

Douglas County Official Records
Patricia K. Hitt, County Clerk 2017-014470



PLAT-PAR Cnt=1 Stn=13 CLENGELS 09/01/2017 01:22:08 PM
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JUNE, 2017
SCALE: 1" = 50'

FILED THIS THE 1st DAY OF September 2017 @ 1:22 P.M.

Patricia K. Hitt
DOUGLAS COUNTY CLERK DATE 9/1/2017



LINE INDEX:
A N 20° 30' 32" E 7.47'
B S 70° 21' 32" E 25.00'

LAND PARTITION RE-PLAT with ADJUSTMENT OF COMMON BOUNDARY LINE SURVEY

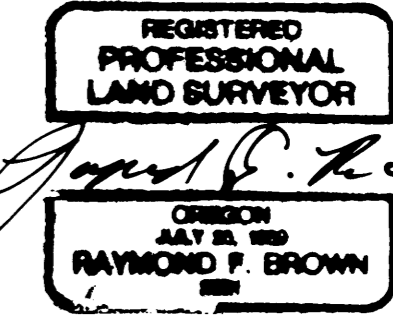
DOUGLAS COUNTY PLANNING DEPARTMENT FILE NUMBER 17-025

LOCATED IN THE:
NORTHWEST QUARTER OF SECTION 8,
TOWNSHIP 30 SOUTH, RANGE 5 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

LEGAL OWNERS AND PARTITIONERS:
ROYCE R. PARRET AND BOBBIE R. THEISS
AND DENNIS AND TAMARA A. ROBINSON
125 ROSE AVENUE
MYRTLE CREEK, OR. 94757

TOTAL NUMBER OF PARCELS: THREE (3)
WATER SUPPLY: TRI-CITY WATER DISTRICT
SEWER DISPOSAL: TRI-CITY SANITARY DISTRICT
ZONING: R - 1
COMPREHENSIVE PLAN DESIGNATION: RMD

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



EXP. 12/31/2017

SURVEYOR'S CERTIFICATE:
I, RAYMOND F. BROWN, HEREBY, CERTIFY AND SAY THAT I HAVE CORRECTLY
SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LANDS SHOWN HEREON,
THE BOUNDARIES OF WHICH ARE DESCRIBED AS FOLLOWS:

Raymond F. Brown
RAYMOND F. BROWN - P.L.S. # 2391

8/16/17
DATE

- LEGEND
- FD. 5/8" IRON ROD PER 1993-0066 UNLESS OTHERWISE NOTED
 - SET 5/8" X 30" IRON ROD WITH PLASTIC CAP ATTACHED, MKD. " R. BROWN, PLS 2391 "
 - FD. 3/4 INCH IRON PIPE PER 1993-0066
 - () -1 RECORD AS PER 1993-66
 - () -2 RECORD AS PER M 169-38
 - * SETBACK EXCEEDS 5.0'

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT ROYCE R. PARRET, BOBBIE R. THEISS, DENNIS ROBINSON AND TAMARA ROBINSON, DO HEREBY DECLARE THAT THEY ARE THE OWNERS OF THE LANDS AND THAT THEY DO CAUSE THE LAND TO BE PARTITIONED AND PLATTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OREGON REVISED STATUTES AND IN ACCORDANCE WITH THE DOUGLAS COUNTY PLANNING DEPARTMENT APPROVAL FILE NO. 17-025.

Royce R. Parret 8-16-17
ROYCE R. PARRET DATE

Bobbie R. Theiss 8-16-17
BOBBIE R. THEISS DATE

Dennis Robinson 8-16-17
DENNIS ROBINSON DATE

Tamara Robinson 8-16-17
TAMARA ROBINSON DATE

APPROVALS:

Keith L. Cubie 8/31/17
DOUGLAS COUNTY PLANNING DEPARTMENT DIRECTOR DATE

Kristian O. DeGroot 8/31/2017
DOUGLAS COUNTY SURVEYOR DATE

CERTIFICATION OF TAX PREPAYMENT:

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

Michelle Nelson Chief Deputy
DOUGLAS COUNTY TAX COLLECTOR DATE 8/31/2017

ACKNOWLEDGEMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

PERSONALLY APPEARED BEFORE ME, ROYCE R. PARRET, BOBBIE R. THEISS, DENNIS ROBINSON AND TAMARA ROBINSON, AND ACKNOWLEDGED THE FOREGOING DECLARATION TO BE A VOLUNTARY AND FREE ACT.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE 16th
DAY OF August, 2017

Brandi L. Gross Brandi L. Gross
NOTARY PUBLIC - OREGON (PRINT NAME) (SIGNATURE)
COMMISSION NUMBER 941608 MY COMMISSION EXPIRES Aug 9, 2019



LEGAL DESCRIPTION:

THE FOLLOWING DESCRIBED REAL PROPERTY IS LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON
BEGINNING AT A 2 INCH IRON PIPE, BEING THE INITIAL POINT AND THE NORTHWEST CORNER OF LOT 5, BLOCK 1, MARVIN GARDENS (VOL. 16, PAGE 5); THENCE ALONG THE WESTERLY BOUNDARY OF SAID MARVIN GARDENS, S 27° 26' 38" W 176.31 FEET TO A 5/8 INCH IRON ROD; THENCE LEAVING SAID WESTERLY BOUNDARY AND RUNNING N 70° 32' 08" W 271.24 FEET TO A 5/8 INCH IRON ROD; THENCE N 70° 30' 46" W 80.01 FEET TO A 5/8 INCH IRON ROD; THENCE N 27° 29' 56" E 177.40 FEET TO A 3/4 INCH IRON PIPE; THENCE S 70° 21' 32" E 25.00 FEET TO A 5/8 INCH IRON ROD; THENCE S 27° 34' 36" W 99.13 FEET TO A 5/8 INCH IRON ROD; THENCE S 70° 31' 06" E 150.04 FEET TO A 5/8 INCH IRON ROD; THENCE N 20° 30' 32" E 7.47 FEET TO A 5/8 INCH IRON ROD; THENCE S 70° 31' 06" E 51.01 FEET TO A 5/8 INCH IRON ROD; THENCE N 27° 30' 23" E 91.00 FEET TO A 5/8 INCH IRON ROD; THENCE S 70° 21' 32" E 126.00 FEET TO THE POINT OF BEGINNING.

NARRATIVE:

PURPOSE OF THE SURVEY WAS TO RE-PLAT LAND PARTITION 1993-66, INTO THE PARCELS AS SHOWN. FIELD INVESTIGATION LOCATED THE SAID FOUND MONUMENTS AND CONDITIONS. RE-TRACEMENT OF THE BOUNDARIES PER SAID 1993-66 CONTROLLED THE SURVEY. ADJUSTMENT OF COMMON BOUNDARY LINE TO BE COMPLETED FIRST WITH THE RE-PLAT LAND PARTITION TO FOLLOW.

FOR LEGALS OF ADJUSTMENT AND COVENANTS,
IF ANY, SEE DEED REFERENCE NUMBER 2017- 013954,
DEED RECORDS, DOUGLAS COUNTY, OREGON

2017-0017

2017-0017