

Douglas County Official Records
Patricia K. Hitt, County Clerk 2014-006800

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LAND PARTITION

DOUGLAS COUNTY PLANNING
DEPARTMENT FILE NUMBER 10-026

LOCATED IN THE:
EAST HALF OF SECTION 27,
TOWNSHIP 30 SOUTH, RANGE 5 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

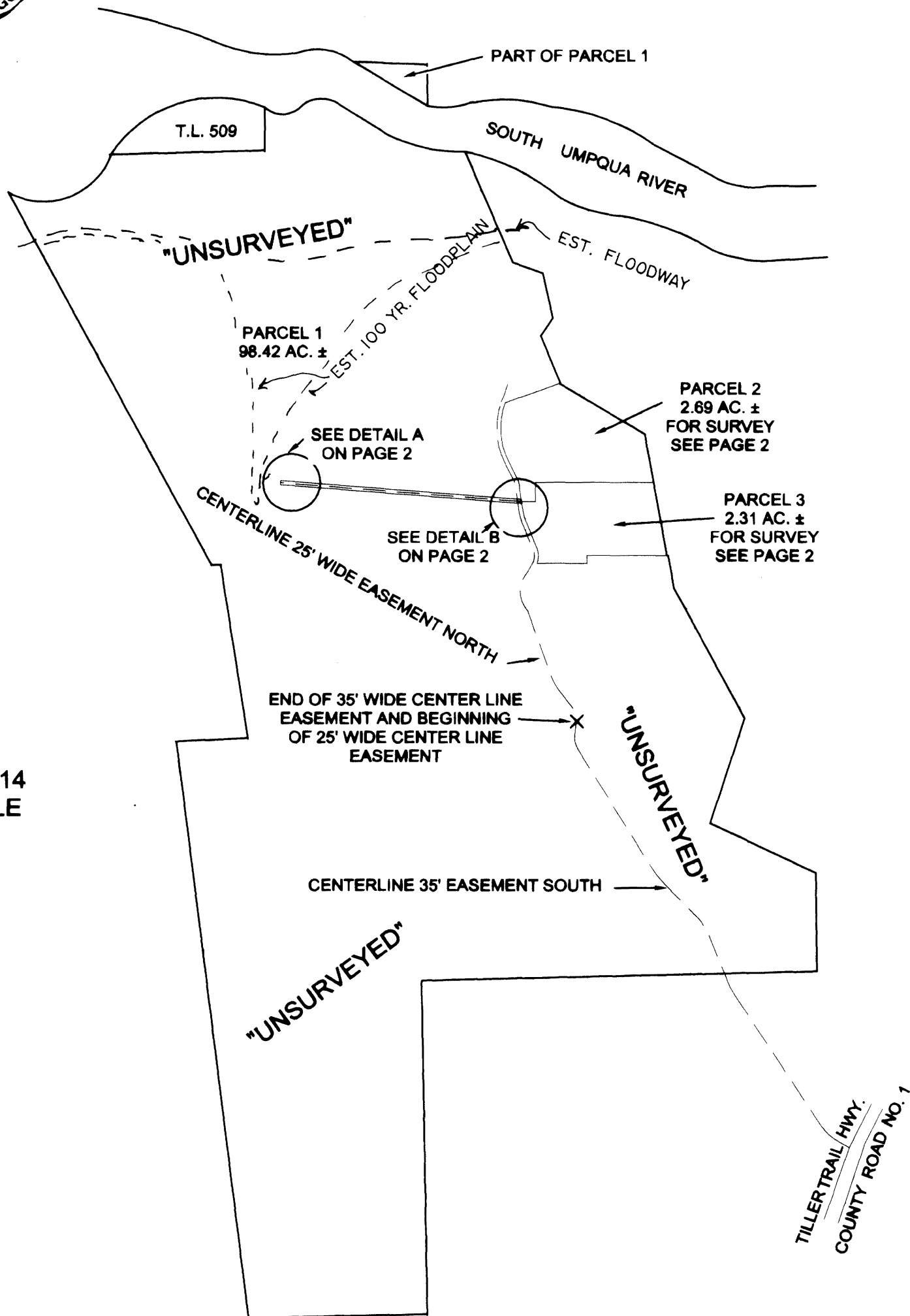
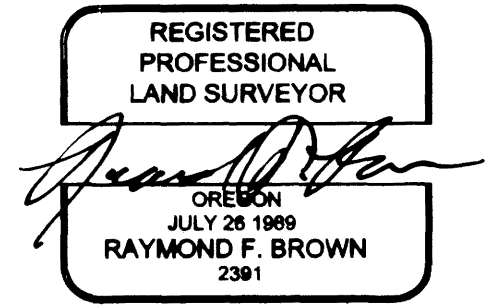
FILED THIS THE 15th DAY OF MAY, 2014 @ 9:25 A.M.

Patricia K. Hitt 5/15/14
DOUGLAS COUNTY CLERK



LEGAL OWNER OF RECORD AND PARTITIONER:
DR. GREG FALK
P.O. BOX 198
CANYONVILLE, OR 97417

PREPARED BY:
RAYMOND F. BROWN - P.L.S. # 2391
P.O. BOX 539
CANYONVILLE, OR 97417
PHONE: (541) 839-6185



SURVEYOR'S CERTIFICATE:

I, RAYMOND F. BROWN, FIRST DULY SWORN, HEREBY, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED PARCELS 2 AND 3 AND MAKE NO REPRESENTATION AS TO THE ACCURACY OF THE BOUNDARIES OF PARCEL 1 AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN HEREON; THE BOUNDARIES OF WHICH ARE DESCRIBED AS FOLLOWS:

Raymond F. Brown 4/12/14
RAYMOND F. BROWN - P.L.S. # 2391 DATE

LEGAL DESCRIPTION:

THE FOLLOWING REAL DESCRIBED PROPERTY IS LOCATED IN THE EAST HALF OF SECTION 27, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.
ALL THAT PROPERTY DESCRIBED IN DEED REFERENCE NUMBERS 1992-19335, 2009-1204, 2009-1205, AND 2009-1206, DEED OF RECORDS, DOUGLAS COUNTY, OREGON, LESS PARTS SOLD, IF ANY.

35 FOOT WIDE ROAD AND UTILITY EASEMENT:

THE FOLLOWING DESCRIBED CENTER LINE DESCRIPTION IS LOCATED IN THE EAST HALF OF SECTION 27 AND IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY.
BEGINNING AT A POINT LOCATED ON THE WESTERLY RIGHT OF WAY OF STATE HIGHWAY NUMBER 227 (ALSO KNOWN AS DOUGLAS COUNTY ROAD NUMBER 1), SAID POINT BEARS SOUTH 1°18'43" WEST 3233.14 FEET FROM THE SECTION CORNER COMMON TO SECTIONS 22, 23, 26 AND 27, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE ALONG THE CENTER LINE OF AN EXISTING ROAD, NORTH 61°10'53" WEST 44.55 FEET TO A POINT; THENCE CONTINUING ALONG SAID CENTER LINE, ALONG THE ARC OF A 126.19 FOOT RADIUS TO THE RIGHT, THE LONG CHORD OF WHICH BEARS NORTH 48°20'40" WEST 63.85 FEET TO A POINT; THENCE CONTINUING ALONG SAID CENTER LINE, NORTH 33°41'20" WEST 501.11 FEET TO A POINT; THENCE CONTINUING ALONG SAID CENTER LINE ALONG THE ARC OF A 301.83 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS NORTH 27°49'29" WEST 61.68 FEET TO A POINT; THENCE CONTINUING ALONG SAID CENTER LINE, NORTH 21°57'38" WEST 142.78 FEET TO A POINT; THENCE CONTINUING ALONG SAID CENTER LINE, ALONG THE ARC OF A 195.19 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS NORTH 33°08'37" WEST 75.67 FEET TO A POINT; THENCE CONTINUING ALONG SAID CENTER LINE, NORTH 44°19'36" WEST 147.59 FEET TO A POINT; THENCE CONTINUING ALONG SAID CENTER LINE; ALONG THE ARC OF A 356.83 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS NORTH 38°06'54" WEST 77.22 FEET TO A POINT; THENCE CONTINUING ALONG SAID CENTER LINE, NORTH 31°54'12" WEST 435.82 FEET TO A POINT; THENCE CONTINUING ALONG SAID CENTER LINE, ALONG THE ARC OF A 64.77 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS NORTH 12°47'06" WEST 42.42 FEET TO A POINT; THENCE CONTINUING ALONG SAID CENTER LINE, NORTH 6°19'59" EAST 35.95 FEET TO A POINT LOCATED AT THE BEGINNING OF A 25 FOOT WIDE CENTER LINE ALONG SAID EXISTING ROAD AND THERE TERMINATES. SAID ENDING POINT OF SAID 35 FOOT WIDE EASEMENT BEARS SOUTH 26°40'52" WEST 2112.82 FROM SAID SECTION CORNER COMMON TO SECTIONS 22, 23, 26 AND 27, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

DECLARATION:

I, DR. GREG FALK, BEING FIRST DULY SWORN, DEPOSE AND SAY, THAT I HAVE CAUSED THE LANDS DEPICTED HEREON TO BE SURVEYED AND THE EASEMENTS SHOWN HEREON TO BE CREATED AS SET FORTH, OF MY OWN FREE WILL.

Greg Falk 5/13/14
DR. GREG FALK DATE

APPROVALS:

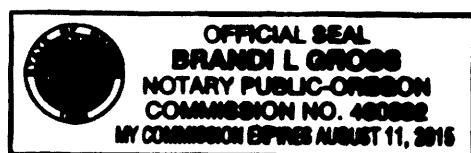
Keith L. Cubie 5/14/14
DOUGLAS COUNTY PLANNING DEPARTMENT DATE

Randy Smith 5-14-14
DOUGLAS COUNTY SURVEYOR'S OFFICE DATE

ACKNOWLEDGEMENT:

PERSONALLY APPEARED THE ABOVE NAMED DR. GREG FALK, AND ACKNOWLEDGED THE FOREGOING DECLARATION TO BE VOLUNTARY AND A FREE ACT.

Brandi Gross
NOTARY PUBLIC
MY COMMISSION EXPIRES: Aug. 11, 2015



CERTIFICATE OF TAX PREPAYMENT:

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

Raymond F. Brown 5/14/2014
DOUGLAS COUNTY TAX COLLECTOR DATE