

OUTBACK ESTATES

A SUBDIVISION SITUATED IN THE SE1/4 OF THE SE1/4 OF SEC. 32, T.32S., R.6W., W.M., CITY OF GLENDALE, DOUGLAS COUNTY, OREGON.

NARRATIVE:

SURVEYOR'S CERTIFICATE:

I GERALD V. NYGREN BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS TRUE AND CORRECT DESCRIPTION:

Commencing at the Southeast Corner of Section 32, Township 32 South, Range 6 West, Willamette Meridian, City of Glendale, Douglas County, Oregon; thence North 43°56'09" West, 1017.98 feet to the Initial Point which is monumented with a 5/8 inch diameter iron rod located on the Southerly high bank of Cow Creek, and the True Point of Beginning; thence South 23°33'42" West, 468.89 feet; thence North 89°56'18" West, 357.01 feet; thence North 00°03'42" East, 206.29 feet; thence North 67°01'18" West, 21.71 feet; thence North 00°03'42" East 622.28 feet; thence South 89°56'18" East, 514.76 feet to the South bank of Cow Creek; thence South along the bank of Cow creek the following courses: South 02°23'53" East, 85.08 feet; South 04°52'26" East, 79.18 feet; South 03°35'29" East, 85.17 feet; South 11°50'27" East, 161.61 feet to the True Point of Beginning. Containing 9.52 Acres. more or less.

Gerald V. Nygren
GERALD V. NYGREN P.L.S. NO. 1035

THE PURPOSE IS TO SURVEY AND SUBDIVIDE PARCEL OF LAND DESCRIBED IN INSTRUMENT NO. 92-22800 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON. THE POINT OF BEGINNING IN INSTRUMENT NO. 92-22800 IS DESCRIBED AS BEING 1270.86 FEET WEST AND 517.04 FEET NORTH OF THE SOUTHEAST CORNER OF SECTION 32. THE MONUMENTS I RECOVERED NEAR THE INTERSECTION OF MILLER STREET AND WOOLLY STREET WHICH WERE SET PER M102-11A WERE FOUND 0.23 FEET WEST AND EXACT FOR NORTHINGS WHEN COMPARED TO DEED RECORD AND USING THE SAME BASIS OF MERIDIAN. I USED SAID MONUMENTS FOR CONTROL TO ESTABLISH THE WEST, NORTH AND SOUTH BOUNDARIES OF OUTBACK ESTATES. THE DISTANCE ALONG THE SOUTH LINE OF SECTION 32 FROM THE SOUTHWEST CORNER OF GADDIS ADDITION TO THE WEST RIGHT OF WAY LINE OF SIXTH STREET COMPUTED TO BE 189.21 FEET WHICH COMPARES TO THE DISTANCE OF 201.4 FEET PER CS 52/15 MINUS THE 12.2 FEET PER M5-55 WHICH EQUALS 189.2 FEET. I COMPUTED THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF SIXTH STREET WITH THE SOUTH LINE OF SECTION 32 BY PRORATING THE COMPUTED DISTANCE OF 384.77 FEET AS COMPARED TO THE RECORD DISTANCE OF 384.83 FEET (SEE SHEET 1) FROM THE SOUTHWEST CORNER OF GADDIS ADDITION TO THE EAST RIGHT OF WAY LINE OF NOW VACATED WOOLLY STREET. I USED RECORD ANGLE TO ESTABLISH THE WEST RIGHT OF WAY LINE OF SIXTH STREET. THE SOUTHERLY BANK OF COW CREEK WAS USED TO ESTABLISH THE BOUNDARY FOR THAT PORTION OF THE LAND DESCRIBED IN SAID INSTRUMENT NO. 92-22800 THAT LIES ADJACENT TO COW CREEK. THIS METHOD OF ESTABLISHING THE BOUNDARIES FOR OUTBACK ESTATES COINCIDES WITH PARCELS OF LAND LYING ADJACENT TO AND/OR NEAR OUTBACK ESTATES.

FOR BASIS OF BEARINGS I RECOVERED MONUMENTS ALONG THE SOUTH LINE OF SAID SECTION 32 AND ALONG GILBERT AVENUE AND FOUND THEM TO BE AS SHOWN ON M71-48B.

I RECOVERED AND HELD TO MONUMENTS SET PER M71-48B, M102-11A AND GADDIS ADD. A WILD T-16 THEODOLITE AND MAC-2H EDM WERE USED TO EXECUTE THIS SURVEY.

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT OUTBACK CONTRACTING, INC. IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS AS SHOWN, AND DO HEREBY DEDICATE THE STREETS AND EASEMENTS TO THE PUBLIC.

Rodney J. Nygren
RODNEY J. NYGREN, PRESIDENT
OUTBACK CONTRACTING, INC.

APPROVALS:

John Fox 1-22-96
GLENDALE PLANNING COMMISSION, CHAIRPERSON DATE

Ronald D. Jelling 2-26-96
MAYOR OF GLENDALE DATE

Michael J. Winton 2-28-96
DOUGLAS COUNTY COMMISSIONER, CHAIRPERSON DATE

George Morgan 2-28-96
DOUGLAS COUNTY COMMISSIONER DATE

Daniel J. Reddekopp 2-28-96
DOUGLAS COUNTY ASSESSOR DATE

Amy E. Moman 2-27-96
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

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

Suzanne C. Cates, Dep. 2-28-96
DOUGLAS COUNTY TAX COLLECTOR DATE

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF Douglas

KNOW ALL PEOPLE BY THESE PRESENTS ON THIS 6 DAY OF Feb., 1996, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RODNEY J. NYGREN, PRESIDENT OF OUTBACK CONTRACTING, INC., WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE DID EXECUTE SAID INSTRUMENT FREELY AND VOLUNTARILY.

Karen Taylor

MY COMMISSION EXPIRES: 1/30/97

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF
CONVEYANCES, DO HEREBY CERTIFY THAT THIS
INSTRUMENT WAS RECORDED

96 FEB 28 PM 3:30

DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Gloria J. Burnett*
DEPUTY

FEE PP

96-04729

FILED THIS 28th DAY OF FEBRUARY, 1996, 3:30 O'CLOCK AM/PM

GAY FIELDS, County Clerk
DOUGLAS COUNTY CLERK

Gloria J. Burnett
BY: DEPUTY



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Gerald V. Nygren
OREGON
GERALD V. NYGREN
AUGUST 22, 1975
1035
EXPIRES 12-31-96

96-04729

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

SURVEYED FOR: OUTBACK CONTRACTING, INC. 990 PARADISE GARDENS GRANTS PASS, OR. 97527	GERALD V. NYGREN 522 BARKER DRIVE MERLIN, OREGON 97532	DATE: 12-5-95 SCALE: N/A JOB NO. 93-64
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