

TRI-CITY TERRACE

IN SECTION 33, T 29 S, R 5 W, & SECTION 4, T 30 S, R 5 W, W.M.
DOUGLAS COUNTY, OREGON.

SCALE 1"=100'

JANUARY, 1977

DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF H. ADAMS D.L.C. NO. 42, TOWNSHIP 29 SOUTH, RANGE 5 WEST, W.M.; THENCE SOUTH 89° 53' 16" EAST ALONG THE SOUTH LINE OF SAID D.L.C. NO. 42, 1169.57 FEET TO A 5/8" IRON ROD ON THE NORTHEASTERLY RIGHT OF WAY LINE OF A NEWLY DEDICATED STREET; THENCE SOUTH 46° 43' 03" WEST ALONG SAID RIGHT OF WAY LINE 73.27 FEET; THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF SAID STREET NORTH 89° 59' 06" WEST 110.65 FEET TO THE INITIAL POINT BEING THE TRUE POINT OF BEGINNING; SAID POINT BEING THE NORTHEAST CORNER OF WILLIS WEAVER LAND AS DESCRIBED IN INSTRUMENT NO 73-16857; THENCE SOUTH 0° 40' 32" WEST 299.63 FEET ALONG THE EASTERLY PROPERTY LINE OF WILLIS WEAVER AS DESCRIBED IN INSTRUMENT NO. 73-16857 TO A 3/4" IRON PIPE AT THE EAST-SOUTHEAST CORNER OF THE WILLIS WEAVER LANDS; THENCE NORTH 89° 33' 53" WEST ALONG THE SOUTHERLY PROPERTY LINE OF SAID WILLIS WEAVER LANDS, 487.27 FEET TO A 3/4" IRON PIPE; THENCE CONTINUING ALONG THE EASTERLY PROPERTY LINE OF SAID WILLIS WEAVER LANDS AS DESCRIBED IN INSTRUMENT NO. 73-5699 SOUTH 28° 53' 16" WEST 435.74 FEET TO A 5/8" IRON ROD AT THE SOUTH-SOUTHEAST CORNER THEREOF; THENCE LEAVING SAID WILLIS WEAVER LANDS AND CONTINUING SOUTH 28° 53' 16" WEST 431.47 FEET TO A 5/8" IRON ROD; THENCE SOUTH 22° 35' 52" EAST 171.31 FEET TO A 5/8" IRON ROD; THENCE SOUTH 87° 41' 42" EAST 857.81 FEET TO A 5/8" IRON ROD ON THE EAST LINE OF THE JAMES WEAVER D.L.C. NO. 37, TOWNSHIP 30 SOUTH, RANGE 5 WEST, W.M.; THENCE SOUTH 87° 41' 42" EAST 97.18 FEET TO A 5/8" IRON ROD; THENCE NORTH 0° 40' 32" EAST 245.0 FEET TO A 5/8" IRON ROD; THENCE NORTH 52° 45' WEST 62.00 FEET TO A 5/8" IRON ROD ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF A PROPOSED STREET; THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE ALONG AN ARC OF A 130 FOOT RADIUS CURVE LEFT (THE CHORD OF WHICH BEARS NORTH 54° 09' 50" EAST 51.18 FEET) 51.51 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID RIGHT OF WAY LINE SOUTH 52° 45' EAST 50.04 FEET TO A 5/8" IRON ROD; THENCE SOUTH 89° 15' 36" EAST 83.42 FEET TO A 5/8" IRON ROD; THENCE NORTH 0° 40' 32" EAST 254.02 FEET TO A 5/8" IRON ROD; THENCE NORTH 89° 15' 36" WEST 90.0 FEET TO A 5/8" IRON ROD; THENCE NORTH 0° 40' 32" EAST 60.0 FEET TO A 5/8" IRON ROD; THENCE SOUTH 89° 15' 36" EAST 90.0 FEET TO A 5/8" IRON ROD; THENCE NORTH 0° 40' 32" EAST 500.92 FEET TO A 5/8" IRON ROD; THENCE NORTH 89° 15' 36" WEST 90.0 FEET TO A 5/8" IRON ROD; THENCE NORTH 0° 40' 32" EAST 192.09 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF N.E. HILL STREET AS CONSTRUCTED THIS DATE; THENCE SOUTH 46° 43' 03" WEST ALONG SAID SOUTHERN RIGHT OF WAY LINE 54.68 FEET TO A POINT WHERE SAID RIGHT OF WAY LINE INTERSECTS THE SOUTHERN RIGHT OF WAY LINE OF N.E. VICTOR STREET AS CONSTRUCTED THIS DATE; THENCE NORTH 89° 59' 06" WEST ALONG SAID RIGHT OF WAY LINE 110.65 FEET TO THE TRUE POINT OF BEGINNING.

DEDICATION

KNOW ALL MEN THAT H.G. CHICKERING, DONALD R. STONE, MALCOLM N. CLARK AND JAY A. CHICKERING, (DBA) S-TRI-C, A COPARTNERSHIP, ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND THAT THEY DO HEREBY LAYOUT AND SUBDIVIDE SAID PROPERTY AS SHOWN HEREON AND THAT THEY DO HEREBY DEDICATE TO THE PUBLIC FOREVER ALL STREETS AND EASEMENTS AS SHOWN ON THIS PLAT.

H.G. Chickering
H.G. CHICKERING

Donald R. Stone
DONALD R. STONE

Malcolm N. Clark
MALCOLM N. CLARK

Jay A. Chickering
JAY A. CHICKERING

NOTE: ALL UTILITY EASEMENTS ARE ALSO DRAINAGE EASEMENTS

ADDED TO PLAT FOR S-TRI-C, INC.

ACKNOWLEDGEMENT

SEE VOL. 660 PG. 350 BY Jay A. Chickering DATE 12-21-77

REC. #77-24592

PRESIDENT
TITLE

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

ON THE 20TH DAY OF JANUARY, 1977 A.D., BEFORE ME APPEARED H. G. CHICKERING, DONALD R. STONE, MALCOLM N. CLARK AND JAY A. CHICKERING KNOWN TO ME TO BE THE IDENTICAL PERSONS WHO EXECUTED THE ABOVE INSTRUMENT AND THEY ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20TH DAY OF JANUARY 1977.

MY COMMISSION EXPIRES ON THE 30TH DAY OF SEPTEMBER 1980.

Sonya Swatsley
NOTARY PUBLIC

AFFIDAVIT

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

I, MALCOLM N. CLARK, REGISTERED LAND SURVEYOR, BEING FIRST DULY SWORN ON OATH, SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS AS SHOWN ON THE PLAT AND THAT THE INITIAL POINT IS A 2"x36" GALVANIZED IRON PIPE 6" BELOW THE SURFACE OF THE GROUND AND THAT SAID POINT BEARS SOUTH 89° 53' 16" EAST ALONG THE SOUTH LINE OF D.L.C. NO. 42, 1169.57 FEET, AND SOUTH 46° 43' 03" WEST 73.27 FEET AND NORTH 89° 59' 06" WEST 110.65 FEET FROM THE SOUTHWEST CORNER OF SAID D.L.C. NO. 42, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN.

Malcolm N. Clark
MALCOLM N. CLARK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20TH DAY OF JANUARY 1977.

MY COMMISSION EXPIRES ON THE 30TH DAY OF SEPTEMBER 1980.

Sonya Swatsley
NOTARY PUBLIC

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Malcolm N. Clark

OREGON
JULY 12, 1963
MALCOLM N. CLARK
601

APPROVALS

BY ORDER OF THE COUNTY PLANNING COMMISSION

APPROVED April 15, 1977

Ronald A. Bunt
CHAIRMAN

APPROVED April 15, 1977

Frank Wade
SECRETARY

BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS

APPROVED May 10, 1977

John J. Dent
CHAIRMAN

APPROVED MAY 10, 1977

Paul J. Materson
COMMISSIONER

APPROVED May 10, 1977

Bill Van
COMMISSIONER

APPROVED APRIL 28, 1977

Francis L. Ingram
COUNTY SURVEYOR

APPROVED 5-10-77, 1977

William M. Weeks Jr
COUNTY ASSESSOR

APPROVED 13 Apr, 1977

James G. Crawford
COUNTY HEALTH OFFICER

FILED May 13, 1977

Doris L. Wadsworth
COUNTY CLERK



THIS PLAT SUBJECT TO RESTRICTIONS
RECORDED IN BOOK 620, PAGE 873, IN
DOUGLAS COUNTY, OREGON:

VOL. 15, PG. 59B

VOL. 15 PG. 59B