 ACRES MORE OR LESS IN PARCEL 3, ALL LOCATED IN SW1/4, SECTION 8, TWP 30 S, RANGE 5 W, WM, DOUGLAS COUNTY, OREGON.

97-18268

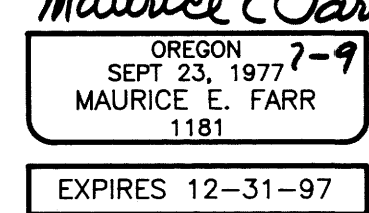
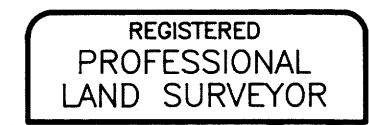


### NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO CREATE THREE PARCELS FROM THE EXISTING 2.94 ACRE PARCEL DESCRIBED IN INSTRUMENT 93-12580. I USED FOUND MONUMENTS FROM SURVEY VOL 7, PG 43 AS BASE OF BEARINGS AND TO CONTROL THE SOUTH LINE. I LOCATED THE NORTH EXTERIOR LINE PARALLEL WITH THE SOUTH LINE. PARTITION LINES AS REQUESTED BY PARTITIONER.

THIS SURVEY WAS PERFORMED BY MAURICE E FARR AND CHARLES REINHART USING A LIETZ SET 4 TOTAL STATION. CALCULATIONS AND DRAFTING WERE PERFORMED BY MAURICE E FARR.

Maurice E Farr  
MAURICE E. FARR  
PROFESSIONAL LAND SURVEYOR  
1960 SW BURDETTE DRIVE  
ROSEBURG, OR 97470



T30S, R5W, WM  
SEC 7 SEC 8  
SEC 18 SEC 17  
FND BRASS CAP

1997 - 0095