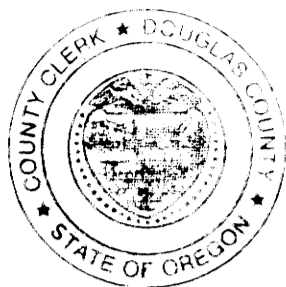




NOVEMBER, 2021
SCALE: 1" = 50'

FILED THIS 28th DAY OF December, 2021 @ 10:45 A.M.

Ray Goodrum, Deputy
DOUGLAS COUNTY CLERK



Douglas County Official Records 2021-024578
Daniel J. Loomis, County Clerk



PLAT-PAR Cnt=1 Str=40 JLG00DWI
This is a no fee document

MAP OF SURVEY

LAND PARTITION

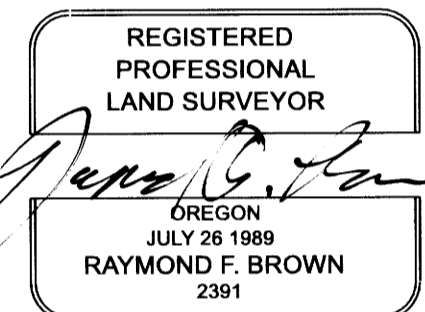
LOCATED IN THE:
N.E. 1/4 OF THE N.E. 1/4 OF SECTION 27,
TOWNSHIP 29 SOUTH, RANGE 5 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CITY OF MYRTLE CREEK PLANNING FILE NO. 2021-MC011

TOTAL NUMBER OF PARCELS: THREE (3)
WATER SUPPLY: CITY OF MYRTLE CREEK
SEWER DISPOSAL: CITY OF MYRTLE CREEK
ZONING: R-1 AND R-H
COMP. PLAN DESIGNATION: RESIDENTIAL

OWNER AND PARTITIONER:
PEGGY LYONS
P.O. BOX 348
CANYONVILLE, OREGON 97417

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



RENEWS 12/31/2021

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

12/07/21
DATE

LEGAL DESCRIPTION:

A TRACT OF LAND BEING ALL THAT DESCRIBED IN DEED REFERENCE NUMBER 2016-15133, DEED RECORDS, DOUGLAS COUNTY, OREGON

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT I, PEGGY LYONS DO HEREBY DECLARE THAT I AM THE OWNER OF THE LANDS REPRESENTED HEREON AND SAY THAT I DID CAUSE THE LANDS TO BE PARTITIONED AND PLATTED, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES.

Peggy Lyons
PEGGY LYONS

12/22/2021
DATE

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF DOUGLAS } SS



PERSONALLY APPEARED BEFORE ME, THE ABOVE NAMED PEGGY LYONS AND ACKNOWLEDGED THE FOREGOING TO BE A VOLUNTARY AND FREE ACT.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE 22 DAY OF December, 2021

Paige Olivia Powers
(SIGNED) NOTARY PUBLIC

Paige Olivia Powers
PRINT NAME

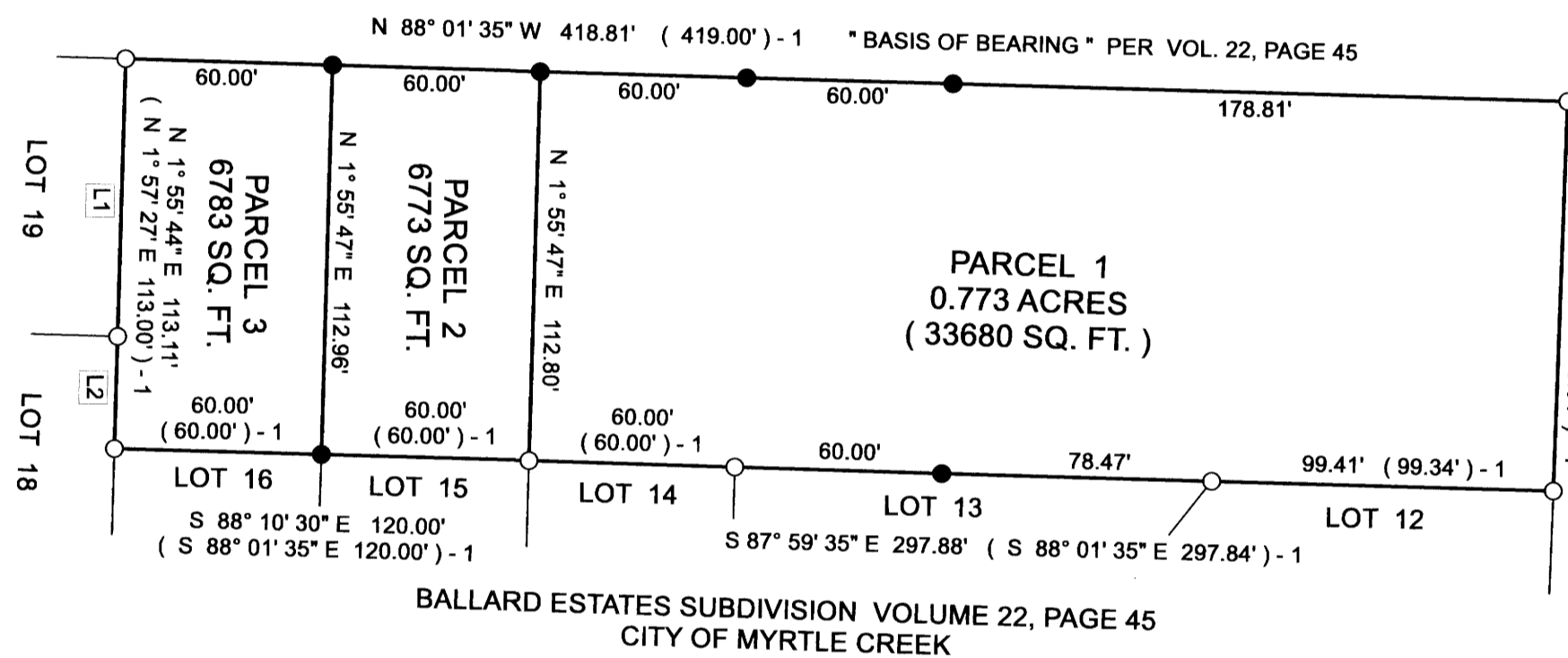
COMMISSION NUMBER 1001067

MY COMMISSION EXPIRES June 15, 2024

LEGEND

- FD. 5/8" IRON ROD AS PER VOL. 22, PAGE 45, BALLARD ESTATES SUBDIVISION CITY OF MYRTLE CREEK
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP ATTACHED, MKD. "R. BROWN, PLS 2391".
- () -1 RECORD AS PER VOLUME 22, PAGE 45, BALLARD ESTATES SUBDIVISION, CITY OF MYRTLE CREEK

SIMPSON LANE 50' RW



LINE INDEX:

- L1 S 1° 56' 39" W 80.53' (S 1° 57' 27" W 80.50') -1
- L2 S 1° 53' 28" W 32.58' (S 1° 57' 27" W 32.50') -1

EASEMENTS OF RECORD:

PER OWNERSHIP AND ENCUMBRANCES REPORT WITH GENERAL INDEX LEINS

PREPARED BY WESTERN TITLE AND ESCROW COMPANY ORDER NO. WT0224967, DATED 08/25/2021.

EXCEPTION 6
25 FOOT WIDE BY 400 FOOT LONG POWER LINE EASEMENT OVER EXISTING LINES. (NOT PLOTTED)

EXCEPTION 12
10 FOOT WIDE BY 20 FOOT LONG POWER LINE EASEMENT FOR POLES, GYES, AND TIE DOWNS. LOCATION OVER EXISTING (NOT PLOTTED)

NARRATIVE:

PURPOSE OF THE SURVEY WAS TO CREATE THE PARCELS AS SHOWN. FIELD INVESTIGATION LOCATED THE SAID FOUND MONUMENTS AND CONDITIONS. THE EXISTING MONUMENTS AS SET FOR LOT 20, BALLARD ESTATES SUBDIVISION BY VOLUME 22, PAGE 45, CONTROLLED THE SURVEY, WITH THE PARCELS LINES PLACED PER OWNER REQUEST. FUTURE MONUMENTS WERE ALSO SET FOR THE NEXT PHASE.

APPROVALS:

Scott Maghl
MYRTLE CREEK PLANNING COMMISSION 12/23/21
DATE

Janna Blyss
MYRTLE CREEK CITY RECORDER 12-23-21
DATE

Raymond F. Brown
DOUGLAS COUNTY SURVEYOR'S OFFICE 12-28-21
DATE

CERTIFICATION OF TAX PREPAYMENT:

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

J.P.E. Walker
DOUGLAS COUNTY TAX COLLECTOR 12-28-21
DATE

2021-0054

2021-0054