

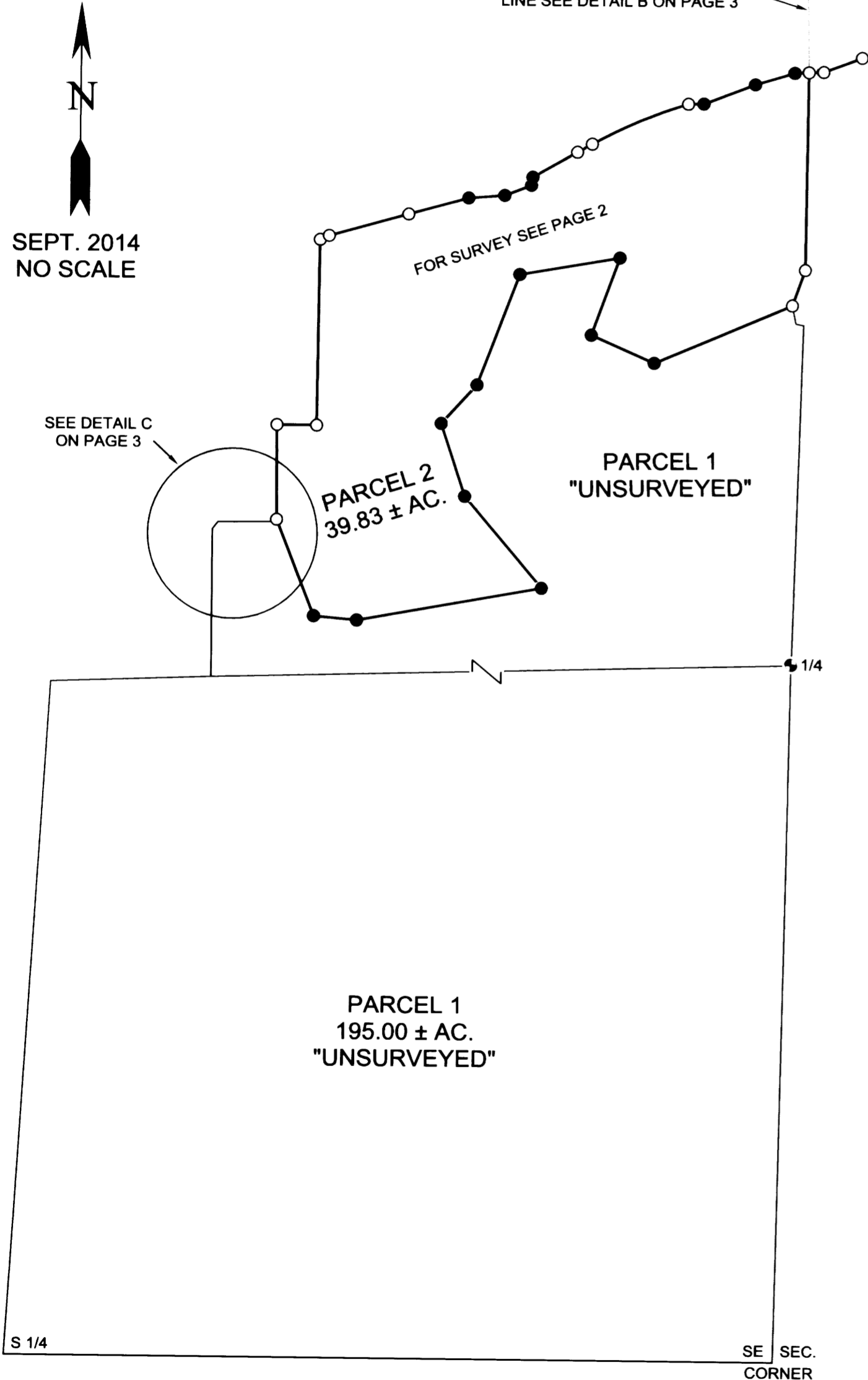


FILED THIS THE 4<sup>th</sup> DAY OF Nov., 2014 8:31 AM.  
*Patricia K. Hitt*  
 DOUGLAS COUNTY CLERK 11/4/14

Douglas County Official Records 2014-014533  
 Patricia K. Hitt, County Clerk  
 NO FEE  
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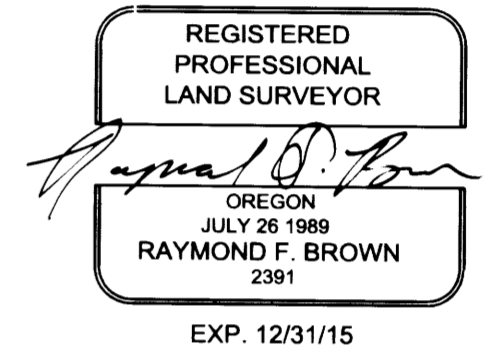
# LAND PARTITION

LOCATED IN THE:  
 EAST 1/2, SECTION 33,  
 TOWNSHIP 30 SOUTH, RANGE 5 WEST,  
 WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON  
 CITY OF CANYONVILLE PLANNING DEPARTMENT FILE NUMBER LP-01-14



LEGAL OWNERS AND PARTITIONERS:  
 KEN AND BRIAN PLACE  
 PLACE FAMILY LLC.  
 P.O. BOX 1133  
 CANYONVILLE, OREGON 97417

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



TOTAL NUMBER OF PARCELS: 2 (TWO)  
 WATER SUPPLY: CITY OF CANYONVILLE / SPRING OR WELL  
 SEWER DISPOSAL: CITY OF CANYONVILLE / SEPTIC  
 ZONING:  
 R1, R2, & R3  
 FARM FOREST  
 COMPREHENSIVE PLAN DESIGNATION:  
 RESIDENTIAL / FOREST

### SURVEYOR'S CERTIFICATE:

I, RAYMOND F. BROWN, FIRST AND DULY SWORN, HEREBY, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED PARCEL 2 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* 10/22/14  
 RAYMOND F. BROWN - P.L.S. #2391 DATE

### LEGAL DESCRIPTION:

THE FOLLOWING REAL DESCRIBED PROPERTY IS LOCATED IN THE EAST HALF OF SECTION 33, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.  
 ALL THAT PROPERTY DESCRIBED IN DEED REFERENCE NUMBERS 2005-21193 AND 2005-29834, DEED OF RECORDS, DOUGLAS COUNTY, OREGON, LESS PARTS SOLD, IF ANY.

### APPROVALS:

*Janette Swans* 10-22-14  
 CITY OF CANYONVILLE RECORDER DATE  
*Paul Swartz* 10-22-14  
 DOUGLAS COUNTY SURVEYOR'S OFFICE DATE

### DECLARATION:

WE, KEN PLACE AND BRIAN PLACE, AUTHORIZED SIGNERS OF THE PLACE FAMILY LLC. BEING FIRST DULY SWORN, DEPOSE AND SAY, THAT WE HAVE CAUSED THE LANDS DEPICTED HEREON TO BE SURVEYED AND THE EASEMENTS SHOWN HEREON TO BE CREATED AS SET FORTH, OF OUR OWN FREE WILL.

*Ken Place* 10/22/14  
 KEN PLACE DATE  
*Brian Place* 10/22/14  
 BRIAN PLACE DATE

### ACKNOWLEDGEMENT:

PERSONALLY APPEARED THE ABOVE NAMED KEN AND BRIAN PLACE, AUTHORIZED SIGNERS OF THE PLACE FAMILY LLC., AND ACKNOWLEDGED THE FOREGOING DECLARATION TO BE A FREE AND VOLUNTARY ACT.

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

### CERTIFICATION OF TAX PREPAYMENT:

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

*Janet Wince* 11/3/2014  
 DOUGLAS COUNTY TAX COLLECTOR DATE



2014-0018 A

2014-0018 A

# LAND PARTITION

LOCATED IN THE:  
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WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON  
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PHONE: (541) 839-6185

TOTAL NUMBER OF PARCELS: 2 (TWO)  
WATER SUPPLY: CITY OF CANYONVILLE / SPRING OR WELL  
SEWER DISPOSAL: CITY OF CANYONVILLE / SEPTIC  
ZONING: R1, R2, & R3  
COMPREHENSIVE PLAN DESIGNATION: RESIDENTIAL / FOREST



### NARRATIVE:

PURPOSE OF THE SURVEY WAS TO SEPARATE THE PROPERTY INTO THE PARCELS SHOWN. FIELD INVESTIGATION LOCATED THE SAID FOUND MONUMENTS AND CONDITIONS. SURVEY FILE NUMBERS M119-3, M15-33, M49-64, LAND PARTITIONS 1995-0097, 2005-0040, 2006-0027, & 2006-0017, ALONG WITH THE LONG ESTABLISHED FENCE LINE CONTROLLED THE EAST BOUNDARY OF PARCEL 2, AS THESE PROPERTY LINES HAVE BEEN ACCEPTED FOR A GREAT NUMBER OF YEARS. THE NORTHERLY BOUNDARY OF PARCEL 2 WAS CONTROLLED BY COUNTY ROAD RIGHT OF WAY AND THE WEST BOUNDARY OF PARCEL 2 WAS CONTROLLED BY LAND PARTITIONS 1990-0072, 1997-0066, AND 2002-0023. AN ADJUSTMENT PIN WAS PLACED ON THE FENCE LINE (DETAIL C) TO MOVE THE PROPERTY LINE TO THE LINE OF POSSESSION BY THE NEIGHBORING PROPERTY, IF THEY SO DESIRE. THE SOUTHERLY BOUNDARY OF PARCEL 2 WAS CONTROLLED BY OWNER PLACEMENT.

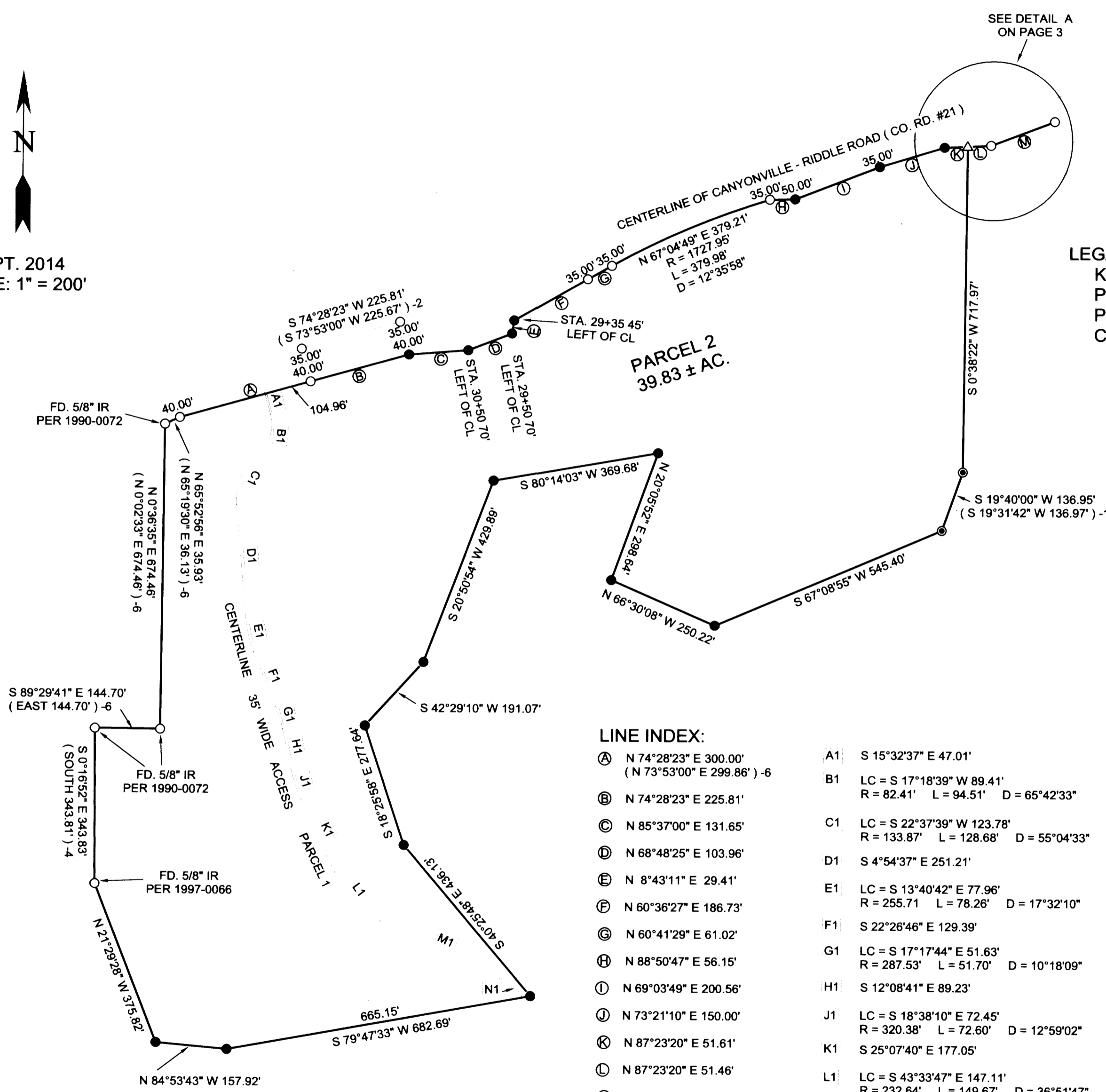
### LEGEND

- FD. 5/8" IRON ROD PER COUNTY ROAD RIGHT OF WAY, UNLESS OTHERWISE NOTED
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP ATTACHED, MKD. "R. BROWN, PLS 2391"
- ⊙ FD. 5/8" IRON ROD AS PER 2005-0040, UNLESS OTHERWISE NOTED
- △ CALCULATED POINT
- ( )-1 RECORD AS PER 2005-0040
- ( )-2 RECORD AS PER COUNTY ROAD #21 RIGHT OF WAY
- ( )-3 RECORD AS PER 2002-0023
- ( )-4 RECORD AS PER 1997-0066
- ( )-5 RECORD AS PER 2006-0017
- ( )-6 RECORD AS PER 1990-0072

### LINE INDEX:

- Ⓐ N 74°28'23" E 300.00' (N 73°53'00" E 299.86') -6
- Ⓑ N 74°28'23" E 225.81'
- Ⓒ N 85°37'00" E 131.65'
- Ⓓ N 68°48'25" E 103.96'
- Ⓔ N 8°43'11" E 29.41'
- Ⓕ N 60°36'27" E 186.73'
- Ⓖ N 60°41'29" E 61.02'
- Ⓗ N 88°50'47" E 56.15'
- Ⓚ N 69°03'49" E 200.56'
- Ⓛ N 73°21'10" E 150.00'
- Ⓜ N 87°23'20" E 51.61'
- Ⓝ N 87°23'20" E 51.46'
- Ⓞ N 69°32'19" E 150.33' (N 68°39'04" E 150.35') -5
- A1: S 15°32'37" E 47.01'
- B1: LC = S 17°18'39" W 89.41' R = 82.41' L = 94.51' D = 65°42'33"
- C1: LC = S 22°37'39" W 123.78' R = 133.87' L = 128.68' D = 55°04'33"
- D1: S 4°54'37" E 251.21'
- E1: LC = S 13°40'42" E 77.96' R = 255.71 L = 78.26' D = 17°32'10"
- F1: S 22°26'46" E 129.39'
- G1: LC = S 17°17'44" E 51.63' R = 287.53' L = 51.70' D = 10°18'09"
- H1: S 12°08'41" E 89.23'
- J1: LC = S 18°38'10" E 72.45' R = 320.38' L = 72.60' D = 12°59'02"
- K1: S 25°07'40" E 177.05'
- L1: LC = S 43°33'47" E 147.11' R = 232.64' L = 149.67' D = 36°51'47"
- M1: S 64°52'41" E 294.34'
- N1: LC = S 50°13'26" E 65.90' R = 93.13' L = 67.36' D = 41°26'28"

SEPT. 2014  
SCALE: 1" = 200'



SEE DETAIL A ON PAGE 3

PARCEL 2  
39.83 ± AC.

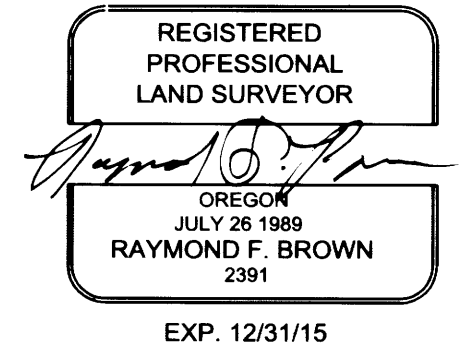
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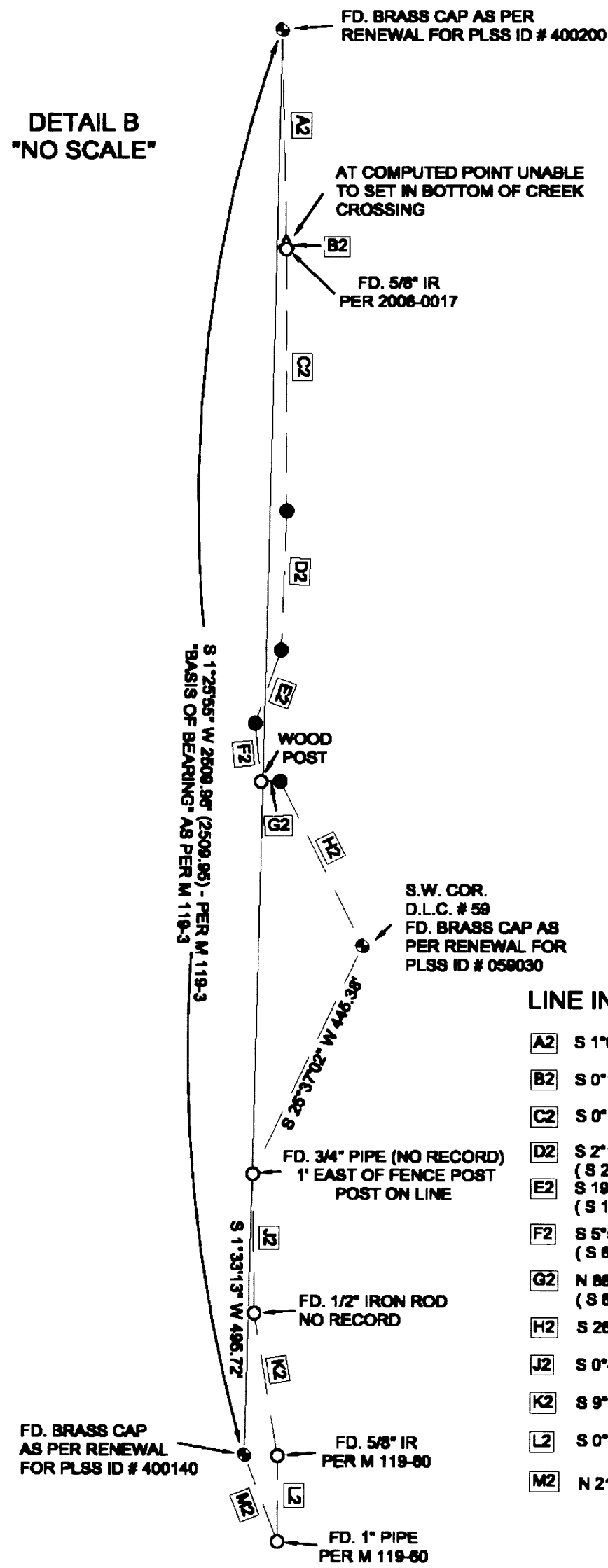
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COMPREHENSIVE PLAN DESIGNATION:  
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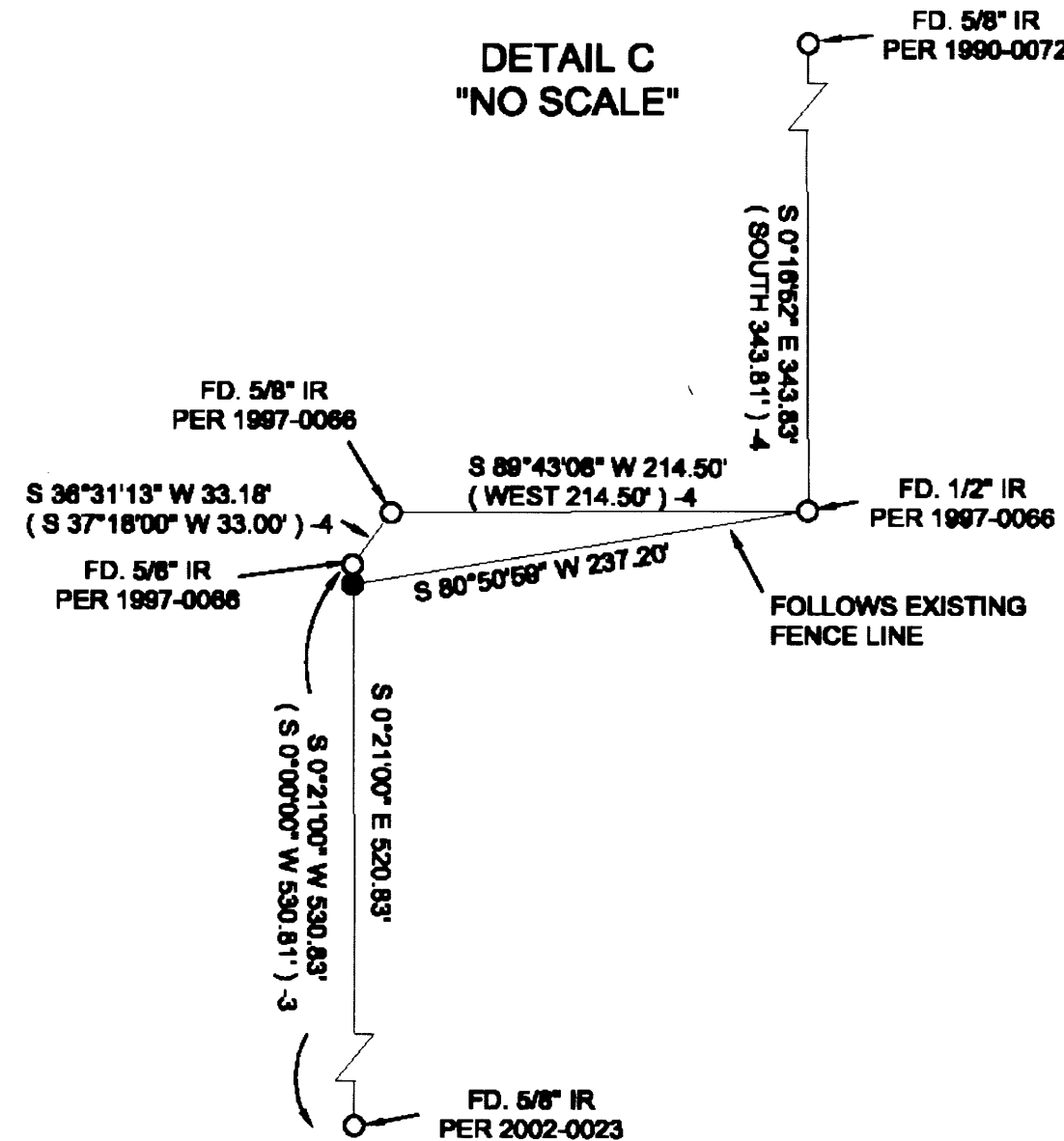
DETAIL B  
"NO SCALE"



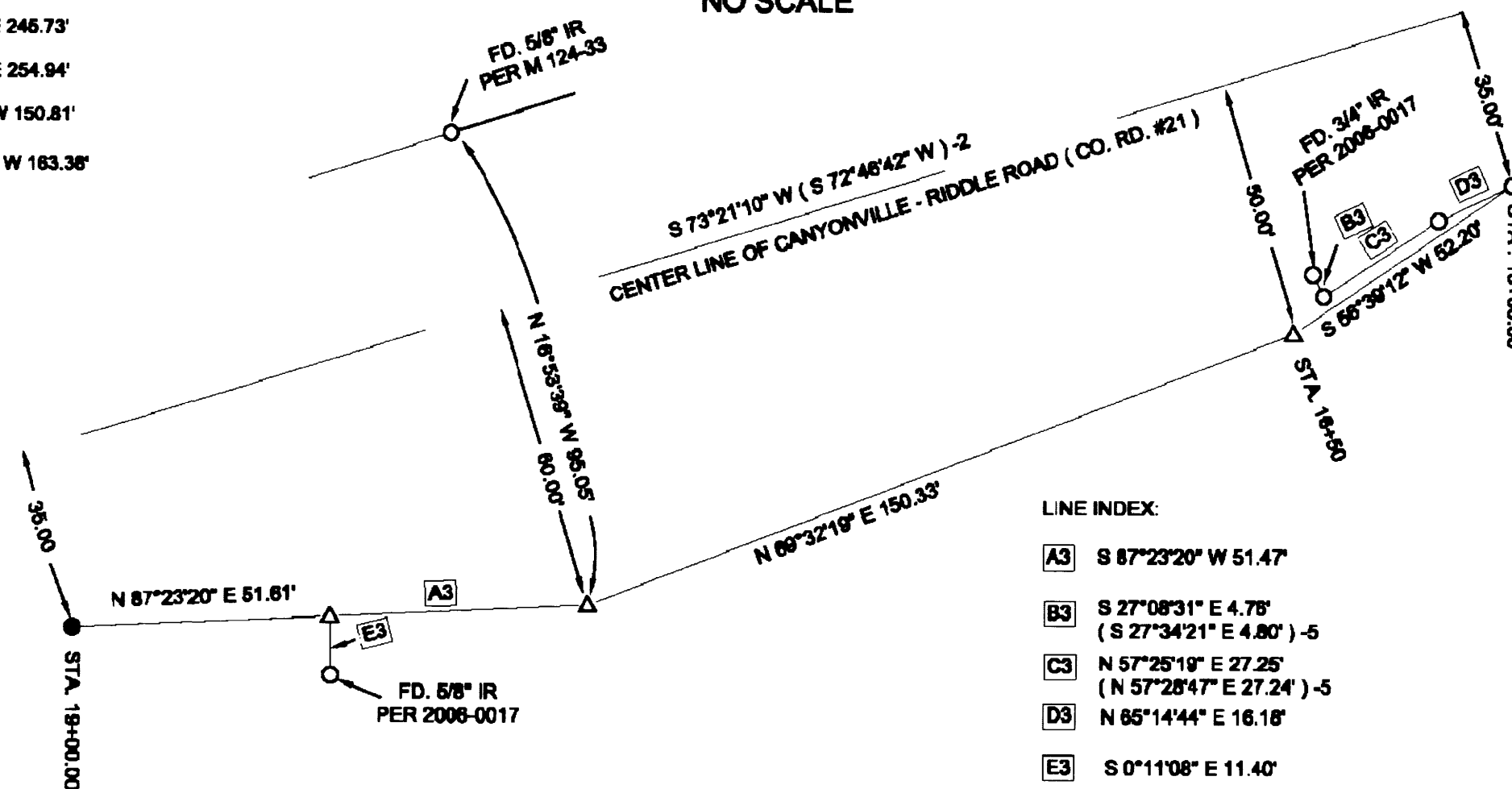
LINE INDEX:

A2	S 1°06'08" E 372.33
B2	S 0°11'08" E 11.40'
C2	S 0°11'07" E 481.45
D2	S 2°13'48" W 245.21 (S 2°19'14" W 245.18') -1
E2	S 19°40'00" W 138.95' (S 19°31'42" W 138.97') -1
F2	S 5°54'02" E 103.12' (S 8°08'35" E 103.16') -1
G2	N 88°45'32" E 34.28' (S 88°34'11" E 34.27') -1
H2	S 26°32'13" E 325.32'
J2	S 0°44'58" E 246.73'
K2	S 9°32'46" E 254.94'
L2	S 0°00'41" W 150.81'
M2	N 21°07'57" W 163.38'

DETAIL C  
"NO SCALE"



DETAIL A  
"NO SCALE"



LINE INDEX:

A3	S 87°23'20" W 51.47'
B3	S 27°08'31" E 4.78' (S 27°34'21" E 4.80') -5
C3	N 57°25'19" E 27.25' (N 57°28'47" E 27.24') -5
D3	N 65°14'44" E 16.18'
E3	S 0°11'08" E 11.40'

LEGEND

- ( ) -1 RECORD AS PER 2005-0040
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SEPT. 2014  
NO SCALE