

Anderson Acres

A SUBDIVISION

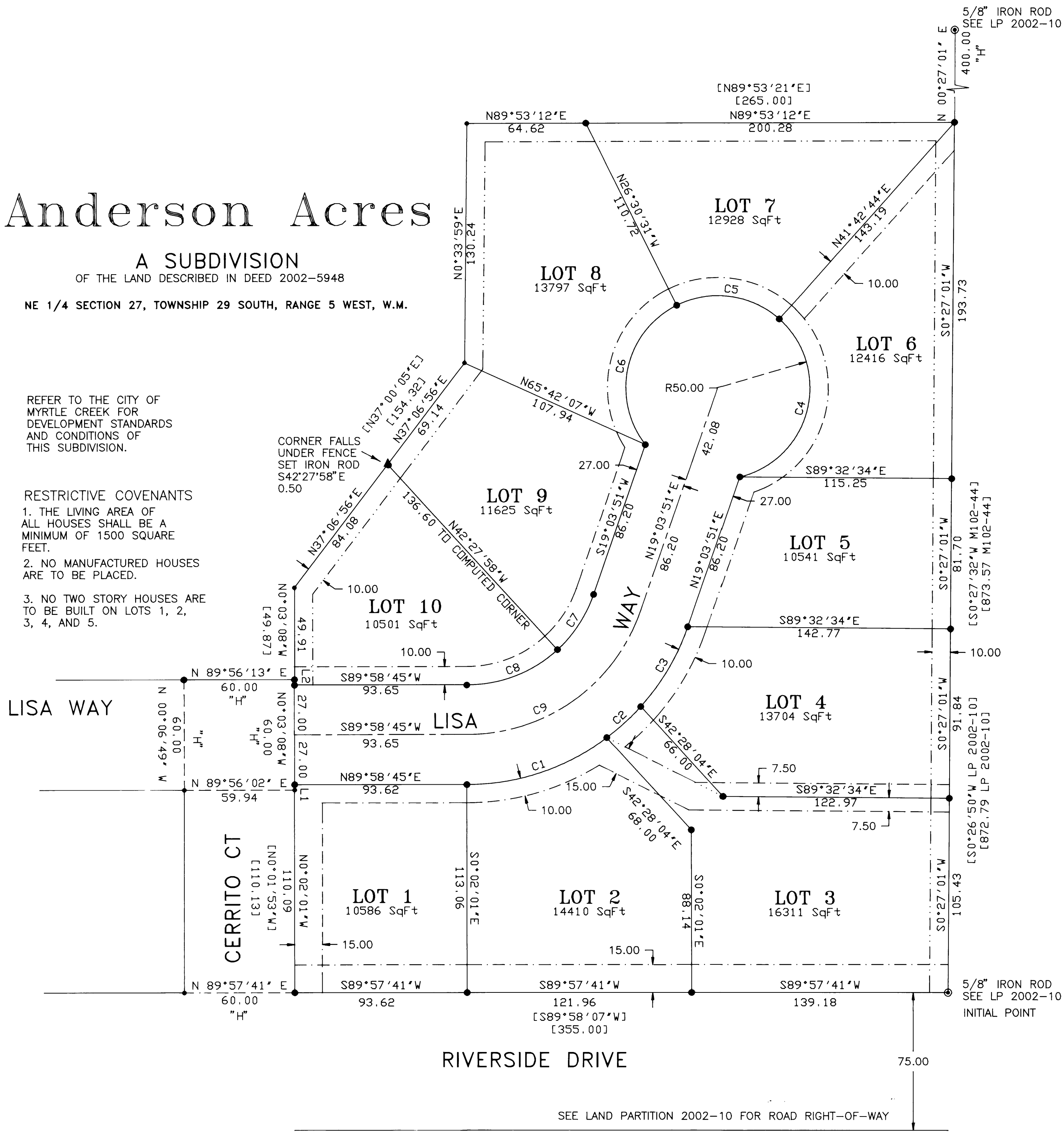
OF THE LAND DESCRIBED IN DEED 2002-5948

NE 1/4 SECTION 27, TOWNSHIP 29 SOUTH, RANGE 5 WEST, W.M.

REFER TO THE CITY OF MYRTLE CREEK FOR DEVELOPMENT STANDARDS AND CONDITIONS OF THIS SUBDIVISION.

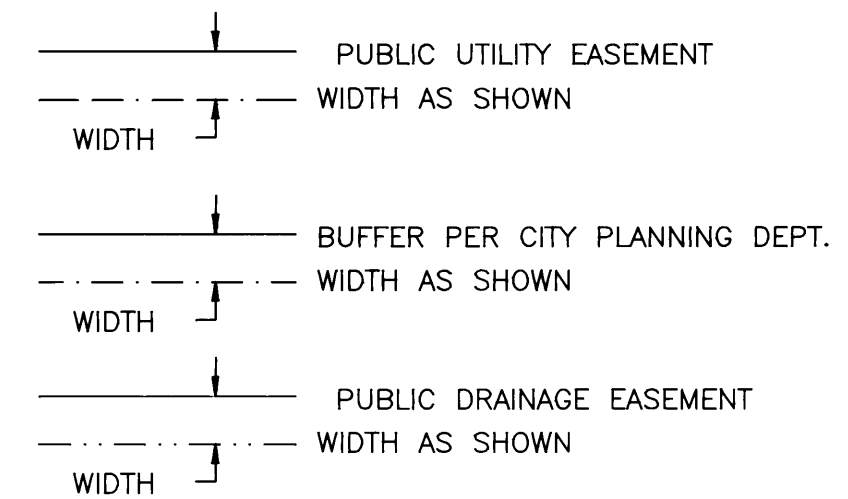
RESTRICTIVE COVENANTS

1. THE LIVING AREA OF ALL HOUSES SHALL BE A MINIMUM OF 1500 SQUARE FEET.
2. NO MANUFACTURED HOUSES ARE TO BE PLACED.
3. NO TWO STORY HOUSES ARE TO BE BUILT ON LOTS 1, 2, 3, 4, AND 5.



LEGEND:

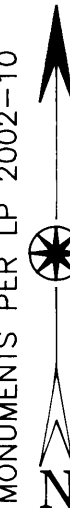
- SET 5/8" X30" IRON ROD
- 1.5" PLASTIC CAP MARKED LS 866
- ⊙ FOUND AS NOTED
- ▲ COMPUTED POINT
- FOUND 1/2" IRON ROD PER M102-44
- [] RECORD PER LP 2002-10 OR M102-44
- "H" HELD RECORD DISTANCE



CURVE	BEARING	CHORD	RADIUS	ARC	DELTA
C1	N71°34'48"E	80.17	127.00	81.57	36°47'53"
C2	N47°31'54"E	25.00	127.00	25.04	11°17'50"
C3	N30°28'23"E	50.25	127.00	50.59	22°49'22"
C4	N14°02'46"E	88.56	50.00	108.79	124°39'38"
C5	N82°23'53"W	56.08	50.00	59.53	68°13'15"
C6	S12°37'09"W	77.57	50.00	88.78	101°44'17"
C7	S33°17'45"W	35.90	73.00	36.28	28°28'19"
C8	S68°45'21"W	52.85	73.00	54.08	42°26'50"
C9	S54°31'12"W	116.02	100.00	123.78	70°55'07"

LINE	BEARING	DIST
L1	N0°03'08"W	3.00
L2	N0°03'08"W	3.00

BEARINGS BASED ON BEST FIT OF FOUND MONUMENTS PER LP 2002-10



PLANNING DEPARTMENT FILE S-00-1
 ZONING R-1 AND HILLSIDE RESIDENTIAL
 COMP. PLAN STEEP SLOPE RES.
 SEWER AND WATER SERVICE BY CITY OF MYRTLE CREEK

OWNER:

PAUL B. KNEELAND

170 FIR STREET
 MYRTLE CREEK, OR 97457

REGISTERED
 OREGON
 LAND SURVEYOR

William J. Ruppert
 JULY 12, 1968
 WILLIAM J. RUPPERT
866

MY REGISTRATION
 EXPIRES 12/31/2004

Surveyed by:

WILLIAM J. RUPPERT
 P.O. BOX 1564
 MYRTLE CREEK, OR 97457

SCALE 1"=40'

OCTOBER 2003

SHEET 1 OF 2



NO FEE

03/03/2004 02:27:47 PM

PLAT-SUB Cnt=1 Stn=1 RECEIPTCOUNTER
This is a no fee document

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A SUBDIVISION

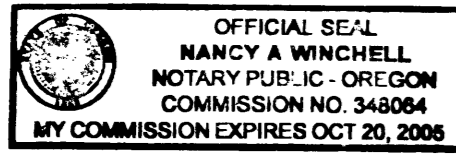
OF THE LAND DESCRIBED IN DEED 2002-5948

NE 1/4 SECTION 27, TOWNSHIP 29 SOUTH, RANGE 5 WEST, W.M.

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

PERSONALLY APPEARED BEFORE ME ON THIS 3 DAY OF March, 2004, IN SAID STATE AND COUNTY, PAUL B. KNEELAND WHO ACKNOWLEDGED THE ANNEXED INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.



Nancy A. Winchell NOTARY PUBLIC

DECLARATION:

KNOWN ALL MEN BY THESE PRESENTS PAUL B. KNEELAND, IS THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED ON THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AS SHOWN HEREIN BY THE NAME OF "ANDERSON ACRES", AND DOES HEREBY IRREVOCABLY DEDICATE TO THE PUBLIC FOREVER LISA COURT, AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITY EASEMENTS (PUE) AS SHOWN ON THE ANNEXED PLAT.

Paul B. Kneeland 3-3-04
PAUL B. KNEELAND DATE

SURVEYOR'S CERTIFICATE:

I, WILLIAM J. RUPPERT, SAY THAT THE LAND DEPICTED ON THE ACCOMPANYING SUBDIVISION MAP HAS BEEN SURVEYED AND MARKED WITH THE PROPER MONUMENTS, AND THAT THE DESCRIPTION OF THE LAND DEPICTED ON THE ACCOMPANYING "ANDERSON ACRES" SUBDIVISION IS AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE NE 1/4 OF SECTION 27, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, BEING A PORTION OF THAT PARCEL OF LAND DESCRIBED IN A DEED TO JAMES G. ANDERSON AS RECORDED IN INSTRUMENT NO. 86-1847 OF THE RECORDS OF DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD LOCATED ON THE NORTHERLY RIGHT-OF-WAY OF RIVERSIDE DRIVE FROM WHICH THE NORTH EAST SECTION CORNER OF SAID SECTION 27 BEARS NORTH 12° 56' 41" EAST 1785.65 FEET; THENCE; SOUTH 89° 57' 41" WEST FOR 354.76 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY TO THE EASTERLY RIGHT-OF-WAY OF CERRITO COURT; THENCE NORTH 0° 2' 1" WEST LEAVING SAID NORTHERLY RIGHT-OF-WAY FOR 110.09 FEET TO A 1/2" IRON ROD; THENCE NORTH 0° 3' 8" WEST FOR 109.91 FEET TO A 1/2" IRON ROD; THENCE NORTH 37° 6' 56" EAST FOR 153.22 FEET TO A 1/2" IRON ROD; THENCE NORTH 0° 33' 59" EAST FOR 130.24 FEET TO A 1/2" IRON ROD; THENCE NORTH 89° 53' 12" EAST FOR 264.90 FEET TO THE WESTERLY LINE OF LAND PARTITION 2002-10; THENCE ALONG SAID WESTERLY LINE SOUTH 0° 27' 1" WEST FOR 472.70 FEET, TO THE POINT OF BEGINNING CONTAINING, 3.46 ACRES MORE OR LESS.

TOGETHER WITH THE ROADWAY AND UTILITY EASEMENT AS SHOWN AND DESCRIBED AND DEPICTED IN BOOK 9, PAGE 104B OF DOUGLAS COUNTY OREGON LAND PARTITION RECORDS.

William J. Ruppert
WILLIAM J. RUPPERT

SURVEY NARRATIVE:

BOUNDARY CONTROL: THE BOUNDARY IS BASED ON LAND PARTITION 2002-10 AND SURVEY M102-44.

SURVEY, CALCULATIONS AND DRAFTING: WILLIAM J. RUPPERT.

INSTRUMENT: NIKON DTM 430

APPROVALS:

<u>Ken Brault</u>	<u>2/2/04</u>
MYRTLE CREEK-PLANNING COMMISSION	DATE
<u>Jerry Patton</u>	<u>2/2/04</u>
MYRTLE CREEK CITY COUNCIL	DATE
<u>Ramy Wan</u>	<u>2-17-04</u>
COUNTY SURVEYOR	DATE
<u>Paul Norr-Hopart</u>	<u>3-01-04</u>
COUNTY ASSESSOR	DATE
<u>Don Kuff</u>	<u>3-02-04</u>
DOUGLAS COUNTY COMMISSIONER	DATE
<u>James Robertson</u>	<u>3-2-04</u>
DOUGLAS COUNTY COMMISSIONER	DATE

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

Sandra K. Ornell 3/2/04
DOUGLAS COUNTY TAX COLLECTOR DATE



2004-005781
FILED THIS DAY 3rd OF MARCH 2004, AT 2:27 P.M.
Barbara E. Nielsen 3-3-04
DOUGLAS COUNTY CLERK By: Deputy DATE

PACIFICORP SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE ITS ELECTRIC UTILITIES AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN SERVING THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE THE REMOVAL OF ANY OBSTRUCTIONS INCLUDING TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF PACIFICORP.

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