

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK
2006-011261
NO FEE
05/03/2006 08:35:46 AM
PLAT-SUB Cnt=1 Stn=1 RECEIPTCOUNTER
This is a no fee document

G & G SUBDIVISION

SW 1/4 of the SE 1/4 of Section 27
Township 30 South, Range 5 West of the Willamette Meridian
City of Canyonville, Douglas County, Oregon

Property Owner: ~~G & G, LLC~~
G & G SUBDIVISION, LLC

AFFIDAVIT OF CORRECTION:
RECORDED JUNE 6, 2006 AS
INSTRUMENT No. 2006-013929
COUNTY CLERK RECORDS
C.S. FILE 65/56- 5

SURVEYOR'S CERTIFICATE:

I, Corbey Boatwright, a Registered Professional Land Surveyor in Oregon do hereby depose and say that I have surveyed and marked with proper monuments the land shown hereon as the subdivision map, the boundary being described as follows:

Beginning at the initial corner of this subdivision which is a 1-inch iron pipe on the north right-of-way line of Tiller-Trail Street (Highway 227) that bears North 38° 41' 20" East 134.56 feet from a 1-inch iron pipe at the angle point in the north line of Lot 4, Block 2 of Mt. Reynolds Addition to Canyonville, Oregon as the same is recorded in Volume 6, Page 74 of the Douglas County Survey Records, and running thence North 08° 56' 52" West, along the west line of that tract of land conveyed to Jack L. Brochu and Lori A. Hughes by deed recorded as Instrument 2005-000649 of the Douglas County Deed Records, 156.04 feet to a 1-inch iron pipe at an internal angle corner on the west line of said Brochu and Hughes tract of land; thence North 89° 02' 17" West, 211.62 feet to a 5/8-inch iron rod with a yellow plastic cap at an angle corner in the west line of said Brochu and Hughes tract of land; thence North 09° 08' 52" West, along said west line, 433.36 feet to a 5/8-inch iron rod at the northwest corner thereof; thence North 78° 22' 46" East, along the north line of said Brochu and Hughes tract of land, 202.82 feet to a 5/8-inch iron rod with a yellow plastic cap at the northeast corner thereof; thence South 16° 58' 25" East, along the east line of said Brochu and Hughes tract of land, 483.98 feet to a 5/8-inch iron rod with a yellow plastic cap at an angle point in said line; thence South 08° 34' 10" East, continuing along said east line, 159.57 feet to a 5/8-inch iron rod with a yellow plastic cap at the southeast corner thereof, said point also being on the northerly right-of-way line of the beforesaid Tiller-Trail Street; thence South 76° 05' 45" West, along said right-of-way line, 21.99 feet to a 5/8-inch iron rod with an aluminum cap at an angle point in said right-of-way line; thence South 89° 21' 59" West, continuing along said right-of-way line, 37.64 feet to the point of beginning and containing 2.70 acres of land, more or less, all being situated within the southwest quarter of the southeast quarter of Section 27 in Township 30 South, Range 5 West of the Willamette Meridian in the City of Canyonville in Douglas County, Oregon

Corbey Boatwright
Corbey Boatwright
Registered Land Surveyor No. 41562



NARRATIVE:

The purpose of this survey is to monument the boundary, rights-of-way and lots of G&G Subdivision as approved by the City of Canyonville Planning Commission, November 4, 2004. The base bearing was established along the east line using the three found iron rods set by Rogers on M104-29. The north line was established using the two found iron rods set by Rogers on M104-29 and Barnes on M49-56. The north portion of the west line was established using the two found iron rods set by Barnes on M49-56. Combining the alignment of these two monuments and using the record deed distance from the found iron pipe at the interior angle corner on the west line, I established the most westerly southwest corner. The south portion of the west line was established using the two 1-inch iron pipes set by Barnes on M49-56. An iron pipe was found along the west line but is of unknown origin or purpose and was not used to establish the west line. It is also shown as being found by Barnes on M49-56. The south line was established using the two iron rods and the iron pipe found along the right of way set by Ruppert on M77-53A, Rogers on M104-29 and Barnes on M49-56. Using the two iron rods for line and holding the easterly monument, I found the southeast property corner to be slightly off of its originally intended east-west location, but I held it for the location of the property corner. I extended this easterly portion of the right-of-way line westerly to the record distance (263.98 feet) from the iron rod set by Ruppert on M77-53A to establish the angle point. The right-of-way west of the angle point was established from this angle point to the existing iron pipe, which fit reasonably well with the record bearing and distance, given that no other monuments were available to the west.

APPROVALS:

Conditions of Approval pertaining to Planning File: Subdivision Plat No. 04-17 are recorded in Reel 2529, Page 197, Douglas County Deed Records.

THE WITHIN PLAT IS HEREBY APPROVED AND DEDICATION ACCEPTED

John A. Evers
Planning Commission Chair, City of Canyonville
Planning File (Subdivision Plat No. 04-17)

Date: 4-26-06

Cheryl Evers
Recorder, City of Canyonville

Date: 4-25-06

Randy Wain
Douglas County Surveyor

Date: 4-28-06

D. K. Kalle
Douglas County Commissioner

Date: 4-29-06

Doug Peterson
Douglas County Commissioner

Date: 5-2-06

Ray Nezhomans
Douglas County Assessor

Date: 5-1-06

Equipment Used:
TOPGUN 3" Total Station

Surveys Used:
M49-56
M77-53A
M104-29
CS 31067
VOL 6, PG 74 MT REYNOLDS ADDITION TO CANYONVILLE

Deeds Used:
2005-000649

DECLARATION:

Know all by these presents, that we, ~~G & G, LLC~~, being the owner of the land described in the Surveyor's Certificate hereon made and desiring to dispose of the same in lots, have caused the same to be surveyed and platted, the name to be known as G & G SUBDIVISION.

We hereby dedicate to the public the streets and easements shown hereon.

In witness whereof, I have set my hand and seal this 21 day of April, 2006.

Carol Baughman
Carol Baughman, representative
~~G & G LLC~~
G & G SUBDIVISION, LLC

STATE OF OREGON }
COUNTY OF Marion } ss

This 21st day of April, 2006, personally appeared before me the within named Carol Baughman, personally known to me to be identical person described in and who executed the above instrument, and who personally acknowledged to me that she executed the same freely and voluntarily for the uses and purposes therein named without fear or compulsion from anyone.

Kim R. Vincent
Notary Public for Oregon

Kim R. Vincent
Print Name

Commission No. 358466

Commission Expires 6/26/06

I hereby certify that all taxes and special assessments or other charges required by law have been paid.

Sandra L. Coness
Douglas County Tax Collector Date: 5/2/06

Filed this 3rd day of MAY, 2006 at 8:35 o'clock A.m.

Barbara E. Nielsen
Douglas County Clerk By: DEPUTY Date: 5-3-06



Prepared by:
Boatwright Engineering, Inc.
2613 12th Street SE
Salem, Oregon 97302
(503) 363-9225

VOL. 22 PAGE 11 A

VOL. 22 PAGE 11 A

G & G SUBDIVISION

SW 1/4 of the SE 1/4 of Section 27
Township 30 South, Range 5 West of the Willamette Meridian
City of Canyonville, Douglas County, Oregon

Property Owner: ~~G & G, LLC~~
G & G SUBDIVISION, LLC

AFFIDAVIT OF CORRECTION:
RECORDED JUNE 6, 2006 AS
INSTRUMENT No. 2006-013929
COUNTY CLERK RECORDS
C.S. FILE 65/56-5

LEGEND

- ⊙ INITIAL CORNER 1" IRON PIPE FLUSH M49-56 (XXX) RECORD DISTANCE
- SET 5/8" x 30" IRON ROD W/ YELLOW PLASTIC CAP MARKED "B.E.I. LS 41562" SET FLUSH WITH GROUND {CALC} CALCULATED
- ◇ SET 5/8" x 30" IRON ROD W/ ALUMINUM CAP MARKED "B.E.I. LS 41562 LS 1132" SET FLUSH WITH GROUND I.R. IRON ROD
- MONUMENTS FOUND I.P. IRON PIPE
- ALL MONUMENTS FOUND FLUSH WITH GROUND UNLESS OTHERWISE NOTED W/ WITH
- YPC YELLOW PLASTIC CAP
- △ 1" IP, TOP 0.90' BENT EAST, DOWN 1.00' MT. REYNOLDS ADDITION VOL 6, PG 74 25.30' WEST OF PROPERTY CORNER LOT 4 SP SUBDIVISION PLAT
- △ 1" IP, M49-56 VOL VOLUME
- △ 1/2" IP, 0.45' UP, NOTED ON M49-56, ORIGIN UNKNOWN - UNDER FENCE, - 1.65' EAST OF PROPERTY LINE, - 97.19' SOUTH OF NW CORNER OF LOT 3 PG PAGE
- △ 5/8" IR, M49-56 PUE PUBLIC UTILITY EASEMENT
- △ 5/8" IR, TOP 1.0' BENT WEST M77-53A
- △ 5/8" I.R. W/ YPC STAMPED "LS 660" - M104-29

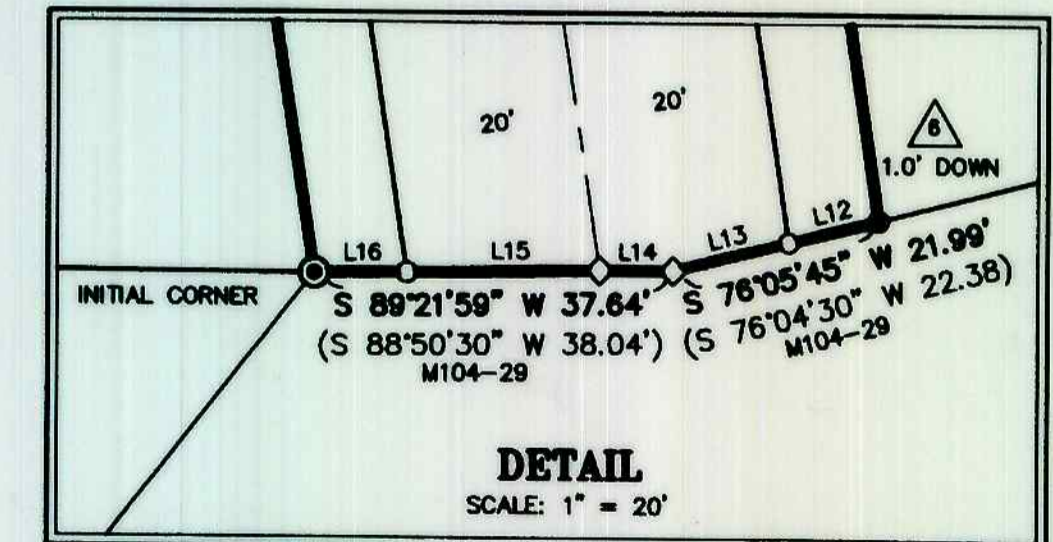
CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	59°03'25"	80.00	82.46	S38°17'43"E	78.86
C2	25°25'58"	120.00	53.27	S55°06'26"E	52.83
C3	24°58'38"	120.00	52.35	S29°53'38"E	51.93
C4	4°11'27"	120.00	8.78	S15°16'09"E	8.78
C5	54°37'04"	100.00	95.33	S40°30'53"E	91.78
C6	59°03'25"	100.00	103.07	N38°17'43"W	98.57
C7	59°03'25"	120.00	123.69	N38°17'43"W	118.29
C8	54°37'04"	80.00	76.26	N40°30'53"W	73.41

LINE TABLE		
LINE	LENGTH	BEARING
L1	23.71	S67°49'25"E
L2	10.00	S13°12'22"E
L3	9.90	S58°12'22"E
L4	16.00	N78°47'38"E
L5	17.19	S76°47'38"W
L6	19.00	N13°12'22"W
L7	19.00	N13°12'22"W
L8	16.00	N78°47'38"E
L9	9.90	N31°47'38"E
L10	10.00	N13°12'22"W
L11	23.71	N67°49'25"W
L12	9.65	S76°05'45"W
L13	12.34	S76°05'45"W
L14	7.79	S89°21'59"W
L15	20.20	S89°21'59"W
L16	9.65	S89°21'59"W
L17	23.71	S67°49'25"E
L18	36.00	S13°12'22"E
L19	9.73	N89°02'16"W
L20	16.98	N78°22'46"E

DATE OF SURVEY:
MARCH 14, 2006
SCALE: 1" = 50'

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES 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 THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

NOTE:
CONDITIONS, COVENANTS AND RESTRICTIONS AFFECTING THIS SUBDIVISION ARE RECORDED IN RECORDER'S NUMBER 2006-_____ OF THE DOUGLAS COUNTY DEED RECORDS.



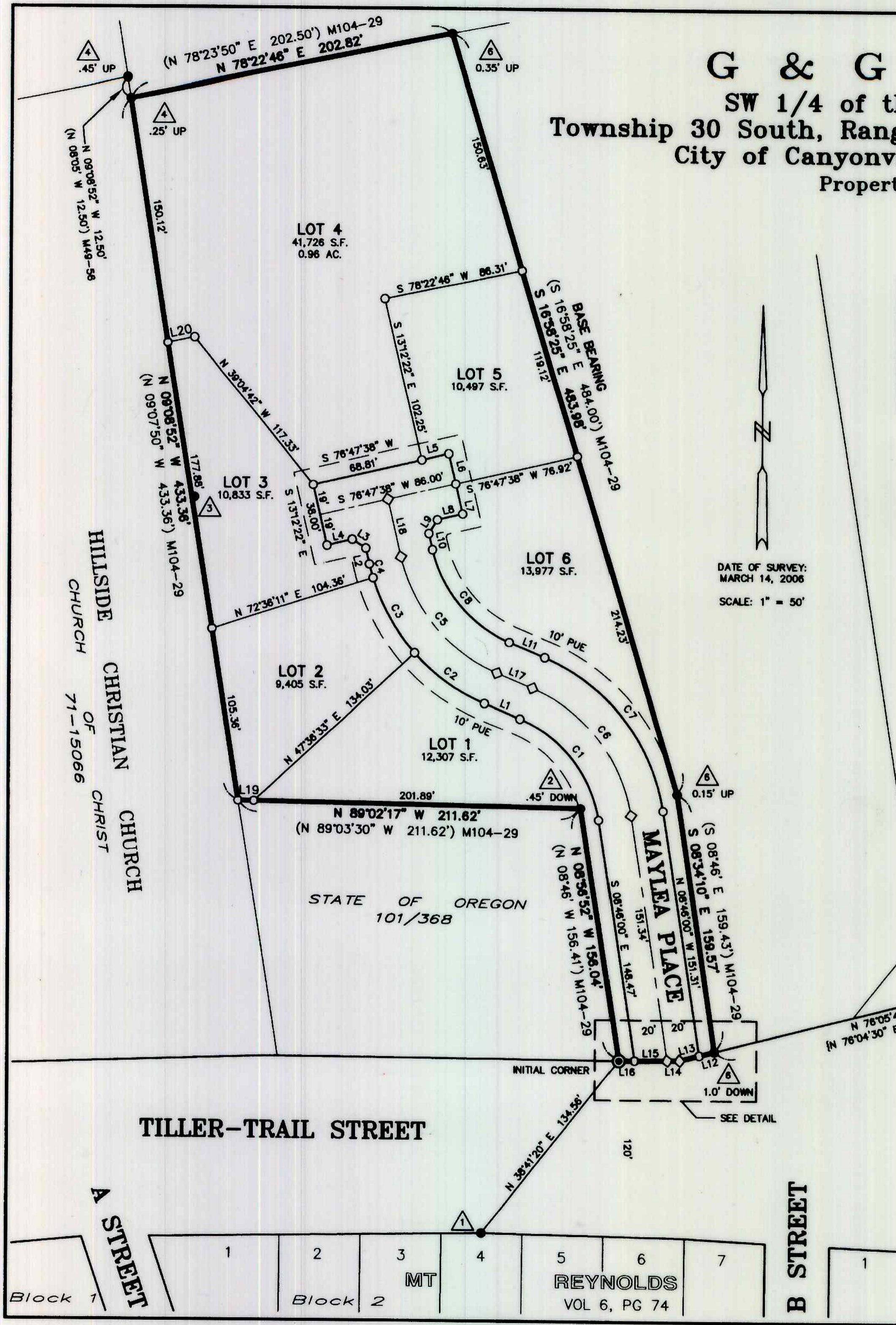
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Corbey Boatwright

OREGON
JANUARY 13, 2004
CORBEY BOATWRIGHT
41542

RENEWAL: DEC. 31, 2007

Prepared by:
Boatwright Engineering, Inc.
2613 12th Street SE
Salem, Oregon 97302
(503) 363-9225



VOL. 22 PAGE 11 B

VOL. 22 PAGE 11 B