

OWNER &  
PARTITIONER

JOE WARD  
P.O. BOX 647  
COTTAGE GROVE, OR 97424

ZONING

LOW DENSITY RESIDENTIAL

SURVEY REFERENCES

LPP 1995-0085  
LPP 2003-0046  
M 20-13

DEED REFERENCES

BOOK 1332, PAGE 54 DCDR

LAND PARTITION PLAT No. \_\_\_\_\_

DOUGLAS COUNTY OFFICIAL RECORDS  
BARBARA E. NIELSEN, COUNTY CLERK 2004-013907  
NO FEE  
06/07/2004 12:51:09 PM  
PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER  
This is a no fee document

OWNER'S DECLARATION

KNOW ALL MEN THAT JOE WARD IS THE OWNER OF THE LAND DESCRIBED HEREON AND DID CAUSE THE SAME TO BE PARTITIONED AND PLATTED ACCORDING TO THE PROVISIONS OF THE OREGON REVISED STATUTES, CHAPTER 92, AS AMENDED, AND CREATES THE 10' WIDE PRIVATE SANITARY SEWER EASEMENT AS SHOWN HEREON, AND CREATES THE 24' WIDE PRIVATE ACCESS EASEMENT BY SEPERATE DOCUMENT.

Joe Ward 5-19-04  
JOE WARD DATE

ACKNOWLEDGMENTS

STATE OF OREGON }

COUNTY OF DOUGLAS }

THERE PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED JOE WARD WHO IS KNOWN TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE ABOVE INSTRUMENT AND HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

ACKNOWLEDGED BEFORE ME ON THIS 19 DAY OF

May, 2004.

NOTARY PUBLIC FOR THE STATE OF OREGON  
MY COMMISSION EXPIRES:



SURVEYOR'S CERTIFICATE

I, DENNIS A. CROWE, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I CORRECTLY PERFORMED THE SURVEY, AND MONUMENTED WITH PROPER MONUMENTS, THE HEREIN DESCRIBED PARCELS OF LAND AND PLATTED SAME AS SHOWN HEREON PURSUANT TO ORS CHAPTERS 92 AND 209, AS AMENDED, AND THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN THE NORTHEAST ONE-QUARTER OF SECTION 17, TOWNSHIP 22 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, CITY OF DRAIN, DOUGLAS COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, SAID POINT BEING A 5/8 INCH REBAR MARKING THE NORTHEAST CORNER OF PARCEL 1 OF LAND PARTITION 2003-0046, DOUGLAS COUNTY PLAT RECORDS;  
THENCE NORTH 05°05'43" EAST 208.31 FEET TO A 5/8 INCH REBAR LYING ON THE SOUTHERN RIGHT-OF-WAY LINE OF SOUTH "B" STREET;  
THENCE SOUTH 87°51'12" EAST 265.72 FEET, MORE OR LESS, TO A POINT ON THE CENTERLINE OF PASS CREEK, SAID POINT BEING WITNESSED BY A 5/8 INCH REBAR AT 223.14 FEET, MORE OR LESS;  
THENCE SOUTH 36°52'04" WEST, ALONG THE CENTERLINE OF PASS CREEK, 248.34 FEET, MORE OR LESS, TO A POINT ON THE CENTERLINE OF PASS CREEK, SAID POINT BEING WITNESSED BY A 5/8 INCH REBAR NORTH 89°31'00" WEST 65.70 FEET, MORE OR LESS, FROM POINT;  
THENCE NORTH 89°31'00" WEST 135.04 FEET, MORE OR LESS, TO THE INITIAL POINT.

T.L. 22-05-17-AB:08200  
HP350C / HP51640A / CONTINENTAL JPC-4M2

APPROVALS

Carl G. Patnode 5-24-04  
DRAIN CITY ADMINISTRATOR DATE  
Randy Wan 6-3-04  
DOUGLAS COUNTY SURVEYOR DATE

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

Sandra K. Correll 6/4/04  
DOUGLAS COUNTY TAX COLLECTOR DATE



FILED THIS 7<sup>th</sup> DAY OF JUNE, 2004 AT 12:51 O'CLOCK P.M.

BARBARA E. NIELSEN  
DOUGLAS COUNTY CLERK Janice Burnett  
By: Deputy

PER CITY OF DRAIN, OREGON PLANNING FILE NO. PA-MLP-03-01 APPROVED MARCH 2, 2004

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT A THREE PARCEL PARTITION OF THOSE LANDS DESCRIBED ON THAT DEED DATED DECEMBER 19, 1994, AND RECORDED DECEMBER 28, 1994, IN BOOK 1332, PAGE 754, RECORDERS NUMBER 94-26624, DOUGLAS COUNTY DEEDS AND RECORDS, DOUGLAS COUNTY, OREGON.

THE BASIS OF BEARINGS IS THAT LINE BETWEEN FOUND MONUMENTS "A" & "B" HELD PER LAND PARTITION PLAT (LPP) 1997-0028, DOUGLAS COUNTY PLAT RECORDS.

THE BOUNDARIES OF THE PROPERTY BEING PARTITIONED WERE LOCATED AS FOLLOWS:

LINE "A"- "B" WAS EXTENDED TO THE CENTERLINE OF PASS CREEK, FOUND BY SPLITTING THE TOP OF BANK ON EITHER SIDE, AT POINT "C". MONUMENT "D" WAS HELD AS THE SOUTHWEST CORNER OF THE PROPERTY BEING PARTITIONED.

LINE "D"- "C" IS THE SOUTHERN BOUNDARY.

MONUMENTS "F" & "G" WERE HELD FOR THE NORTHERN RIGHT-OF-WAY LINE OF SOUTH "B" STREET PER LPP 1995-0085. THE SOUTHERN RIGHT-OF-WAY LINE WAS PLACED 60.00 FEET DISTANT AND PARALLEL TO LINE "F"- "G".

POINT "I" WAS LOCATED AT THE INTERSECTION ON LINE "A"- "F" AND THE SOUTHERN RIGHT-OF-WAY LINE OF SOUTH "B" STREET.

MONUMENT "E" WAS LOCATED DEEDED DISTANCE FROM POINT "I".

LINE "D"- "E" IS THE WESTERN BOUNDARY.

POINT "J" WAS LOCATED AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY LINE OF SOUTH "B" STREET AND THE CENTERLINE OF PASS CREEK, LOCATED BY SPLITTING THE TOP OF BANK ON EITHER SIDE.

LINE "E"- "J" IS THE NORTHERN BOUNDARY.

THE CENTERLINE OF PASS CREEK IS THE EASTERN BOUNDARY.

THE PARTITION LINES WERE PLACED AT CLIENT REQUEST.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Dennis A. Crowe  
OREGON  
JANUARY 18, 1994  
DENNIS A. CROWE  
845

RENEWAL 12-31-05

FINAL  
PARTITION PLAT  
FOR  
JOE WARD  
NE1/4, SEC. 17,  
T22S, R5W, W.M.,  
DRAIN, OR  
T.L. 22-05-17-AB:08200

**Geomax** INC.

ENGINEERING, LAND SURVEYING, BUILDING DESIGN  
806 N. NINTH STREET COTTAGE GROVE, OREGON 97424  
TELEPHONE- (541) 942-0126 FAX- (541) 942-7985

JOB NO.: D212 DRAWN: D.C.E. CHECKED: S.E.S.  
DATE: 12/17/03 REV: 5/19/04dce

2004-0027 B

2004-0027 B