DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK 2005-001804
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01/25/2005 12:02:48 PM
PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER
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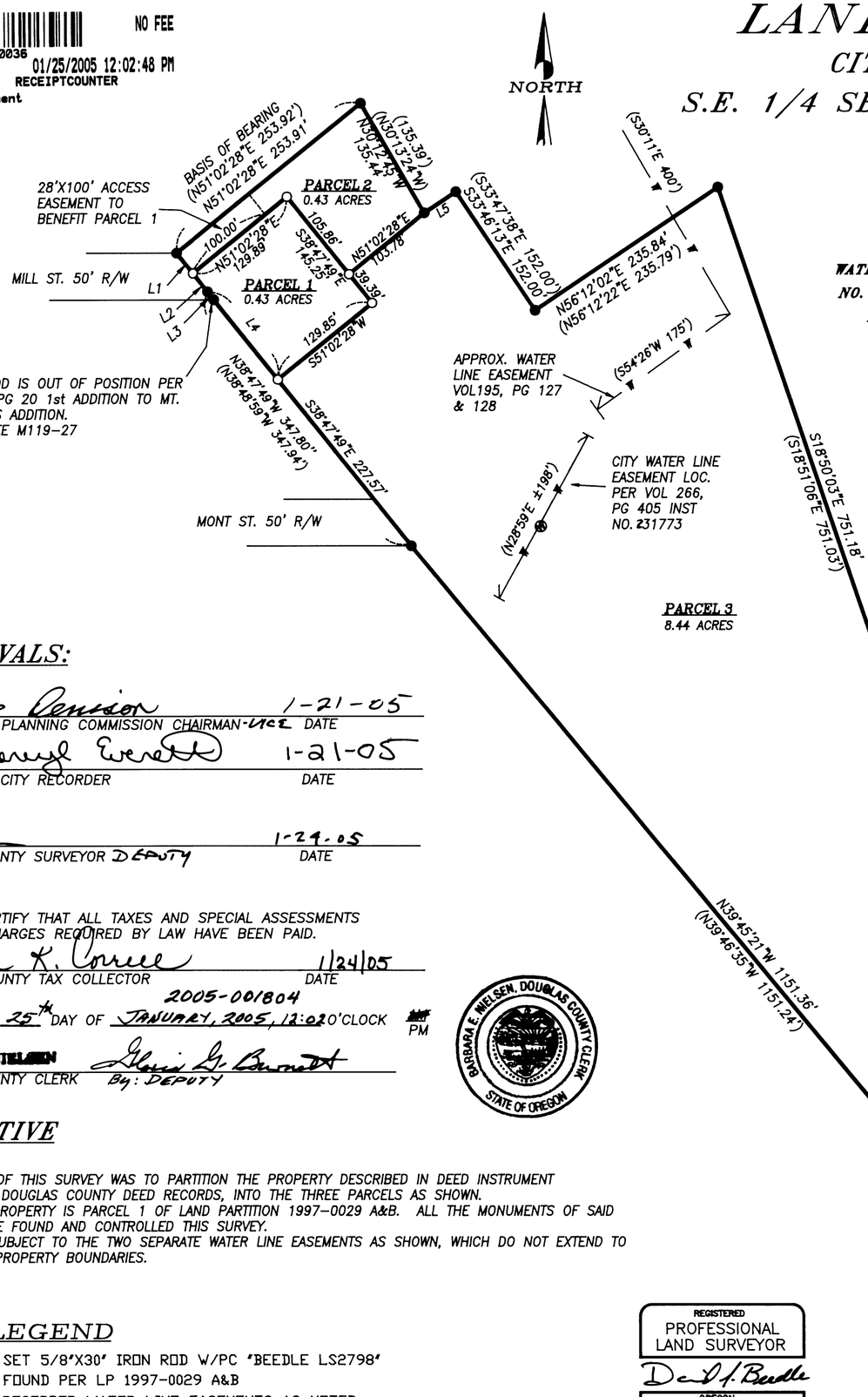
LAND PARTITION

CITY OF CANYONVILLE

S.E. 1/4 SEC. 27, & N.E.1/4 SEC. 34, T30S, R5W, W.M.



WATER & SEWER: CITY OF CANYONVILLE
NO. OF PARCELS: 3 (THREE)
DESIGNATION: LOW DENSITY RESIDENTIAL
ZONING: SINGLE FAMILY R-1

LINE TABLE

NO.	MEAS. BRG.	DIST.	REC. BRG.	REC. DIST.
L1	S38°52'01"E	28.00'	- - -	
L2	S38°52'01"E	25.02'	- - -	
L3	S38°06'25"E	10.95'	--	(11.00')
L4	S38°47'49"E	120.23'	- - -	
L5	N56°11'28"E	40.69'	(N56°12'22"E	40.71')

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT ALLAN M. WILSON & LOIS E. WILSON, TRUSTEES OF THE WILSON FAMILY TRUST; CHESTER E. HACKETT SR. & DENORA K. HACKETT, TRUSTEES OF THE HACKETT FAMILY TRUST; CODY S. HACKETT & TAMI M. HACKETT; AND E. HACKETT JR., OWNERS OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. 92-075, HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS PLAT.

Allan M. Wilson
ALLAN M. WILSON, TRUSTEE, WILSON FAMILY TRUST

Lois E. Wilson
LOIS E. WILSON, TRUSTEE, WILSON FAMILY TRUST

Chester E. Hackett Sr.
CHESTER E. HACKETT SR., TRUSTEE, HACKETT FAMILY TRUST

Denora K Hackett
DENORA K. HACKETT, TRUSTEE, HACKETT FAMILY TRUST

Cody S Hackett
CODY S. HACKETT

Tami Hackett
TAMI M. HACKETT

E Hackett Jr.
E. HACKETT JR.

APPROVALS:

Chris Dension 1-21-05
CANYONVILLE PLANNING COMMISSION CHAIRMAN-VICE DATE

Cheryl Everett 1-21-05
CANYONVILLE CITY RECORDER DATE

Ed Moore 1-24-05
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

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

Sandra K. Correll 1/24/05
DOUGLAS COUNTY TAX COLLECTOR DATE

2005-001804
FILED THIS 25th DAY OF JANUARY, 2005, 12:02 O'CLOCK PM

BARBARA E. NIELSEN
DOUGLAS COUNTY CLERK By: DEPUTY

BARBARA E. NIELSEN, DOUGLAS COUNTY CLERK, STATE OF OREGON

ACKNOWLEDGMENT:

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 21st DAY OF January 2005, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ALLAN M. WILSON, LOIS E. WILSON, CHESTER E. HACKETT SR., DENORA K. HACKETT, CODY S. HACKETT, TAMI M. HACKETT, AND E. HACKETT JR., OWNERS OF THE PROPERTY DESCRIBED, TO ME KNOWN TO BE THE PERSONS DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT THEY EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN.

K M Gross
NOTARY PUBLIC, STATE OF OREGON

Lorraine M. Gross
PRINTED NAME OF NOTARY

COMMISSION NO. 354114 MY COMMISSION EXPIRES 01 (MONTH) 26 (DAY) 06 (YEAR)

SURVEYOR'S CERTIFICATE:

I, DAVID J. BEEDLE, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED THE LAND DESCRIBED IN DEED INSTRUMENT 2004-006924, DOUGLAS COUNTY DEED RECORDS, AND HAVE MARKED WITH PROPER MONUMENTS THE LAND PARTITION SHOWN HEREON.

SUBJECT TO THE FOLLOWING EASEMENTS RECORDED IN THE DOUGLAS COUNTY RECORDS:
(1) CALIFORNIA OREGON POWER CO., AN EASEMENT IN GENERAL, IN THE SE 1/4 OF THE SE 1/4, SEC. 27, T30, R5W, INST. 66658, BK 142, PG 401.
(2) A 3' WATER LINE EASEMENT: BK 195, PG 127 & 128, INST. 124184; ALSO IN BK 183, PG 295, INST 110989.
(3) A 10' WATER LINE EASEMENT TO THE CITY OF CANYONVILLE, INST. 231773, BK 266, PG 405.

TOGETHER WITH A 28'X100' ACCESS EASEMENT GRANTED FROM PARCEL 2 TO PARCEL 1, WHICH IS THE WESTERLY 100' OF PARCEL 2 AS SHOWN.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE PROPERTY DESCRIBED IN DEED INSTRUMENT 2004-006924, DOUGLAS COUNTY DEED RECORDS, INTO THE THREE PARCELS AS SHOWN.
THE SUBJECT PROPERTY IS PARCEL 1 OF LAND PARTITION 1997-0029 A&B. ALL THE MONUMENTS OF SAID PARCEL 1 WERE FOUND AND CONTROLLED THIS SURVEY.
PARCEL 3 IS SUBJECT TO THE TWO SEPARATE WATER LINE EASEMENTS AS SHOWN, WHICH DO NOT EXTEND TO THE CURRENT PROPERTY BOUNDARIES.

LEGEND

- O SET 5/8"X30" IRON ROD W/PC "BEEDLE LS2798"
- ● FOUND PER LP 1997-0029 A&B
- —— W —— RECORDED WATER LINE EASEMENTS AS NOTED
- Ⓦ FOUND WATER LINE MARKER - MK'D "8 IN. STEEL WATER LINE"

REGISTERED PROFESSIONAL LAND SURVEYOR
David J. Beedle
OREGON JANUARY 21, 1997 DAVID J. BEEDLE #2798
EXPIRES 12-31-05

DAVID J. BEEDLE
PROFESSIONAL LAND SURVEYING
TEL 541-874-3258
163 TRAYLOR ROAD
RIDDLE, OREGON 97469

SCALE: 1"=100'
DATE: 12-15-04

SURVEYED FOR: ALLAN WILSON
1290 ASH CREEK ROAD
RIDDLE, OR 97469

2005-0005

2005-0005