

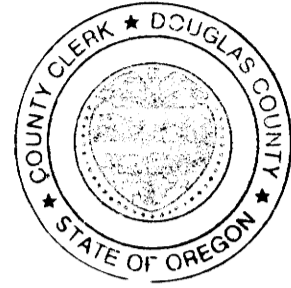
LINE INDEX:

- 1 N 10° 28' 01" W 25.31'
(N 10° 31' 42" W 25.30') - 1
- 2 S 84° 12' 43" W 23.82'
(S 84° 11' 52" W 23.91') - 1
- 3 N 47° 33' 00" W 11.87'
(N 47° 20' 37" W 11.86') - 1
- 4 R = 878.00', L = 47.71', T = 2386',
L.C. BEARS N 0° 11' 56" E 47.70'
- 5 R = 878.00', L = 79.48', T = 39.77'
L.C. BEARS N 4° 20' 49" E 79.45'
- 6 R = 878.00', L = 16.02', T = 8.01',
L.C. BEARS N 7° 28' 11" E 16.02'
- 7 R = 160.00', L = 27.04', T = 13.55,
L.C. BEARS N 12° 51' 40" E 27.01'
(N 12° 49' 22" E 26.97') - 1
- 8 R = 160.00', L = 36.66', T = 18.41',
L.C. BEARS N 24° 13' 00" E 36.58'
- 9 R = 160.00', L = 16.80', T = 8.44',
L.C. BEARS N 33° 54' 09" E 16.86'
- 10 N 48° 04' 46" E 22.41'
(N 47° 34' 29" E 22.16') - 1
- 11 N 51° 30' 47" E 20.63'
(N 51° 55' 34" E 20.87') - 1
- 12 N 53° 02' 31" E 20.18'
(N 53° 11' 48" E 20.20') - 1

FILED THIS 25th DAY OF JUNE, 2019 @ 2:27 P.M.

Patricia K. Hitt
DOUGLAS COUNTY CLERK

6/25/19
DATE



MAY, 2019
SCALE: 1" = 50'

MAP OF SURVEY
LAND PARTITION
WITH
ADJUSTMENT OF COMMON
BOUNDARY LINE SURVEY

LOCATED IN THE:
NORTHWEST QUARTER OF SECTION 34,
TOWNSHIP 30 SOUTH, RANGE 5 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON
CITY OF CANYONVILLE PLANNING FILE NO. 19-01

TOTAL NUMBER OF PARCELS: THREE (3)
WATER SUPPLY: CITY OF CANYONVILLE
SEWER DISPOSAL: CITY OF CANYONVILLE
ACCESS: 25 FOOT PRIVATE EASEMENT
ZONING: R-1
COMP. PLAN DESIGNATION: RESIDENTIAL

LEGAL OWNER OF RECORD:
UNIT 1 AND 2
JIM BOOTH
P.O. BOX 162
AZALEA, OREGON 97410

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 26, 1989
RAYMOND F. BROWN
2391

RENEWS 12/31/2019

LINE INDEX:
CONT.

- 13 N 61° 05' 26" E 19.16'
(N 60° 55' 30" E 19.11') - 1
- 14 N 60° 55' 46" E 3.75'
(N 60° 53' 54" E) - 1
- 15 S 0° 11' 47" W 75.28'
(S 0° 09' 49" W) - 1
- 16 S 0° 11' 47" W 69.01'
(S 0° 09' 49" W) - 1
- 17 S 23° 41' 51" E 38.85'
(S 23° 43' 43" E) - 1
- 18 N 79° 30' 15" E 30.13'
(N 79° 28' 18" E) - 1
- 19 N 79° 30' 15" E 121.35'
(N 79° 28' 18" E 121.35') - 1
- 20 R = 686.20', L = 44.71', T = 22.36',
L.C. BEARS N 27° 10' 22" W 44.70'
(N 27° 11' 12" W 44.66') - 1
- 21 N 29° 01' 46" W 217.51'
(N 29° 03' 06" W 217.51') - 1

LEGEND

- △ COMPUTED POINT
- FD. 5/8" IRON ROD PER M 161-4.
UNLESS NOTED.
- ⊙ FD. 2" IRON PIPE PER VOL. 6, PG. 71.
- SET 5/8" X 30" IRON ROD WITH PLASTIC
CAP ATTACHED, MKD. * R. BROWN, PLS 2391 *
- ⊕ SANT. SEWER MANHOLE
- () - 1 RECORD AS PER M 161-4

NOTE:
FIRE TRUCK TURN AROUND TO
REMAIN UNTIL ALTERNATE
TURN AROUND APPROVED BY
FIRE DEPARTMENT

FOR LEGALS OF ADJUSTMENT AND COVENANTS,
IF ANY, SEE DEED REFERENCE NUMBER 2019-009684,
DEED RECORDS, DOUGLAS COUNTY, OREGON.

UNIT # 1
0.52± ACRES BEFORE
0.43± ACRES AFTER

UNIT # 2
0.77 ± ACRES BEFORE
0.87 ± ACRES AFTER

NARRATIVE:

PURPOSE OF THE SURVEY WAS TO CREATE THE UNITS AND PARCELS AS SHOWN. FIELD INVESTIGATION LOCATED THE SAID FOUND MONUMENTS AND CONDITIONS. SURVEY MAP FILE NUMBER M 161-4, CONTROLLED THE SURVEY AND THE BOUNDARIES, WITH THE EXCEPTION OF THE CENTER OF CANYON CREEK, WHICH WAS CONTROLLED BY SURVEYING THE MEAN HIGH WATER MARK ON BOTH SIDE OF THE CREEK, THEN COMPUTING THE CENTER OF THE CREEK. THE EASTERLY RIGHT OF WAY BOUNDARY WAS RE-TRACED PER STATE HIGHWAY DRAWING 15- 19 A & B, AND ROTATED BY HOLDING RECORD ANGLES AND DISTANCES. THE ADJUSTMENT OF COMMON BOUNDARY LINE TO BE COMPLETED FIRST WITH THE LAND PARTITION TO FOLLOW.



NO FEE

00490424201900097670020022

06/25/2019 02:27:56 PM

PLAT-PAR Cnt=1 Str=33 HAJOHNST
This is a no fee document

SURVEYOR'S CERTIFICATE:

I, RAYMOND F. BROWN, HEREBY CERTIFY AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LANDS REPRESENTED HEREON AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE SAID LANDS.

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

6/24/19
DATE

LEGAL DESCRIPTION:

THE FOLLOWING REAL DESCRIBED PROPERTY IS LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

ALL THAT PROPERTY DESCRIBED AS UNIT 2, IN DEED REFERENCE NUMBER 2019-009684, DEED RECORDS, DOUGLAS COUNTY, OREGON, AND IS MORE PARTICULARLY DESCRIBED AS THE FOLLOWING,

BEGINNING AT A 5/8 INCH IRON ROD THAT BEARS N 66° 01' 59" W 259.68 FEET FROM THE SOUTHWEST CORNER OF LOT 8, CANON MANOR ADDITION TO THE CITY OF CANYONVILLE, AS DEFINED BY VOLUME 6, PAGE 71, DOUGLAS COUNTY SURVEYOR'S OFFICE, DOUGLAS COUNTY, OREGON; THENCE N 54° 52' 33" WEST 123.10 FEET MORE OR LESS TO A POINT LOCATED IN THE CENTER OF CANYON CREEK; THENCE ALONG THE SAID CENTER OF CREEK, UPSTREAM, S 27° 09' 16" W 54.09 FEET TO A POINT; THENCE CONTINUING ALONG THE SAID CENTER OF CANYON CREEK, S 17° 50' 41" W 111.62 FEET TO A POINT LOCATED ON THE EASTERLY RIGHT OF WAY BOUNDARY OF U.S. INTERSTATE HIGHWAY NO. 5, AS DEFINED BY STATE HIGHWAY DRAWING I5 - 19 A & B, DOUGLAS COUNTY SURVEYOR'S OFFICE, DOUGLAS COUNTY, OREGON; THENCE LEAVING SAID CENTER OF CANYON CREEK AND RUNNING ALONG SAID EASTERLY RIGHT OF WAY BOUNDARY, N 60° 55' 46" E 3.75 FEET TO A POINT; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY, S 0° 11' 47" W 143.29 FEET TO A POINT; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY, S 23° 41' 51" E 38.85 FEET TO A POINT; THENCE LEAVING SAID EASTERLY RIGHT OF WAY BOUNDARY AND RUNNING N 79° 30' 15" E 151.48 FEET TO A 5/8 INCH IRON ROD; THENCE N 10° 28' 01" W 25.31 FEET TO A 5/8 INCH IRON ROD; THENCE S 84° 12' 43" W 23.82 FEET TO A 5/8 INCH IRON ROD; THENCE N 47° 33' 00" W 11.87 FEET TO A 5/8 INCH IRON ROD; THENCE ALONG THE ARC OF A 878.00 FEET RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS N 3° 18' 52" E 143.05 FEET TO A 5/8 INCH IRON ROD; THENCE ALONG THE ARC OF A 160.00 FOOT RADIUS CRUVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS N 12° 51' 40" E 27.01 FEET TO A 5/8 INCH IRON ROD; THENCE ALONG THE ARC OF A 160.00 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS N 24° 13' 00" E 36.58 FEET TO THE POINT OF BEGINNING.

DECLARATION:

KNOW ALL PERSON BY THESE PRESENTS THAT I, JIM BOOTH, DO HEREBY DECLARE THAT I AM THE OWNER OF THE LANDS REPRESENTED HEREON AND SAY THAT I DID CAUSE THE LANDS TO BE PARTITIONED, PLATTED AND THE EASEMENTS SHOWN TO BE CREATED, IN ACCORDANCE WITH THE PROVISIONS OF CHARTER 92, OREGON REVISED STATUTES AND IN ACCORDANCE WITH THE CITY OF CANYONVILLE.

JIM BOOTH

6-25-19
DATE

ACKNOWLEDGMENT:

STATE OF OREGON)
) SS
COUNTY OF DOUGLAS)

PERSONALLY APPEARED BEFORE ME, JIM BOOTH, AND ACKNOWLEDGED THE FOREGOING TO BE A VOLUNTARY AND FREE ACT.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE 25th DAY OF June, 2019

NOTARY PUBLIC

SIGNED

COMMISSION NUMBER 941608, MY COMMISSION EXPIRES Aug 09, 2019



THE FOLLOWING RECORD EASEMENTS
MAY AFFECT THE SUBJECT PROPERTY,
BUT ARE NOT TRACEABLE

DEED REFERENCE NUMBER:

- 36581
- 93367
- 97033
- 97903
- 117567
- 117568
- 117569
- 117873
- 120516
- 67-11577

MAP OF SURVEY

**LAND PARTITION
WITH
ADJUSTMENT OF COMMON
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PREPARED BY:
RAYMOND F. BROWN - P.L.S. # 2391
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CANYONVILLE, OREGON 97417
PHONE: 541-839-6185



RENEWS 12/31/2019

APPROVALS:

CANYONVILLE PLANNING COMMISSION 6/24/19
DATE

CANYONVILLE CITY RECORDER 6-24-19
DATE

DOUGLAS COUNTY SURVEYOR June 25, 2019
DATE

CERTIFICATION OF TAX PREPAYMENT:

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

DOUGLAS COUNTY TAX COLLECTOR 6/25/2019
DATE

2019-0017 B

2019-0017 B