

99-27228

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ALL PARCELS ARE SUBJECT TO AN IRREVOCABLE OFFER TO DEDICATE A 54' STREET AND CUL-DE-SAC AS DESCRIBED IN VOLUME 1654, PAGE 367 OF DOUGLAS COUNTY CLERK'S RECORDS.

ALL PARCELS ARE SUBJECT TO AN AGREEMENT TO PARTICIPATE IN A LOCAL IMPROVEMENT DISTRICT TO DEVELOP STORM DRAINAGE PER VOLUME 1654, PAGE 377 OF DOUGLAS COUNTY CLERK'S RECORDS.

LAND PARTITION SURVEY

OF DEED 99-2100 IN

NW 1/4 SECTION 4, T30S, R5W, WM

OWNER:
ROLAND AND MARGARET THEISS
MYRTLE CREEK, OR 97457

PARTITIONER: ROLAND THEISS
P. O. BOX 824
MYRTLE CREEK, OR 97457

ZONE: R1
COMP. PLAN DESIG.: RMD (MEDIUM DENSITY RESIDENTIAL)
WATER SUPPLY: TRI-CITY WATER DISTRICT
SEWAGE DISPOSAL: TRI-CITY SANITARY DISTRICT
Planning Dept. File 99-031

REGISTERED
OREGON
LAND SURVEYOR

JULY 12, 1968
WILLIAM J. RUPPERT
866

MY REGISTRATION
EXPIRES 12/31/2000

99-27228
Surveyed by:

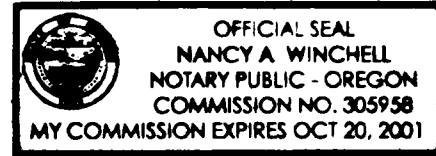
WILLIAM J. RUPPERT
P.O. BOX 1564
MYRTLE CREEK, OR 97457

SCALE 1"=50'
AUGUST 1999
SHEET 1 OF 2

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF DOUGLAS } SS

PERSONALLY APPEARED BEFORE ME ON THIS 21 DAY OF October 1999, IN SAID STATE AND COUNTY, ROLAND THEISS AND MARGARET THEISS, WHO ACKNOWLEDGED THE ANNEXED INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.



Nancy A. Winchell NOTARY PUBLIC

DECLARATION AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS ROLAND THEISS AND MARGARET THEISS ARE THE OWNERS OF THE LAND REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED ON THE ACCOMPANYING SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE PARTITIONED AS SHOWN ON THE ANNEXED PLAT AND DEDICATE THE EASEMENT AS SHOWN ON THE ANNEXED PLAT.

Roland Theiss 10/21/99
ROLAND THEISS DATE
Margaret Theiss 10/21/99
MARGARET THEISS DATE

SURVEY NARRATIVE

BOUNDARY CONTROL IS BASED ON SURVEY M 73-44, CS 58/251, AND TRI-CITY TERRACE.

MONUMENTS ALONG THE RIGHT-OF-WAY OF CHICKERING STREET WERE SET BY APPLYING A COMPASS RULE TRAVERSE ADJUSTMENT OF RECORD CHORD DISTANCES PER TRI-CITY TERRACE BETWEEN FOUND MONUMENTS. THE RADII WERE HELD.

THE MISSING MONUMENT ALONG THE FUTURE RIGHT-OF-WAY AT THE SOUTHERLY EXTENSION OF CHICKERING STREET WAS ALSO SET BY COMPASS RULE ADJUSTMENT OF DEED RECORD CHORD DISTANCES. THE RADIUS WAS HELD.

THE MOST SOUTHERLY SOUTHEAST CORNER WAS SET BY HOLDING RECORD DEED DISTANCES FROM FOUND MONUMENTS.

SURVEY, CALCULATIONS AND DRAFTING: WILLIAM J. RUPPERT.

INSTRUMENT: PENTAX PTS III 10.

SURVEYOR'S CERTIFICATE

I, WILLIAM J. RUPPERT, SAY THAT THE LAND DEPICTED ON THE ACCOMPANYING LAND PARTITION MAP HAS BEEN SURVEYED AND MARKED WITH THE PROPER MONUMENTS, AND THAT THE DESCRIPTION OF THE LAND DEPICTED ON THE ACCOMPANYING LAND PARTITION MAP IS AS FOLLOWS:

THE TRUE POINT OF BEGINNING BEING A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF LOT 3; BLOCK 4, OF TRI-CITY TERRACE IN SECTION 4, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, THENCE ALONG THE EAST LINE OF SAID TRI-CITY TERRACE N0°38'30"E FOR 232.82 FEET TO A 5/8" IRON ROD; THENCE N52°36'34"W FOR 73.42 FEET TO A 5/8" IRON ROD; THENCE ALONG A 70.00 FEET RADIUS CURVE TO THE RIGHT (CHORD BEARS N61°07'46"E 10.55 FEET) 10.56 FEET; THENCE ALONG A 130.00 FEET RADIUS CURVE TO THE LEFT (CHORD BEARS N60°42'31"E 21.26 FEET) 21.28 FEET TO A 5/8" IRON ROD; THENCE S52°45'51"E FOR 185.40 FEET TO A 5/8" IRON ROD; THENCE S89°29'26"E FOR 129.62 FEET TO A 1/2" IRON PIPE; THENCE S89°25'19"E FOR 262.26 FEET TO A 5/8" IRON ROD; THENCE S0°36'47"W FOR 183.62 FEET TO A 5/8" IRON ROD; THENCE N89°56'30"W FOR 423.24 FEET TO A 5/8" IRON ROD; THENCE S0°30'35"W FOR 190.00 FEET TO A 5/8" IRON ROD; THENCE S89°33'45"W FOR 35.13 FEET TO A 5/8" IRON ROD; THENCE N89°56'24"W FOR 87.04 FEET TO A 5/8" IRON ROD; THENCE N15°27'12"W FOR 187.14 FEET TO A 5/8" IRON ROD; THENCE ALONG A 70.00 FEET RADIUS CURVE TO THE RIGHT (CHORD BEARS N7°23'13"W 19.74 FEET) 19.80 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF LOT 3; BLOCK 4, OF TRI-CITY TERRACE; THENCE ALONG THE SOUTH LINE OF SAID TRI-CITY TERRACE S87°46'24"E FOR 90.01 FEET TO A 5/8" IRON ROD AT THE TRUE POINT OF BEGINNING, ALL IN DOUGLAS COUNTY OREGON.

APPROVALS

Keith L. Cubic 11/5/99
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Ed Mann 11-5-99
COUNTY SURVEYOR DEPUTY

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

Phil Brisman 11-8-99
DOUGLAS COUNTY TAX COLLECTOR DEPUTY DATE
99-27228 3:33 P.M.

FILED THIS DAY 8th OF Nov 1999, BY DOYLE SHAVER JR. COUNTY CLERK
DOUGLAS COUNTY CLERK'S OFFICE By: [Signature] DEPUTY



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
99 NOV -8 PM 3:33

DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY [Signature]

FEE PP

ALL PARCELS ARE SUBJECT TO A WAIVER OF OBJECTION TO ASSESSMENT FOR ROAD IMPROVEMENTS PER INSTRUMENT NO. 99-26913

99-27228

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SHEET 2 OF 2