## SURVEYOR'S CERTIFICATE

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

I, ROBERT E. FINDORFF, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF OREGON, REGISTRATION NUMBER 2479, DO HEREBY CERTIFY THAT IN DEC 1992 THRU SEPT 1995, I PERFORMED THE SURVEY OF THE HEREIN DESCRIBED PARCELS OF LAND AND PLATTED SAME AS SHOWN HEREON PURSUANT TO ORS CHAPTERS 92 AND 209, 1991, AS AMENDED, AND THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

ALL THAT PART OF LOTS 7 & 9, BLOCK 1, DEVORE'S ADDITION TO YONCALLA AS PLATTED IN VOL. 1, PAGE 22, DOUGLAS COUNTY PLAT RECORDS, BEING A PART OF THE NW1/4, SECTION 3, T23S, R5W, W.M., DOUGLAS COUNTY, OREGON DESCRIBED AS:
BEGINNING AT A 5/8" REBAR AT THE NW CORNER OF SAID LOT 9, SAID POINT BEING AT THE SOUTHERLY RIGHT-OF-WAY LINE OF OAK STREET, AND THE INITIAL POINT; THENCE ALONG SAID RIGHT-OF-WAY N85°19'30"E 433.59 FEET TO A 5/8" REBAR; THENCE S4°56'30"E 118.88 FEET; THENCE N85°29'40"E 267.27 FEET TO A 1-1/4" IRON PIPE; THENCE N85°17'30"E 177.88 FEET TO A POINT AT THE WESTERLY RIGHT-OF-WAY LINE OF EAGLE VALLEY ROAD; THENCE ALONG SAID RIGHT-OF-WAY 30.91 FEET ALONG THE ARC OF A 2834.79 FOOT NON-TANGENT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING S8°46'15"E 30.91 FEET TO A 5/8" REBAR; THENCE S85°30'40"W 158.84 FEET; THENCE S4°40'36"E 350.71 FEET TO A 3/4" REBAR; THENCE S85°19'40"W 673.62 FEET TO THE SW CORNER OF SAID LOT 7; THENCE N10°16'20"W 502.95 TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 7.34 ACRES, MORE OR LESS.

ROBERT E. FINDORFF, PLS 2479 — DATE

## APPROVALS

PLANNING COMMISSION-CHAIRMAN — DATE

PLANNING COMMISSION-SECRETARY — DATE

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

Vicky Sanferani, deputy — 6-10-96
DOUGLAS COUNTY TAX COLLECTOR — DATE

CITY OF YONCALLA — DATE

DOUGLAS COUNTY SURVEYOR DEPUTY — JUNE 7, 1996 — DATE

DOUGLAS COUNTY COMMISSIONER — 6-11-96 — DATE

DOUGLAS COUNTY COMMISSIONER — 6-11-96 — DATE

DOUGLAS COUNTY ASSESSOR — 6-10-96 — DATE

## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE A PORTION OF LOT 9, BLOCK 1, DEVORE'S ADDITION TO YONCALLA, OREGON, AS REQUESTED BY THE OWNER.

THE NORTH, EAST & WEST BOUNDARIES WERE DETERMINED FROM A BOUNDARY SURVEY AS RECORDED ON M122-42, BY GEOMAX.

THE SOUTH BOUNDARY WAS DETERMINED BY THE OVERALL PRELIMINARY PLAT MASTER PLAN.

SANITARY SEWER SERVICE IS BY WAY OF EXISTING SEWERLINES USING A SANITARY SEWER LYING 25' NORTH OF THE CENTERLINE OF OAK STREET. LOTS 6-7 SHALL PUMP TO THE EXISTING SANITARY MANHOLE NEAR THE N.N.E. CORNER OF LOT 8.

ZONING: UR

COMPREHENSIVE PLAN: UR

PLANNING DEPARTMENT FILE: SUB-1-94

SEWER: CITY OF YONCALLA

WATER: CITY OF YONCALLA

WATER RIGHTS: NO APPARENT WATER RIGHTS.

## DECLARATION

STATE OF OREGON }
} ss
COUNTY OF DOUGLAS }

KNOW ALL MEN BY THESE PRESENTS THAT DONALD R. RYCHARD & RADINE RYCHARD ARE THE OWNERS IN FEE SIMPLE OF THE HEREIN DESCRIBED PROPERTY AND THAT THEY HEREBY LAYOUT AND SUBDIVIDE THE SAME AS SHOWN ON THE ANNEXED PLAT AND THAT THEY HEREBY DEDICATE TO THE PUBLIC FOREVER, ALL EASEMENTS AS SHOWN HEREON FOR THEIR RESPECTIVE USES.

DONALD R. RYCHARD — RADINE RYCHARD

REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
JANUARY 29, 1991
ROBERT E. FINDORFF
2479
EXPIRES 12-31-97

## ACKNOWLEDGEMENT

ON THE 29th DAY OF May, 1996 APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OREGON, THE ABOVE NAMED DONALD R. RYCHARD AND RADINE RYCHARD WHO ARE KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE ABOVE STATED DEDICATION AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 29th DAY OF May 1996.

Jean H Crawford

OFFICIAL SEAL
JEAN H CRAWFORD
NOTARY PUBLIC - OREGON
COMMISSION NO. 033843
MY COMMISSION EXPIRES APR. 17, 1998

STATE OF OREGON }
} ss
COUNTY OF DOUGLAS }

I, GAY FIELDS, COUNTY CLERK & RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Gloria G. Burnett GAY FIELDS County Clerk
DEPUTY

VOL. 96-12556 9:00 AM, PAGES JUNE 12, 1996

STATE OF OREGON } ss.
COUNTY OF DOUGLAS }
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED
96 JUN 12 AM 9:00
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Gloria G. Burnett DEPUTY
FEE PP

DWG 92171SF2

96-12556

# RYCHARD SUBDIVISION

LOTS 7 & 9, BLOCK 1, DEVORE'S ADD'N TO YONCALLA, OREGON
NW1/4, SEC. 3, T23S, R5W, W.M., DOUGLAS CO., OREGON


Geomax OF OREGON, INC.
ENGINEERING, LAND SURVEYING, BUILDING DESIGN
806 N. NINTH STREET COTTAGE GROVE, OREGON 97424
TELEPHONE- (503) 942-0126 FAX- (503) 942-7935


| JOB NO.: | DRAWN: | CHECKED: |
|---|---|---|
| 92171 | T.F.J. | R.E.F. |
| DATE: 10/25/95 | SHT. 2 OF 2 | |

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