

# TRI-CITY TERRACE, FIRST ADDITION

IN SECTION 33, T. 29S., R. 5W., & SECTION 4, T. 30S., R. 5W., W.M.  
DOUGLAS COUNTY, OREGON.  
SCALE 1" = 100'  
JANUARY, 1978

Post monumentation of interior monuments was completed on the 3<sup>rd</sup> day of October, 1978, as indicated and certified by the County Surveyor on a plat copy filed with the Douglas County Clerk, Book 733, Page 183.

NOTE: There is a surface drainage easement 25 feet in width each side of all side lot lines.

### CURVE DATA

"A"  $\Delta = 90^{\circ}03'52''$   
R: 15'  
L: 23.59  
CH: 21.23, S45°42'28"N

"B"  $\Delta = 89^{\circ}56'08''$   
R: 15'  
L: 23.54  
CH: 21.20, S44°17'32"E

"C"  $\Delta = 90^{\circ}15'48''$   
R: 15'  
L: 23.62  
CH: 21.26, N45°31'30"E

"D"  $\Delta = 89^{\circ}46'12''$   
R: 15'  
L: 23.50  
CH: 21.17, S44°22'30"E

"E"  $\Delta = 48^{\circ}11'23''$   
R: 25'  
L: 21.03  
CH: 20.41, N65°09'54"W

"F"  $\Delta = 48^{\circ}11'23''$   
R: 25'  
L: 21.03  
CH: 20.41, N66°38'42"E

### CHORDS & BEARINGS

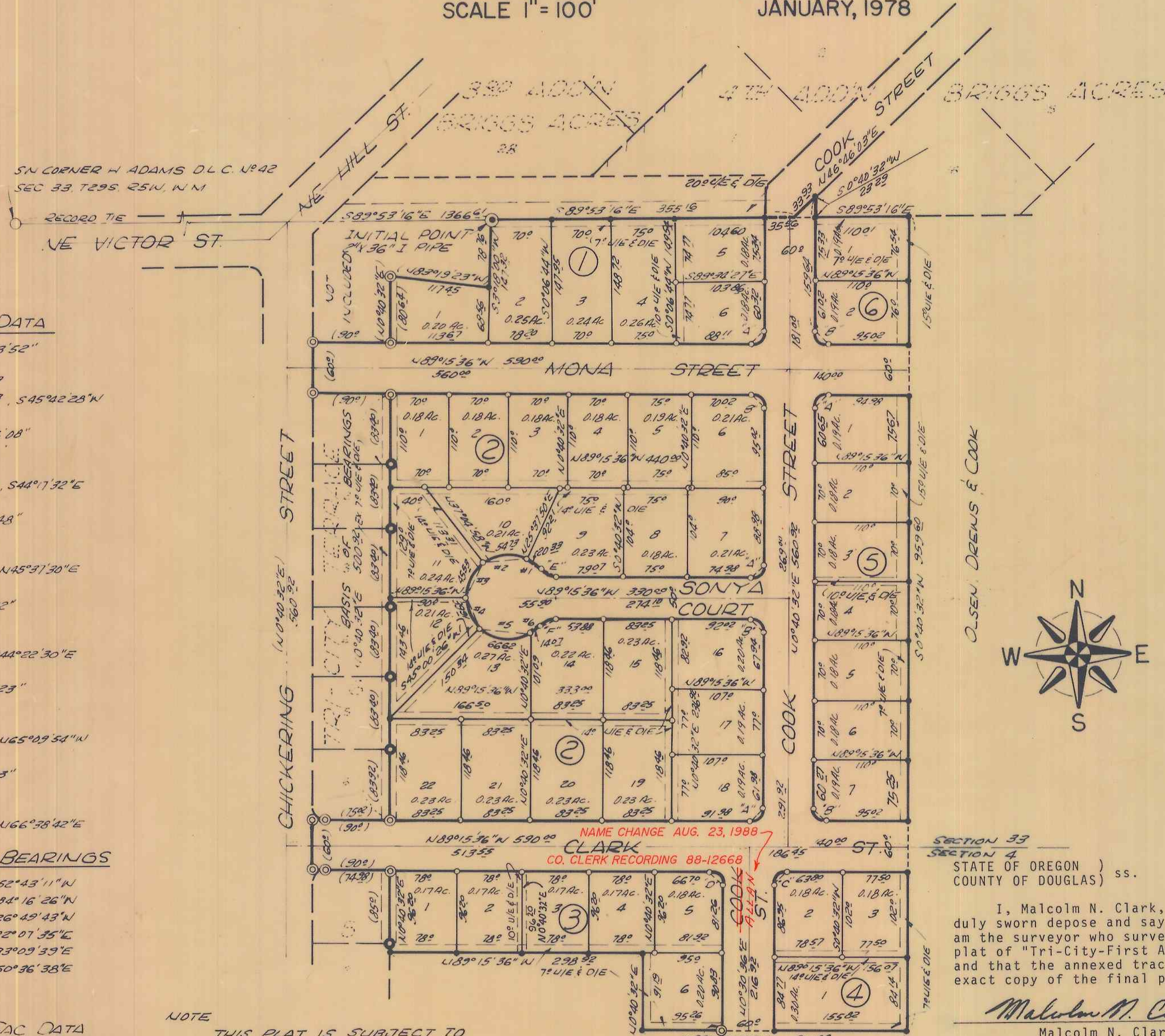
#1 2019 452°43'11"N  
#2 5204 S84°16'26"W  
#3 4380 S26°49'43"N  
#4 3896 S22°07'35"W  
#5 6180 S83°09'39"E  
#6 1402 N50°36'38"E

### CUL-DE-SAC DATA

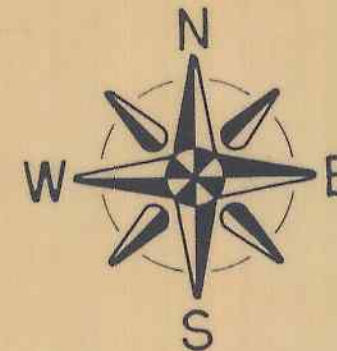
$\Delta = 276^{\circ}22'46''$   
R: 50.00  
L: 241.12

### NOTE

THIS PLAT IS SUBJECT TO PROVISIONS OF COVENANTS & RESTRICTIONS AS RECORDED FEBRUARY 7, 1978, BY RECEPTION NUMBER 78-02345, IN BOOK 665, PAGE 351, OF DOUGLAS COUNTY RECORDS.



- ⊙ INITIAL POINT
- ⊙ FND 3/8" IRON ROD
- ⊙ FND 1/2" IRON ROD
- SET 3/8" IRON ROD
- ( ) RECORDED PLAT DATA VOL. 15, PG. 59A.
- U/E & D/E = UTILITY & DRAINAGE EASEMENTS
- 3/8" I. ROD - POST MONUMENTATION OF INTERIOR MONUMENTS



REGISTERED PROFESSIONAL LAND SURVEYOR

Malcolm N. Clark

OREGON JULY 12, 1953 MALCOLM N. CLARK 601



SECTION 33  
SECTION 4  
STATE OF OREGON )  
COUNTY OF DOUGLAS ) ss.

I, Malcolm N. Clark, being duly sworn depose and say that I am the surveyor who surveyed the plat of "Tri-City-First Addition" and that the annexed tracing is an exact copy of the final plat thereof.

Malcolm N. Clark  
Malcolm N. Clark

Subscribed and sworn before me this 27<sup>th</sup> day of November 1978.

STATE OF OREGON )  
COUNTY OF DOUGLAS ) ss.

I, Doris Wadsworth, County Clerk of Douglas County, Oregon, do hereby certify that the within copy of plat has been compared by me with the original thereof and that it is an exact copy of the whole thereof as the same appears on file in my office and custody. Witness my hand and official seal this 26<sup>th</sup> day of Jan 1979.

Doris L. Wadsworth  
County Clerk

REGISTERED PROFESSIONAL LAND SURVEYOR

Malcolm N. Clark

OREGON JULY 12, 1953 MALCOLM N. CLARK 601

Sonya Swatsley  
SONYA SWATSELEY

NOTARY PUBLIC - OREGON

My Commission Expires 9-30-78

SHEET 1 OF 2

# TRI-CITY TERRACE, FIRST ADDITION

IN SECTION 33, T. 29S., R. 5W., & SECTION 4, T. 30S., R. 5W., W.M.  
DOUGLAS COUNTY, OREGON.  
SCALE 1" = 100' JANUARY, 1978

## DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF THE H. ADAMS DONATION LAND CLAIM NO. 42, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN; THENCE SOUTH 89° 53' 16" EAST ALONG THE SOUTH LINE OF SAID DONATION LAND CLAIM NO. 42 A DISTANCE OF 1169.57 FEET TO A 5/8" IRON ROD ON THE NORTHEASTERLY RIGHT OF WAY LINE OF A NEWLY DEDICATED STREET; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID DONATION LAND CLAIM NO. 42 SOUTH 89° 53' 16" EAST A DISTANCE OF 197.04 FEET TO A 2"x36" IRON PIPE, THE INITIAL POINT, BEING THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO JEFFREY V. AND CAROL A. WEAVER BY INSTRUMENT NO. 73-18022, RECORDED DECEMBER 17, 1973, DOUGLAS COUNTY RECORD OF DEEDS; THENCE CONTINUING ALONG THE SOUTH LINE OF D.L.C. NO. 42 SOUTH 89° 53' 16" EAST A DISTANCE OF 355.16 FEET TO A 5/8" IRON ROD, SAID POINT BEING THE MOST WESTERLY CORNER OF LOT 16 OF THE AMENDED PLAT OF THE FOURTH ADDITION TO BRIGGS ACRES AS RECORDED IN VOLUME 11, PAGE 8, DOUGLAS COUNTY, OREGON PLAT RECORDS; THENCE NORTH 46° 46' 03" EAST ALONG THE NORTH LINE OF SAID LOT 16 A DISTANCE OF 33.93 FEET TO A 5/8" IRON ROD; THENCE SOUTH 00° 40' 32" WEST A DISTANCE OF 23.29 FEET TO A 5/8" IRON ROD ON THE SOUTH LINE OF SAID D.L.C. NO. 42; THENCE SOUTH 89° 53' 16" EAST ALONG SAID SOUTH LINE A DISTANCE OF 110.01 FEET TO A 5/8" IRON ROD; THENCE SOUTH 00° 40' 32" WEST A DISTANCE OF 959.60 FEET TO A 5/8" IRON ROD; THENCE NORTH 89° 29' 24" WEST A DISTANCE OF 311.08 FEET TO A 5/8" IRON ROD ON THE NORTH LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO HAROLD L. AND NOMA ANN REITMANN BY INSTRUMENT NO. 70-8474, DOUGLAS COUNTY RECORD OF DEEDS; THENCE NORTH 00° 40' 32" EAST A DISTANCE OF 91.19 FEET TO A 5/8" IRON ROD; THENCE NORTH 89° 15' 36" WEST A DISTANCE OF 298.92 FEET TO A 5/8" IRON ROD ON THE EAST LINE OF THE "TRI-CITY TERRACE" SUBDIVISION AS RECORDED IN VOLUME 15, PAGE 59A, DOUGLAS COUNTY RECORD OF PLATS; THENCE NORTH 00° 40' 32" EAST ALONG THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 96.20 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 5 OF THE "TRI-CITY TERRACE" SUBDIVISION; THENCE NORTH 89° 15' 36" WEST 90.00 FEET TO A 5/8" IRON ROD ON THE EASTERLY RIGHT OF WAY OF N.E. CHICKERING STREET; THENCE NORTH 00° 40' 32" EAST ALONG SAID EASTERLY RIGHT OF WAY A DISTANCE OF 60.00 FEET TO A 5/8" IRON ROD; THENCE SOUTH 89° 15' 36" EAST 90.00 FEET TO A 5/8" IRON ROD BEING THE SOUTHEAST CORNER OF LOT 6, BLOCK 6 OF SAID SUBDIVISION; THENCE NORTH 00° 40' 32" EAST ALONG THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 500.92 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 6 OF THE "TRI-CITY TERRACE" SUBDIVISION; THENCE NORTH 89° 15' 36" WEST A DISTANCE OF 90.00 FEET TO A 5/8" IRON ROD ON THE EASTERLY RIGHT OF WAY OF N.E. CHICKERING STREET, "TRI-CITY TERRACE" SUBDIVISION; THENCE NORTH 00° 40' 32" EAST ALONG SAID EASTERLY RIGHT OF WAY A DISTANCE OF 60.00 FEET TO A 5/8" IRON ROD; THENCE SOUTH 89° 15' 36" EAST A DISTANCE OF 90.00 FEET TO A 5/8" IRON ROD; THENCE NORTH 00° 40' 32" EAST A DISTANCE OF 80.64 FEET TO A 5/8" IRON ROD ON THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO JEFFREY V. AND CAROL A. WEAVER BY INSTRUMENT NO. 73-18022, RECORDED DECEMBER 17, 1973, DOUGLAS COUNTY RECORD OF DEEDS; THENCE CONTINUING ALONG SAID SOUTH PROPERTY LINE SOUTH 83° 19' 23" EAST A DISTANCE OF 117.45 FEET TO A 5/8" IRON ROD; THENCE NORTH 03° 18' 00" EAST A DISTANCE OF 78.76 FEET TO THE TRUE POINT OF BEGINNING, ALL IN DOUGLAS COUNTY, OREGON.

## DEDICATION

KNOW ALL MEN THAT JAY A. CHICKERING, DONALD R. STONE AND MALCOLM N. CLARK, (DBA) S-TRI-C, INC., AN OREGON CORPORATION, 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.

*Jay A. Chickering*  
JAY A. CHICKERING

*Donald R. Stone*  
DONALD R. STONE

*Malcolm N. Clark*  
MALCOLM N. CLARK

## ACKNOWLEDGEMENT

STATE OF OREGON )  
COUNTY OF DOUGLAS ) s.s.

ON THE 19<sup>TH</sup> DAY OF JANUARY, 1978 A.D., BEFORE ME APPEARED JAY A. CHICKERING, DONALD R. STONE, AND MALCOLM N. CLARK 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 19<sup>TH</sup> DAY OF JANUARY, 1978.

MY COMMISSION EXPIRES ON THE 30<sup>TH</sup> DAY OF SEPTEMBER, 1980.

*Sonya Swatsley*  
NOTARY PUBLIC

*Sonya Swatsley*  
NOTARY PUBLIC - OREGON  
My Commission Expires 9-30-78

## 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, 1366.61 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 19<sup>TH</sup> DAY OF JANUARY, 1978.

MY COMMISSION EXPIRES ON THE 30<sup>TH</sup> DAY OF SEPTEMBER, 1980.

*Sonya Swatsley*  
NOTARY PUBLIC

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Malcolm N. Clark*

OREGON  
JULY 12, 1903  
MALCOLM N. CLARK  
601

*Sonya Swatsley*  
SONYA SWATSLEY  
NOTARY PUBLIC - OREGON  
My Commission Expires 9-30-78

## APPROVALS

BY ORDER OF THE COUNTY PLANNING COMMISSION

APPROVED DEC 14, 1978 CHAIRMAN *Ronald A. Grandt*

APPROVED DEC 14, 1978 SECRETARY *Robert Wade*

BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS

APPROVED 1/19/79, 1978 CHAIRMAN *Bill Vian*

APPROVED, 1978 COMMISSIONER

APPROVED 1/23/79, 1978 COMMISSIONER *Paul J. Makinson*

APPROVED 1-2-79, 1978 COUNTY SURVEYOR *Francis L. Ingram*

APPROVED 1-19-79, 1978 COUNTY ASSESSOR *George Mack*

APPROVED 13 Dec, 1978 COUNTY HEALTH OFFICER *James K. Gray, MD*

FILED 1-26, 1978 COUNTY CLERK *Doris L. Wadsworth*

STATE OF OREGON )  
COUNTY OF DOUGLAS ) ss.

I, Malcolm N. Clark, being duly sworn depose and say that I am the surveyor who surveyed the plat of "Tri-City-First Addition" and that the annexed tracing is an exact copy of the final plat thereof.

*Malcolm N. Clark*  
Malcolm N. Clark

Subscribed and sworn before me this 27<sup>th</sup> day of November 1978.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Malcolm N. Clark*  
OREGON  
JULY 12, 1903  
MALCOLM N. CLARK  
601  
My Commission Expires 9-30-78

STATE OF OREGON )  
COUNTY OF DOUGLAS ) ss.

I, Doris Wadsworth, County Clerk of Douglas County, Oregon, do hereby certify that the within copy of plat has been compared by me with the original thereof and that it is an exact copy of the whole thereof as the same appears on file in my office and custody.

Witness my hand and official seal this 26<sup>th</sup> day of Jan, 1978.

*Doris L. Wadsworth*  
County Clerk

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Sonya Swatsley*  
SONYA SWATSLEY  
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