



NO FEE

PLAT-PAR Cnt=1 Stn=43 MTMEYER 04/01/2024 10:34:43 AM
This is a no fee document

SURVEYOR'S CERTIFICATE:

I, JAMES DEAN TERREL, OREGON PROFESSIONAL LAND SURVEYOR NO. 65473, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION: A PORTION OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 2021-017998, DEED RECORDS OF DOUGLAS COUNTY, LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, CITY OF CANYONVILLE, DOUGLAS COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, MARKED BY A 5/8-INCH IRON ROD BEING THE NORTHEAST CORNER OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 2021-017998, DEED RECORDS OF DOUGLAS COUNTY,

THENCE SOUTHWESTERLY A DISTANCE OF 41.21 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS 118.00 FEET AND A CENTRAL ANGLE OF 20° 00' 42" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 14° 46' 14" WEST 41.00 FEET TO A 5/8-INCH IRON ROD BEING A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY A DISTANCE OF 35.52 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 82.00 FEET AND A CENTRAL ANGLE OF 24° 49' 08" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 12° 21' 45" WEST 35.24 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "TERREL PLS 65473"; THENCE SOUTH 00° 02' 55" EAST TANGENT TO SAID CURVE, 21.99 FEET TO A 5/8-INCH IRON ROD WITH AN ILLEGIBLE YELLOW PLASTIC CAP; THENCE SOUTH 00° 02' 55" EAST, 20.00 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "TERREL PLS 65473"; THENCE NORTH 89° 57' 05" EAST, 121.99 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "TERREL PLS 65473";

THENCE SOUTH 00° 13' 45" WEST, 90.01 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING"; THENCE SOUTH 2° 06' 26" WEST, 19.95 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "TERREL PLS 65473"; THENCE SOUTH 2° 06' 26" WEST, 110.00 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "TERREL PLS 65473"; THENCE SOUTH 2° 06' 26" WEST, 147.61 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "HIBBS LS 52989"; THENCE NORTH 88° 42' 53" WEST, 11.99 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "R. BROWN PLS 2391"; THENCE NORTH 88° 42' 53" WEST, 139.16 FEET TO A POINT;

THENCE NORTH 00° 04' 01" WEST, 143.50 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "TERREL PLS 65473"; THENCE NORTH 00° 04' 01" WEST, 110.00 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "TERREL PLS 65473"; THENCE NORTH 00° 04' 01" WEST, 223.00 FEET TO A POINT; THENCE NORTH 86° 36' 09" EAST, 58.31 FEET TO THE INITIAL POINT OF BEGINNING, THE ABOVE-DESCRIBED TRACT CONTAINS 1.44 ACRES MORE OR LESS.

NARRATIVE:

--THIS SURVEY WAS COMPLETED AT THE REQUEST OF WILLIAM DARRELL BOWLBY & KIMBERLY ANN BOWLBY OWNERS OF THOSE LANDS DESCRIBED IN INSTRUMENT NO. 2021-017998 DEED RECORDS OF DOUGLAS COUNTY, AND THOSE LANDS OWNED BY LAURA LYNN BOWLBY AS DESCRIBED IN INSTRUMENT NO. 2021-018016, DEED RECORDS OF DOUGLAS COUNTY TO COMPLETE THE BOUNDARY LINE ADJUSTMENT AND PARTITION PLAT AS APPROVED IN THE CITY OF CANYONVILLE FILE NO. MLP 23-01.

--THE BASIS OF BEARINGS IS BETWEEN FOUND MONUMENTS NUMBER 102 & 107 AS SHOWN IN DOUGLAS COUNTY PARTITION PLAT NO. 2006-0017

-- FOR THE BOUNDARY RESOLVE, I HELD THE FOUND MONUMENTS PER DOUGLAS COUNTY PARTITION PLAT NO. 2006-0017 AS SHOWN.

CANYONVILLE RIDDLE ROAD CR. NO. 21
--I HELD THE MONUMENTS OF RECORD ALONG THE SOUTH RIGHT OF WAY LINE OF CANYONVILLE RIDDLE ROAD PER DOUGLAS COUNTY SURVEY M49-64 AND PARTITION PLAT NO 2006-0017. NOTE THERE COULD BE A DISCREPANCY IN THE ROAD RIGHT OF WAY THAT WAS NOT RESOLVED FOR THIS SURVEY AS APPROVED BY THE CITY OF CANYONVILLE FILE NO. MLP 23-01 AND REVIEWED BY THE DOUGLAS COUNTY SURVEYORS OFFICE.

RECORDING:

BOUNDARY LINE ADJUSTMENT DEED
RECORDED AS DEED INSTRUMENT NO. 2024-003351
DOUGLAS COUNTY CLERK'S OFFICE.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT WILLIAM DARRELL BOWLBY AND KIMBERLY ANN BOWLBY, AS TENANTS BY THE ENTIRETY THE OWNERS OF THE LAND REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYORS CERTIFICATE AND IN ACCORDANCE WITH THE PROVISION OF CHAPTER 92, OREGON REVISED STATUTES, DO HEREBY DECLARE THE ANNEXED MAP TO BE A CORRECT MAP OF THE PARTITION PLAT OF SAID PROPERTY. THAT THEY HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED, THE PROPERTY TO BE PARTITIONED INTO THREE PARCELS AND THE ACCESS AND UTILITY EASEMENT CREATED TO BENEFIT PARCELS 2 AND 3.

William Darrell Bowlby 03-28-2024
WILLIAM DARRELL BOWLBY DATE
(AS TENANTS BY THE ENTIRETY)

Kimberly A. Bowlby 03-28-2024
KIMBERLY ANN BOWLBY DATE
(AS TENANTS BY THE ENTIRETY)

ACKNOWLEDGEMENT:

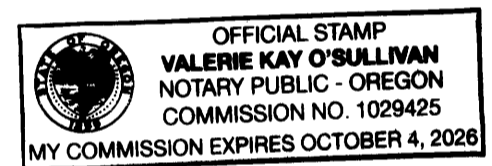
STATE OF OREGON)
COUNTY OF DOUGLAS) SS

KNOW ALL PEOPLE BY THESE PRESENT, ON THIS THE 28th DAY OF March 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BEFORE ME WILLIAM DARRELL BOWLBY AND KIMBERLY ANN BOWLBY, AS TENANTS BY THE ENTIRETY WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARY.

Valerie Kay O'Sullivan *Val*
NOTARY PUBLIC (PRINT) (SIGN)

COMMISSION NUMBER 1029425

MY COMMISSION EXPIRES 10-4-2026



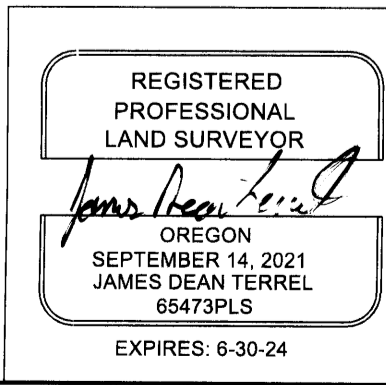
APPROVALS:

[Signature] 3/28/24
CANYONVILLE PLANNING COMMISSION DATE
Dawn Adair Bennett 03-28-2024
CANYONVILLE CITY RECORDER DATE
Rand C. Sully 4-1-24
DOUGLAS COUNTY SURVEYOR DATE

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

J. P. W. 4-1-24
DOUGLAS COUNTY TAX COLLECTOR DATE

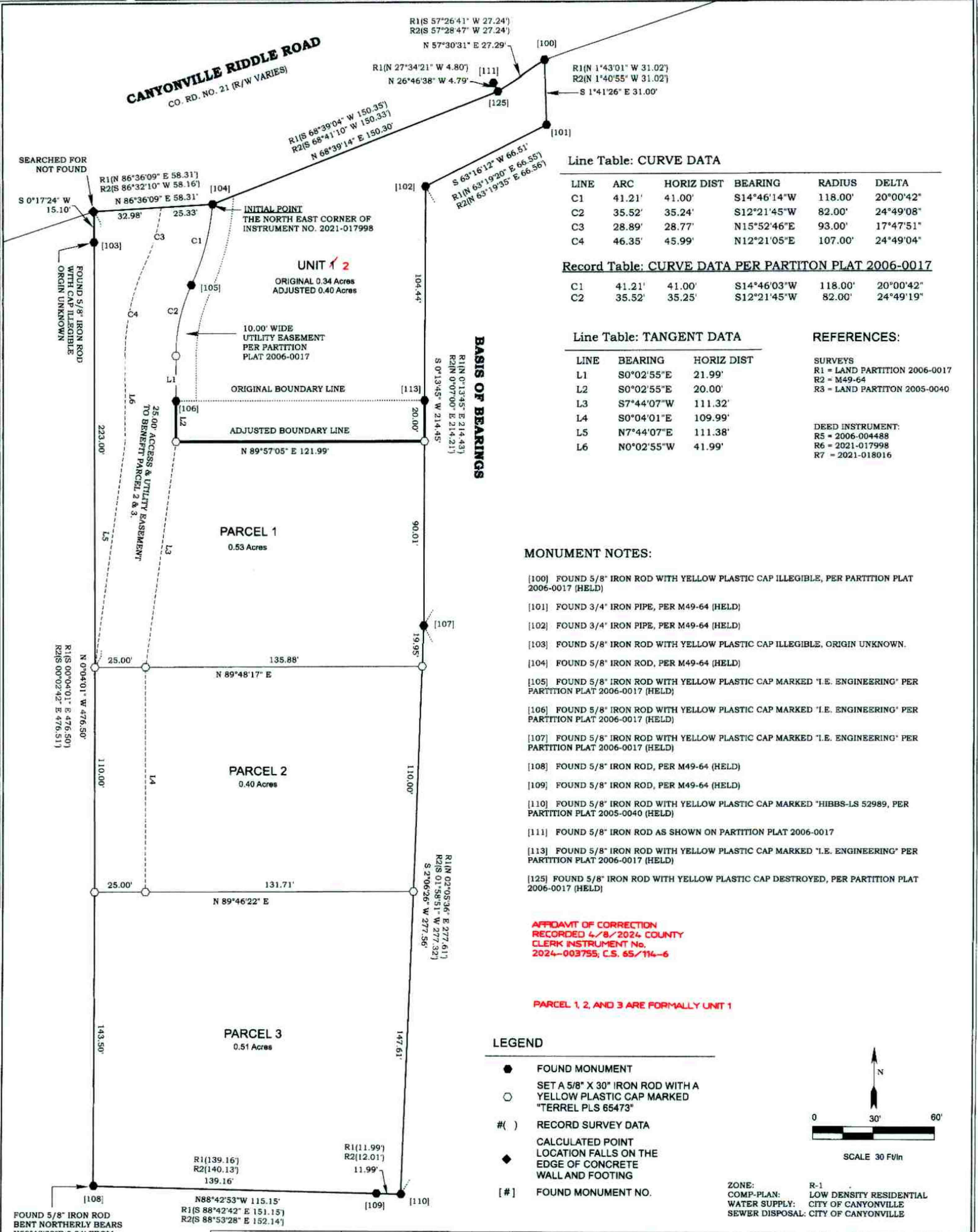
FILED THIS 1st DAY OF April, 2024
[Signature] Deputy 4-1-24
DOUGLAS COUNTY CLERK DATE



Property Line Surveying 
PROPERTY LINE SURVEYING LLC.
3460 DOERNER CUTOFF RD.
ROSEBURG OR 97471
541-670-0745
propertylinesurveying@gmail.com
propertylinesurveying.com

WILLIAM & KIMBERLY BOWLBY
**PARTITION PLAT WITH
BOUNDARY LINE ADJUSTMENT**
LOCATED IN THE NW 1/4 OF SECTION 34, TOWNSHIP
30 SOUTH, RANGE 5 WEST, W. M., CITY OF
CANYONVILLE, DOUGLAS COUNTY, OREGON

SHEET 1 OF 2
DRAWN BY: JDT
FIELD CREW: JDT & JLT
EQUIPMENT: TRIMBLE S7 / TSC3
FIELD WORK: 3/4 & 3/6, 2024
JOB: 2024011
FILE NAME: 2024011 BOWLBY PP.TR
REVISION: 3-25-2024



Line Table: CURVE DATA

LINE	ARC	HORIZ DIST	BEARING	RADIUS	DELTA
C1	41.21'	41.00'	S14°46'14"W	118.00'	20°00'42"
C2	35.52'	35.24'	S12°21'45"W	82.00'	24°49'08"
C3	28.89'	28.77'	N15°52'46"E	93.00'	17°47'51"
C4	46.35'	45.99'	N12°21'05"E	107.00'	24°49'04"

Record Table: CURVE DATA PER PARTITION PLAT 2006-0017

LINE	ARC	HORIZ DIST	BEARING	RADIUS	DELTA
C1	41.21'	41.00'	S14°46'03"W	118.00'	20°00'42"
C2	35.52'	35.25'	S12°21'45"W	82.00'	24°49'19"

Line Table: TANGENT DATA

LINE	BEARING	HORIZ DIST
L1	S0°02'55"E	21.99'
L2	S0°02'55"E	20.00'
L3	S7°44'07"W	111.32'
L4	S0°04'01"E	109.99'
L5	N7°44'07"E	111.38'
L6	N0°02'55"W	41.99'

REFERENCES:

SURVEYS
R1 = LAND PARTITION 2006-0017
R2 = M49-64
R3 = LAND PARTITION 2005-0040

DEED INSTRUMENT:
R5 = 2006-004488
R6 = 2021-017998
R7 = 2021-018016

MONUMENT NOTES:

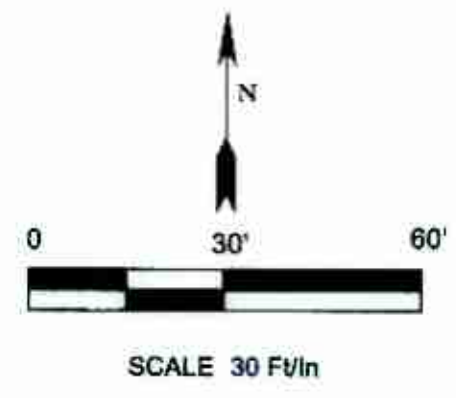
- [100] FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP ILLEGIBLE, PER PARTITION PLAT 2006-0017 (HELD)
- [101] FOUND 3/4" IRON PIPE, PER M49-64 (HELD)
- [102] FOUND 3/4" IRON PIPE, PER M49-64 (HELD)
- [103] FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP ILLEGIBLE, ORIGIN UNKNOWN.
- [104] FOUND 5/8" IRON ROD, PER M49-64 (HELD)
- [105] FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING" PER PARTITION PLAT 2006-0017 (HELD)
- [106] FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING" PER PARTITION PLAT 2006-0017 (HELD)
- [107] FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING" PER PARTITION PLAT 2006-0017 (HELD)
- [108] FOUND 5/8" IRON ROD, PER M49-64 (HELD)
- [109] FOUND 5/8" IRON ROD, PER M49-64 (HELD)
- [110] FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "HIBBS-LS 52989, PER PARTITION PLAT 2005-0040 (HELD)
- [111] FOUND 5/8" IRON ROD AS SHOWN ON PARTITION PLAT 2006-0017
- [113] FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING" PER PARTITION PLAT 2006-0017 (HELD)
- [125] FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP DESTROYED, PER PARTITION PLAT 2006-0017 (HELD)

APPROVIT OF CORRECTION
RECORDED 4/8/2024 COUNTY
CLERK INSTRUMENT No.
2024-003755; C.S. 65/114-6

PARCEL 1, 2, AND 3 ARE FORMALLY UNIT 1

LEGEND

- FOUND MONUMENT
- SET A 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "TERREL PLS 65473"
- # () RECORD SURVEY DATA
- ◆ CALCULATED POINT LOCATION FALLS ON THE EDGE OF CONCRETE WALL AND FOOTING
- [#] FOUND MONUMENT NO.



ZONE:
COMP-PLAN: R-1
WATER SUPPLY: LOW DENSITY RESIDENTIAL
SEWER DISPOSAL: CITY OF CANYONVILLE

FOUND 5/8" IRON ROD BENT NORTHERLY BEARS N50°48'32"E 0.24' FROM CALCULATED LOCATION.

REGISTERED PROFESSIONAL LAND SURVEYOR

James Dean Terrel

OREGON
SEPTEMBER 14, 2021
JAMES DEAN TERREL
65473PLS
EXPIRES: 9-30-24

Property Line Surveying

PROPERTY LINE SURVEYING LLC.
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WILLIAM & KIMBERLY BOWLBY

PARTITION PLAT WITH BOUNDARY LINE ADJUSTMENT

LOCATED IN THE NW 1/4 OF SECTION 34, TOWNSHIP 30 SOUTH, RANGE 5 WEST, W. M., CITY OF CANYONVILLE, DOUGLAS COUNTY, OREGON

SHEET 2 OF 2

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