



01/09/2007 01:10:19 PM
PLAT-PAR Cnt=1 Stn=18 RECORDINGDESK
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LAND PARTITION

PROPERTY ID R61859
SE1/4NE1/4, SECTION 27, TWP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN
DOUGLAS COUNTY, OREGON

SCALE 1" = 50'
JANUARY 2007

OWNER & DEVELOPER
ELIZABETH ANN DEWSNUP
13683 SOUTH MYRTLE ROAD
MYRTLE CREEK, OR 97457

APPROVALS

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

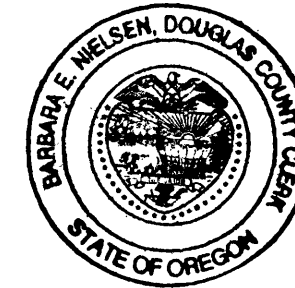
Sandra K. Conree 1/9/07
DOUGLAS COUNTY TAX COLLECTOR DATE

Ken K. Cuhri 01/04/07
CITY OF MYRTLE CREEK ADMINISTRATOR DATE

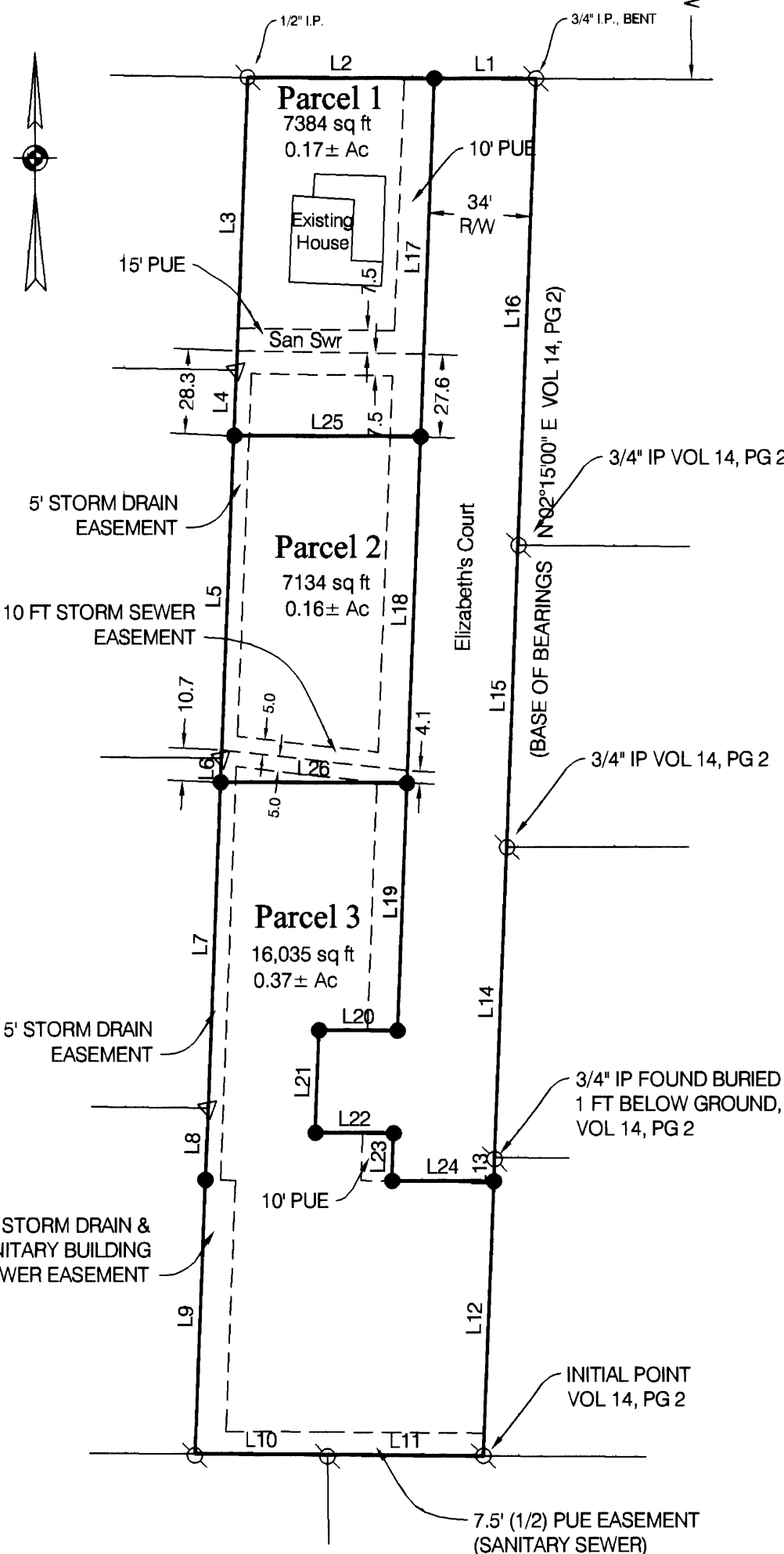
Randy Smith 1-4-07
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

2007-000533
FILED 7th DAY OF JAN., 2007 @ 1:10 P.M.

BARBARA E. NIELSEN, DOUGLAS COUNTY CLERK
By: *Gloria Burnett* DEPUTY



RIVERSIDE DRIVE (SOUTH MYRTLE) CO RD NO. 18-A



P.U.E. NOTE:
PUBLIC UTILITY EASEMENTS SHOWN ON THIS MAP ARE SUBJECT TO RESTRICTIONS RECORDED IN INSTRUMENT NO. 2007-000531 OF DEED RECORDS OF DOUGLAS COUNTY.

FUTURE RECONSTRUCTION OF RIVERSIDE DRIVE:
THE PARTITIONER AGREES TO IRREVOCABLY OFFER TO PARTICIPATE IN THE RECONSTRUCTION OF RIVERSIDE DRIVE.

Reference No. 2007-000529

SIDEWALK DEFERRED CONSTRUCTION NOTE:
Sidewalks to be installed in the future when houses are constructed. The Partitioner agrees to irrevocably offer to construct the sidewalks along the western boundary of Elizabeth's Court.

Reference No. 2007-000530

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 2" IRON PIPE AT THE INITIAL POINT OF 1ST ADDITION TO MYRTLE CREEK VIEW HEIGHTS AS RECORDED IN VOL 14, PG 2 OF THE DOUGLAS COUNTY PLAT RECORDS; THENCE ALONG THE WESTERLY BOUNDARY OF SAID VOL 14, PG 2 NORTH 02°15'00" EAST A DISTANCE OF 457.42 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF DOUGLAS COUNTY ROAD NO 18-A; THENCE ALONG SAID RIGHT OF WAY NORTH 89°41'11" WEST A DISTANCE OF 95.90 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF THAT PROPERTY DESCRIBED IN DEED 2004-12250; THENCE SOUTH 02°15'27" WEST A DISTANCE OF 457.20 FEET TO A POINT ON THE SOUTHERN BOUNDARY OF SAID DEED 2004-12250 AND THE NORTHERLY BOUNDARY LINE OF MYRTLE CREEK VIEW HEIGHTS AS RECORDED IN VOL 11, PG 3 OF THE DOUGLAS COUNTY PLAT RECORDS; THENCE ALONG SAID NORTHERLY BOUNDARY LINE SOUTH 89°32'39" EAST A DISTANCE OF 44.12 FEET AND SOUTH 89°32'33" EAST A DISTANCE OF 51.83 FEET TO THE POINT OF BEGINNING; CONTAINING 1.01 ACRES MORE OR LESS, ALL LOCATED IN CITY OF MYRTLE CREEK, OREGON.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE LAND DESCRIBED IN DEED NO. 2004-12250 INTO 3 PARCELS.

WE USED FOUND MONUMENTS FROM VOL 14, PG 2 FOR THE EASTERN BOUNDARY AND THE BASIS OF BEARINGS. WE USED FOUND MONUMENTS FROM VOL 11, PG 3 FOR THE SOUTHERN BOUNDARY. THE NORTHERN BOUNDARY WAS ESTABLISHED AS THE SOUTHERN RIGHT OF WAY LINE OF COUNTY ROAD NO. 18A. THE WESTERLY BOUNDARY WAS ESTABLISHED USING FOUND MONUMENTS FOR THAT PROPERTY DESCRIBED IN SAID DEED 2004-12250.

THIS SURVEY WAS PERFORMED BY MAURICE E FARR AND GREGG DANSKINE USING A NIKON DTM-520 TOTAL STATION. CALCULATIONS AND DRAFTING WAS PERFORMED BY MAURICE E FARR.

PROPERTY LINE TABLE

NO.	DIRECTION	DISTANCE	NO.	DIRECTION	DISTANCE
L1	N 89°41'11" W	33.84 FT	L14	N 02°15'00" E	102.96 FT
L2	N 89°41'11" W	62.06 FT	L15	N 02°15'00" E	100.32 FT
L3	S 02°15'27" W	97.23 FT	L16	N 02°15'00" E	155.02 FT
L4	S 02°15'27" W	21.84 FT	L17	S 02°15'49" W	119.07 FT
L5	S 02°15'27" W	107.11 FT	L18	S 02°15'49" W	115.07 FT
L6	S 02°15'27" W	7.96 FT	L19	S 02°15'49" W	82.30 FT
L7	S 02°15'27" W	108.31 FT	L20	N 89°41'11" W	26.11 FT
L8	S 02°15'27" W	23.77 FT	L21	S 02°15'49" W	34.02 FT
L9	S 02°15'27" W	90.98 FT	L22	S 89°41'11" E	26.11 FT
L10	S 89°32'39" E	44.12 FT	L23	S 02°15'49" W	15.76 FT
L11	S 89°32'33" E	51.83 FT	L24	S 89°41'11" E	33.93 FT
L12	N 02°15'00" E	91.22 FT	L25	N 89°41'11" W	62.03 FT
L13	N 02°15'00" E	7.90 FT	L26	N 89°41'11" W	62.03 FT

LEGEND

- FND MONUMENT AS SHOWN
- SET 5/8" X 30" I.R. WITH PLASTIC CAP MARKED M.E. FARR LS 1181
- ▽ COMPUTED LOCATION, NO MONUMENT SET
- PUE PUBLIC UTILITY EASEMENT

REGISTERED PROFESSIONAL LAND SURVEYOR

Maurice E Farr
MAURICE E. FARR
PROFESSIONAL LAND SURVEYOR
395 NE KIRBY AVENUE
ROSEBURG, OR 97470

OREGON
SEPT 23, 1977
MAURICE E. FARR
1181
EXPIRES 12-31-07

DECLARATION

HARVEY L. & PATRICIA M. TURNER, &

KNOW ALL MEN BY THESE PRESENTS, THAT ELIZABETH ANN DEWSNUP, OWNER OF THE LANDS REPRESENTED AND DESCRIBED ON THIS PARTITION PLAT, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SET FORTH HEREON AND CREATE THE EASEMENTS SHOWN HEREON AND DEDICATE ELIZABETH'S COURT TO THE PUBLIC.

Elizabeth Ann Dewsnap
ELIZABETH ANN DEWSNUP

HARVEY L. & PATRICIA M. TURNER
SEE CONSENT AFFIDAVIT RECORDED AS 2007-000532

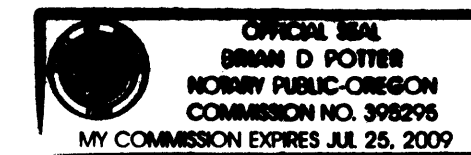
ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF DOUGLAS)

KNOW ALL MEN BY THESE PRESENTS THAT ON THE 4th DAY OF January, 2007, BEFORE ME APPEARED ELIZABETH ANN DEWSNUP, WHO BEING DULY SWORN, DID SAY THAT SHE SIGNED THE DECLARATION SET FORTH HEREON AS HER 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.

Notary Public
NOTARY PUBLIC OF OREGON
MY COMMISSION EXPIRES: July 25th 2009



2007-0003

2007-0003