

2002-07177

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

02 MAR -7 PM 3:17

DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

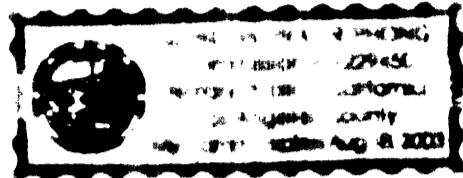
BY Shirley J. Bennett
DEPUTY

PP

ACKNOWLEDGMENT:

CALIFORNIA }
STATE OF OREGON }
COUNTY OF DOUGLAS } SS
LOS ANGELES }

PERSONALLY APPEARED BEFORE ME ON THIS 1st DAY OF MARCH, 2002, IN SAID STATE AND COUNTY, ANTHONY W. THEISS, WHO ACKNOWLEDGES THE ANNEXED INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.



William J. Ruppert
NOTARY PUBLIC

2002-07177

3:17 P.M.

FILED THIS DAY 7 OF MARCH 2002, BY Shirley J. Bennett
DEPUTY

DOUGLAS COUNTY CLERK'S OFFICE
DOYLE SHAVER JR., County Clerk



DECLARATION:

KNOW ALL MEN BY THESE PRESENTS ANTHONY W. THEISS IS THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED ON THE ACCOMPANYING SURVEYOR'S CERTIFICATE, HAS CAUSED THE SAME TO BE PARTITIONED AS SHOWN ON THE ANNEXED PLAT, AND DOES HEREBY CREATE THE ACCESS ROAD AND UTILITY EASEMENT AS SHOWN ON THE ANNEXED PLAT, AND DOES IRREVOCABLE COMMITMENT TO PARTICIPATE IN RIGHT OF WAY IMPROVEMENTS FOR THE FULL RIVERSIDE DRIVE FRONTAGE OF TAX LOT 100, AND DOES HEREBY AGREE TO THE PARTITION CONDITIONS REQUIRED BY THE MYRTLE CREEK PLANNING COMMISSION.

Anthony W. Theiss 3/1/02
ANTHONY W. THEISS DATE

CERTAIN OTHER CONDITIONS OF APPROVAL OF THIS PLAT ARE ON FILE AT THE MYRTLE CREEK CITY HALL (FILE NO. LP 01-4). THESE CONDITIONS MAY IMPACT DEVELOPMENT OF THESE PARCELS.

NOTE: PROPOSED STRUCTURES LOCATED MORE THAN 300 FEET FROM EXISTING FIRE HYDRANTS WILL REQUIRE INSTALLATION OF ADDITIONAL HYDRANTS.

NOTE: SEWER MAIN LINE CONSTRUCTION MAY BE RESTRICTED BY A MORATORIUM IMPOSED BY THE D.E.Q. CHECK WITH THE CITY OF MYRTLE CREEK.

SURVEYOR'S CERTIFICATE

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

BEGINNING AT THE SOUTHWEST CORNER OF DLC 47, T29S, R5W, WM, THENCE ALONG THE LINE BETWEEN DLC 47 AND DLC 45, T29S, R5W, WM, NORTH 0° 27' 30" EAST FOR 905.06 FEET TO A 3/4" IRON ROD AT THE TRUE POINT OF BEGINNING; THENCE RUNNING ALONG THE LINE BETWEEN DLC 47 AND DLC 45 NORTH 0° 27' 30" EAST FOR 882.32 FEET TO A 5/8" IRON ROD; THENCE ALONG THE SOUTHERLY LINE OF HERMANN'S SECOND SUBDIVISION SOUTH 89° 55' 48" WEST FOR 357.36 FEET TO A 5/8" IRON ROD; THENCE ALONG THE SOUTHERLY LINE OF VILLAGE ADDITION SOUTH 89° 55' 48" WEST FOR 43.28 FEET TO A 3/4" IRON ROD; THENCE SOUTH 0° 26' 50" WEST FOR 9.30 FEET TO A 5/8" IRON ROD; THENCE ALONG THE EASTERLY LINE OF THE LAND DEPICTED IN PARTITION SURVEY M102-44A OF DOUGLAS COUNTY SURVEYOR'S OFFICE RECORDS SOUTH 0° 26' 50" WEST FOR 872.79 FEET TO A 5/8" IRON ROD; THENCE LONG THE NORTHERLY RIGHT OF WAY OF RIVERSIDE DRIVE NORTH 89° 57' 48" EAST FOR 400.46 FEET TO THE POINT OF BEGINNING.

William J. Ruppert
WILLIAM J. RUPPERT

APPROVALS:

Joseph D. Wolf 1/17/02
CITY OF MYRTLE CREEK DATE
CITY ADMINISTRATOR
Jack P. Greenly 1-25-02
CITY OF MYRTLE CREEK DATE
PLANNING COMMISSION
Randy Wren 3-7-02
COUNTY SURVEYOR DATE

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

Sandra K. Corneil 3/7/02
DOUGLAS COUNTY TAX COLLECTOR DATE

SURVEY NARRATIVE

PURPOSE: THE SURVEY WAS MADE TO CREATE A PARCEL TO BE USED AS A FUTURE CITY WATER RESERVOIR SITE.

BOUNDARY CONTROL: THE EAST LINE IS THE DLC LINE PER M 115-20. THE NORTH LINE IS PER FOUND MONUMENTS AS SHOWN ON THE PLAT. THE NW BOUNDARY CORNER IS AT THE INTERSECTION OF THE SOUTH LINE OF HERMANN'S SECOND SUBDIVISION AND THE PROJECTION OF THE EAST LINE OF SURVEY M 102-44. THE WEST BOUNDARY IS PER M 102-44. THE SOUTH BOUNDARY IS BASED ON A RIGHT OF WAY WIDTH OF 75 FEET FROM VILLA NEUVA ADDITION.

SURVEY, CALCULATIONS, AND DRAFTING BY WILLIAM J. RUPPERT, AN EMPLOYEE OF THE CITY OF MYRTLE CREEK.

INSTRUMENT: NIKON DTM A-20, 5" TOTAL STATION.

OWNER AND PARTITIONER: ANTHONY W. THEISS 4081 SUNNYSLOPE AVE. SHERMAN OAKS, CA 91423-4809	
REGISTERED OREGON LAND SURVEYOR <u>William J. Ruppert</u> JULY 12, 1968 WILLIAM J. RUPPERT 866 MY REGISTRATION EXPIRES 12/31/2002	Surveyed by: CITY OF MYRTLE CREEK WILLIAM J. RUPPERT P.O. BOX 940 MYRTLE CREEK, OR 97457 DEC. 2001 SHEET 2 OF 2

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