

2023-0018

Douglas County Official Records 2023-006909

Daniel J. Loomis, County Clerk



NO FEE

06/27/2023 12:22:59 PM

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

FILED THIS THE 27th DAY OF June, 2023 @ 12:25 PM.



JUNE, 2023
SCALE: 1" = 50'

Jay Sooden, Deputy
DOUGLAS COUNTY CLERK



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. 2023-MC003

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 12/31/2023

SURVEYOR'S CERTIFICATE

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

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

6/23/23
DATE

LEGAL DESCRIPTION:

PARCEL 1 OF PARTITION PLAT 2021-0054 OF THE RECORDS OF PLATS, DOUGLAS COUNTY, OREGON

DECLARATION:

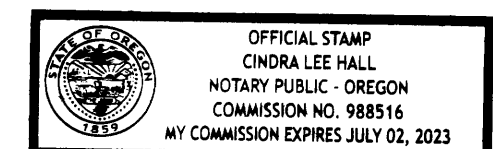
KNOW ALL PERSONS BY THESE PRESENTS, THAT I, PEGGY LYONS DO HEREBY DECLARE THAT I AM THE OWNER OF THE LANDS REPRESENTED HEREON AND SAY THAT I DID CAUSE THE LANDS TO BE PARTITIONED AND PLATTED, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES.

Peggy Lyons
PEGGY LYONS

06/23/2023
DATE

ACKNOWLEDGMENT:

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



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 23rd DAY OF June, 2023.

Cindra Lee Hall
(SIGNED) NOTARY PUBLIC

Cindra Lee Hall
PRINT NAME

COMMISSION NUMBER 988516

MY COMMISSION EXPIRES July 02, 2023

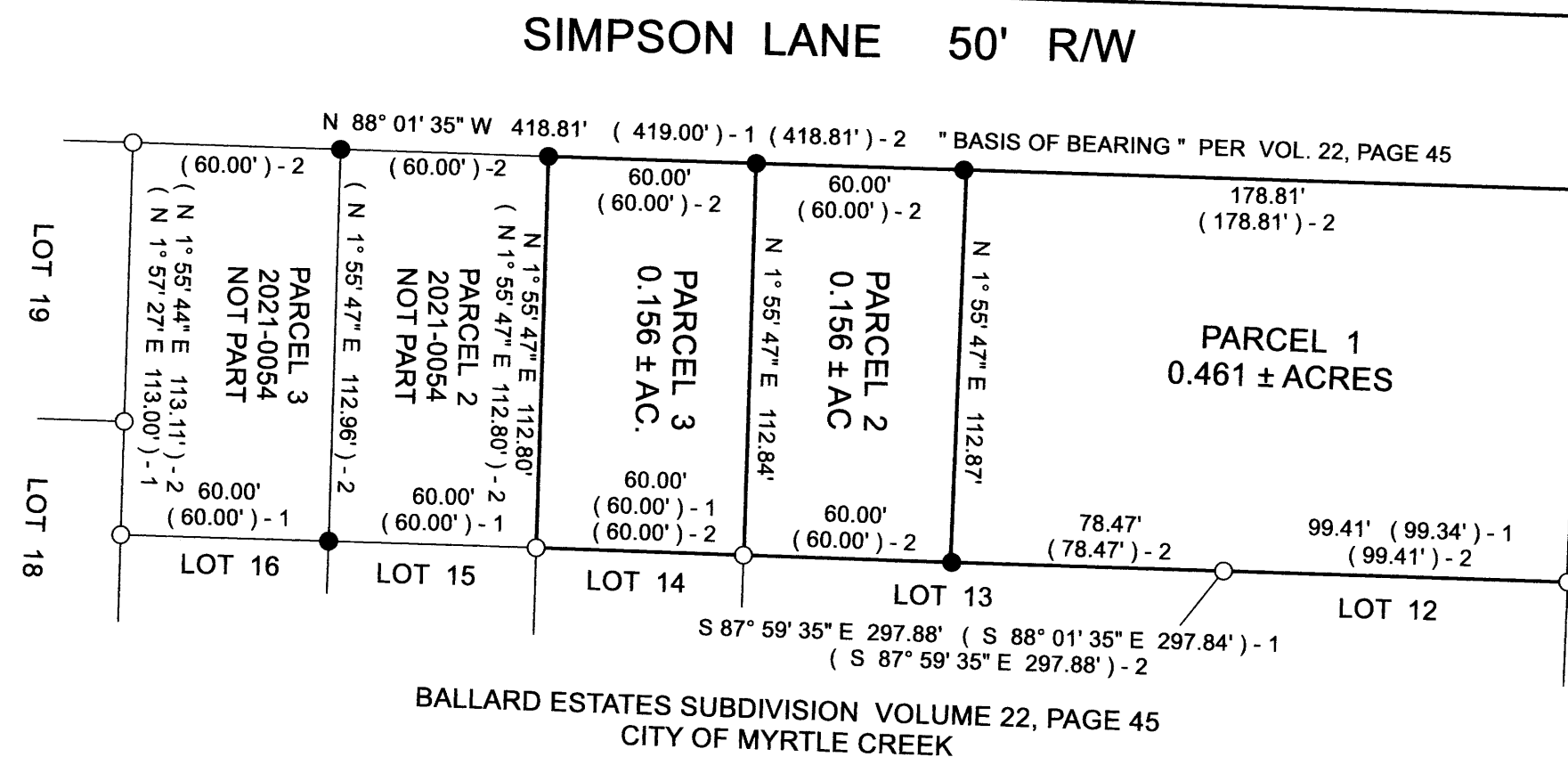
EASEMENTS OF RECORD:

PER OWNERSHIP AND ENCUMBRANCES REPORT WITH GENERAL INDEX LEINS

PREPARED BY WESTERN TITLE AND ESCROW COMPANY ORDER NO. WT02244967, 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. ALL MONUMENTS WERE IN PLACE, AS I SET THE NEEDED MONUMENTS FOR THIS PARTITION AT THE SAME TIME I COMPLETED SAID PP 2021-0054. I DID VERIFY THAT ALL MONUMENTS ARE IN THE LOCATIONS SHOWN.

APPROVALS:

Jenni Smith
MYRTLE CREEK PLANNING COMMISSION 06/27/23
DATE

Joanna Billney
MYRTLE CREEK CITY RECORDER 6/27/23
DATE

Emlyn R. Kall
DOUGLAS COUNTY SURVEYOR Deputy 6/27/23
DATE

CERTIFICATION OF TAX PREPAYMENT:

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

D. P. E. Will
DOUGLAS COUNTY TAX COLLECTOR 6-27-23
DATE

LEGEND

- FD. 5/8" IRON ROD AS PER VOL. 22, PAGE 45, BALLARD ESTATES SUBDIVISION CITY OF MYRTLE CREEK
- FD. 5/8" IRON ROD PER PP 2021-0054
- () -1 RECORD AS PER VOLUME 22, PAGE 45, BALLARD ESTATES SUBDIVISION, CITY OF MYRTLE CREEK
- () -2 RECORD AS PER PP 2021-0054

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