

FILED THIS THE 16th DAY OF October, 2019 @ 10:58 A.M.

Douglas County Clerk By Heidi Johnston, Deputy
DOUGLAS COUNTY CLERK



Douglas County Official Records 2019-016396
Daniel J. Loomis, County Clerk



NO FEE

00498365201900163960020025
PLAT-PAR Cnt=1 Stn=33 HAJOHNST 10/16/2019 10:58:57 AM
This is a no fee document

MAP OF SURVEY
LAND PARTITION

LOCATED IN THE:
N.E. 1/4 OF SECTION 22,
TOWNSHIP 29 SOUTH, RANGE 5 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CITY OF MYRTLE CREEK PLANNING FILE NUMBER 19-MC001

TOTAL NUMBER OF PARCELS: 2 (TWO)
WATER SUPPLY: CITY OF MYRTLE CREEK
SEWER DISPOSAL: CITY OF MYRTLE CREEK
ZONING: R1, RH
COMP. PLAN: R1-LD, RH

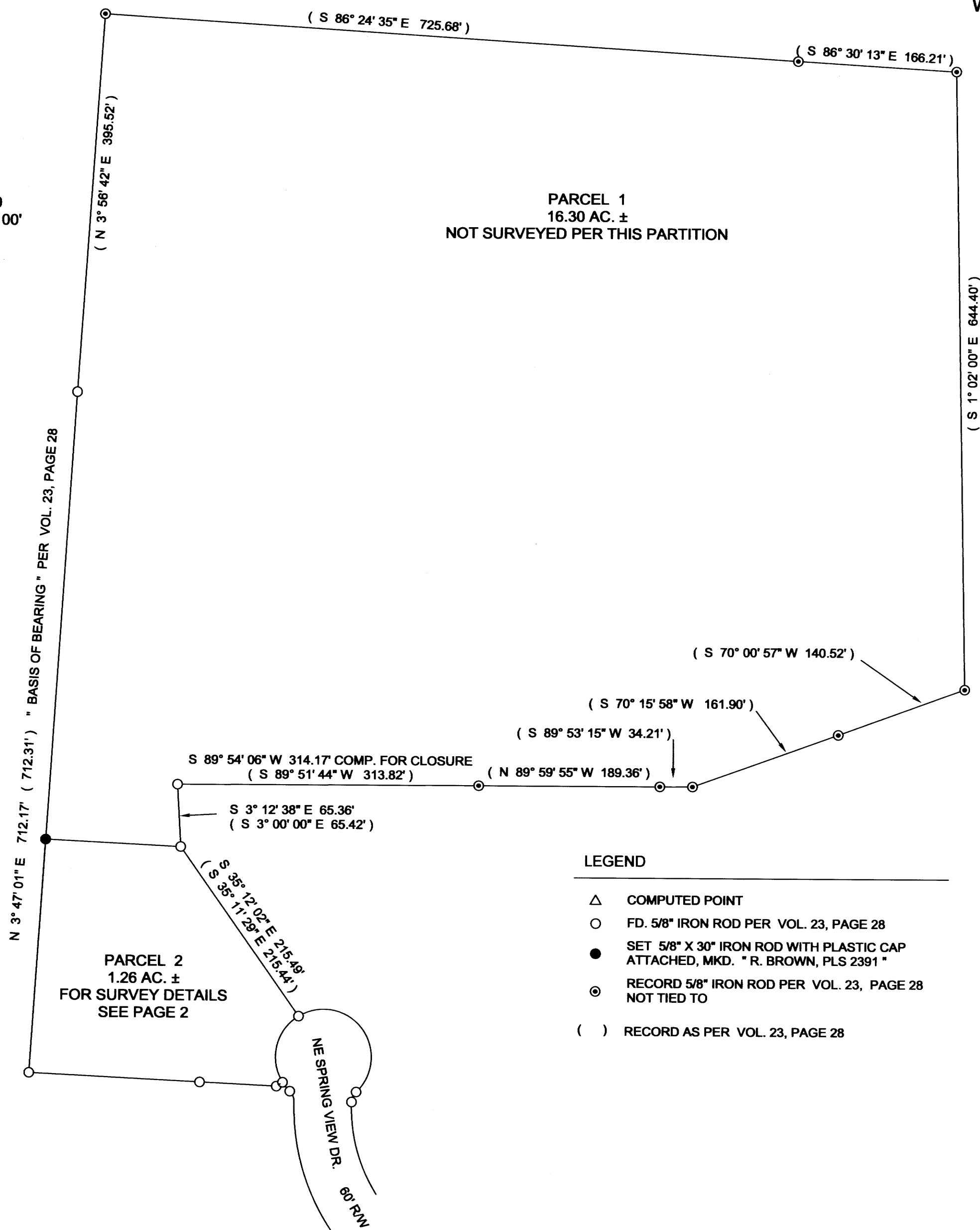
PREPARED FOR:
JAMES GOSSELIN AND BREANNA LINVILLE
P.O. BOX 1732
MYRTLE CREEK, OREGON 97457

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



RENEWS 12/31/2019

AUG., 2019
SCALE: 1" = 100'



- LEGEND
- △ COMPUTED POINT
 - FD. 5/8" IRON ROD PER VOL. 23, PAGE 28
 - SET 5/8" X 30" IRON ROD WITH PLASTIC CAP ATTACHED, MKD. " R. BROWN, PLS 2391 "
 - ⊙ RECORD 5/8" IRON ROD PER VOL. 23, PAGE 28 NOT TIED TO
 - () RECORD AS PER VOL. 23, PAGE 28

SURVEYOR'S CERTIFICATE:

I, RAYMOND F. BROWN, HEREBY CERTIFY AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS ONLY PARCEL 2, SHOWN ON PAGE 2 AND THAT PARCEL 1 IS UNSURVEYED PER THIS LAND PARTITION AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE ENTIRE PARENT TRACT.

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

10/10/2019
DATE

LEGAL DESCRIPTION:

LOT 20, REPLAT OF A PORTION OF SPRING BROOK ESTATES, PHASE 1, AS RECORDED IN VOLUME 23, PAGE 28 OF THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON

DECLARATION:

KNOW ALL PERSON BY THERE PRESENTS, THAT WE, JAMES GOSSELIN AND BREANNA LINVILLE, DO HEREBY DECLARE THAT WE ARE THE OWNERS OF THE LANDS REPRESENTED HEREON AND SAY THAT WE DID CAUSE THE LANDS TO BE PARTITIONED, PLATTED AND THE EASEMENTS SHOWN HEREON TO BE CREATED, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES AND IN ACCORDANCE WITH THE CITY OF MYRTLE CREEK.

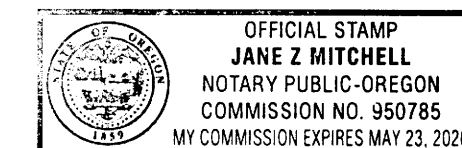
James Gossein
JAMES GOSSELIN
Breanna Linville
BREANNA LINVILLE

10-8-19
DATE

10-08-19
DATE

ACKNOWLEDGMENT:

STATE OF OREGON)
) S.S.
COUNTY OF DOUGLAS)



PERSONALLY APPEARED BEFORE ME JAMES GOSSELIN AND BREANNA LINVILLE, AND ACKNOWLEDGED THE FOREGOING TO BE A VOLUNTARY AND FREE ACT.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE 8th DAY OF October, 2019

Jane Z Mitchell
NOTARY PUBLIC

Jane Z Mitchell
SIGNED

COMMISSION NUMBER 950785

MY COMMISSION EXPIRES May 23, 2020

2019-0031 A

2019-0031 A

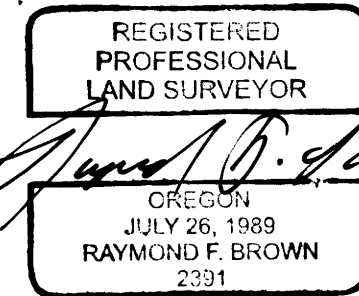
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PHONE: 541-839-6185



RENEWS 12/31/2019

APPROVALS:

[Signature] 10/14/19
CITY OF MYRTLE CREEK, CITY ADMINISTRATOR DATE
[Signature] 10/14/19
CITY OF MYRTLE CREEK, CITY RECORDER DATE
[Signature] 10/14/2019
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.

[Signature] 10/16/19
DOUGLAS COUNTY TAX COLLECTOR DATE

SPECIAL CONDITIONS THAT MAY EFFECT
THE SUBJECT PROPERTY PER TITLE REPORT
FILE NUMBER 241287AM, PREPARED BY
AMERITITLE AND DATED JULY 01, 2018

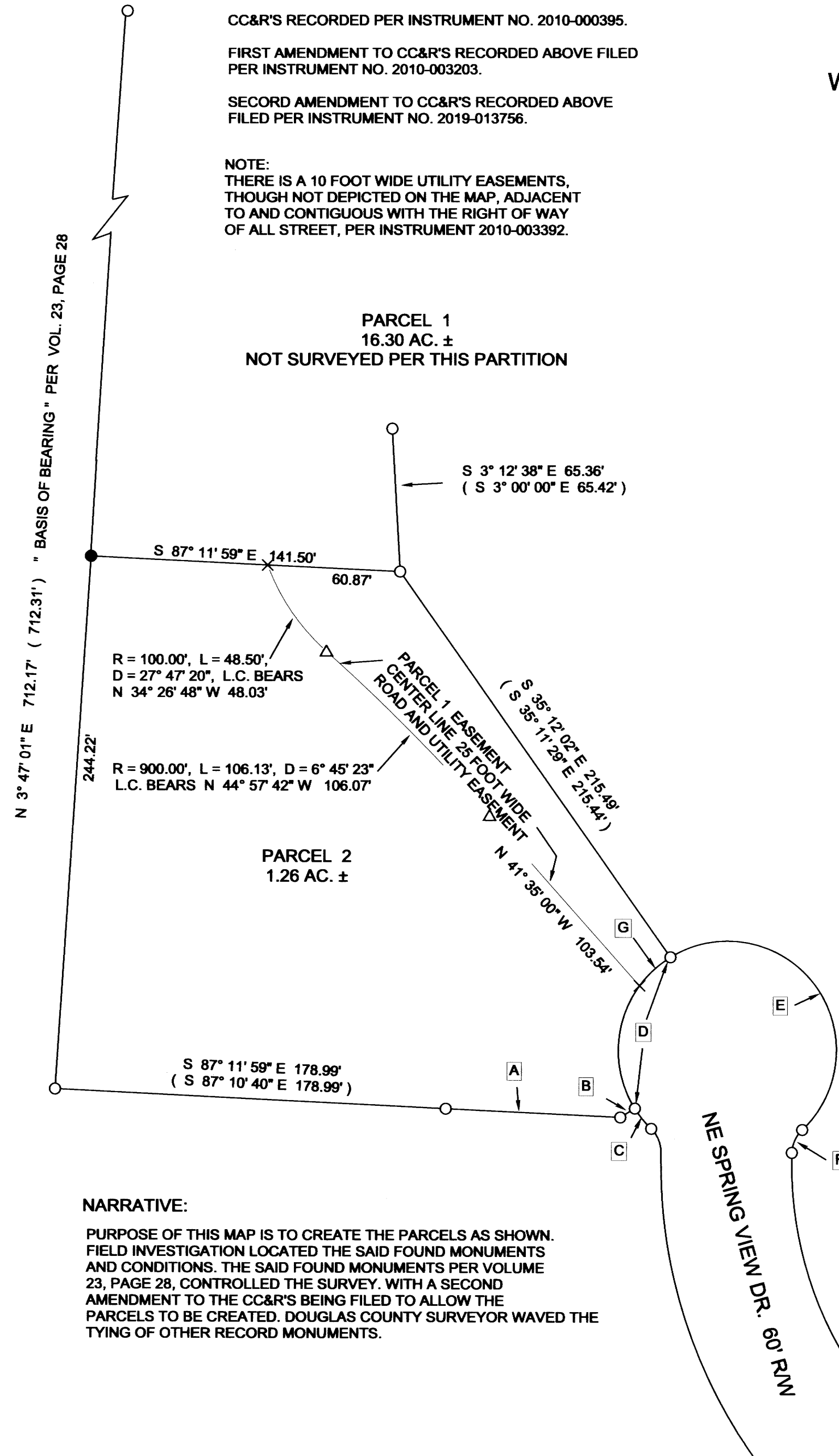
SUBJECT TO IRREVOCABLE PETITION FOR IMPROVEMENTS,
RECORDED BY INSTRUMENT NO. 2010-001868.

CC&R'S RECORDED PER INSTRUMENT NO. 2010-000395.

FIRST AMENDMENT TO CC&R'S RECORDED ABOVE FILED
PER INSTRUMENT NO. 2010-003203.

SECORD AMENDMENT TO CC&R'S RECORDED ABOVE
FILED PER INSTRUMENT NO. 2019-013756.

NOTE:
THERE IS A 10 FOOT WIDE UTILITY EASEMENTS,
THOUGH NOT DEPICTED ON THE MAP, ADJACENT
TO AND CONTIGUOUS WITH THE RIGHT OF WAY
OF ALL STREET, PER INSTRUMENT 2010-003392.



LINE INDEX:

- A S 87° 14' 46" E 80.14'
(S 87° 10' 40" E 80.08')
- B N 58° 18' 26" E 7.80'
(N 57° 59' 07" E 7.81')
- C R = 50.00', L = 11.98', D = 13° 43' 42",
L.C. BEARS S 39° 08' 33" E 11.95'
(S 38° 53' 47" E 11.98')
- D R = 50.00', L = 79.04', D = 90° 34' 19",
L.C. BEARS N 13° 11' 15" E 71.06'
(N 13° 17' 45" E 71.09')
- E R = 50.00', L = 146.79', D = 168° 12' 31",
L.C. BEARS S 37° 32' 00" E 99.47'
(S 37° 24' 29" E 99.45')
- F R = 15.00', L = 11.77', D = 44° 58' 39",
L.C. BEARS S 24° 23' 09" W 11.47'
(S 24° 09' 13" W 11.44')
- G R = 50.00', L = 19.38', D = 22° 12' 57",
L.C. BEARS S 47° 22' 51" W 19.27'

LEGEND

- △ COMPUTED POINT
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- × PROPERTY LINE CROSSING POINT
- () RECORD AS PER VOL. 23, PAGE 28

NARRATIVE:

PURPOSE OF THIS MAP IS TO CREATE THE PARCELS AS SHOWN. FIELD INVESTIGATION LOCATED THE SAID FOUND MONUMENTS AND CONDITIONS. THE SAID FOUND MONUMENTS PER VOLUME 23, PAGE 28, CONTROLLED THE SURVEY. WITH A SECOND AMENDMENT TO THE CC&R'S BEING FILED TO ALLOW THE PARCELS TO BE CREATED. DOUGLAS COUNTY SURVEYOR WAVED THE TYING OF OTHER RECORD MONUMENTS.

AUG, 2019
SCALE: 1" = 50'

