

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK

2008-014129



\$0.00

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07/24/2008 08:36:33 AM

PLAT-SUB Cnt=1 Stn=1

FINAL PLAT OF

CLARISSA REPLAT

SURVEYOR'S CERTIFICATE

I, JOHN J. VOORHEIS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2635, HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND MARKED WITH PROPER MONUMENTS, AND HAVE DESIGNATED A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "VOORHEIS PLS 2635", AS THE INITIAL POINT, THAT PARCEL OF LAND DESIGNATED AND REPRESENTED AS "CLARISSA REPLAT", THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF THE BOUNDARY AS SET FORTH HEREON:

A TRACT OF LAND, SITUATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 33 SOUTH, RANGE 6 WEST OF THE WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
LOTS 5, 6, & 7, BLOCK 1, CLARISSA SUBDIVISION, TOGETHER WITH LOTS 1, 2, & 3, BLOCK 2, CLARISSA SUBDIVISION, EXCEPTING THEREFROM THE NORTHERLY 15 FEET OF SAID LOT 3, TOGETHER WITH THE FOLLOWING DESCRIBED TRACT OF LAND:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 2, CLARISSA SUBDIVISION; THENCE SOUTH 14°16'00" WEST 53.00 FEET; THENCE SOUTH 76°56'00" WEST 123.10 FEET TO THE EASTERLY RIGHT OF WAY LINE OF CLARISSA STREET; THENCE NORTH 8°28'53" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, 46.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 75°02'52" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 1, 130.61 FEET TO THE TRUE POINT OF BEGINNING.

A "METES AND BOUNDS" DESCRIPTION OF THE LANDS BEING REPLATTED HEREON IS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 11, BLOCK 1 OF CLARISSA SUBDIVISION, THENCE SOUTH 0°15'33" WEST ALONG THE WESTERLY LINE OF SAID BLOCK 1, 200.23 FEET TO THE NORTHWEST CORNER OF LOT 7, BLOCK 1 OF CLARISSA SUBDIVISION, SAID CORNER BEING MONUMENTED WITH A 5/8 INCH IRON ROD MARKED "VOORHEIS PLS 2635", SAID IRON ROD BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION AND THE INITIAL POINT OF THIS REPLAT; THENCE CONTINUE ALONG SAID WESTERLY LINE, SOUTH 0°15'33" WEST 150.17 FEET TO THE SOUTHWEST CORNER OF LOT 5 OF SAID BLOCK 1; THENCE SOUTH 89°57'07" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 5, 153.45 FEET TO THE WESTERLY RIGHT OF WAY LINE OF CLARISSA STREET; THENCE NORTH 0°11'10" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, 150.10 FEET TO THE NORTHEAST CORNER OF LOT 7 OF SAID BLOCK 1; THENCE NORTH 89°55'32" WEST ALONG THE NORTHERLY LINE OF SAID LOT 7, 153.26 FEET TO THE TRUE POINT OF BEGINNING.
TOGETHER WITH:
BEGINNING AT SAID NORTHWEST CORNER OF LOT 11; THENCE NORTH 79°59'56" EAST ALONG THE NORTHERLY LINE OF CLARISSA SUBDIVISION, 281.26 FEET TO A 1" IRON PIPE; THENCE CONTINUE ALONG SAID NORTHERLY LINE, SOUTH 81°29'40" EAST 152.24 FEET TO THE NORTHEAST CORNER OF BLOCK 2 OF CLARISSA SUBDIVISION, SAID CORNER BEING MONUMENTED WITH A 1" IRON PIPE; THENCE SOUTH 14°17'00" WEST ALONG THE EASTERLY LINE OF SAID BLOCK 2, 249.39 FEET TO A POINT 15.00 FEET SOUTHERLY, WHEN MEASURED AT RIGHT ANGLES OF THE NORTHERLY LINE OF LOT 3 OF SAID BLOCK 2; SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 14°17'00" WEST ALONG SAID EASTERLY LINE, 154.51 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF SAID BLOCK 2, SAID CORNER BEING MONUMENTED WITH A 1" IRON PIPE; THENCE SOUTH 14°16'00" WEST 53.00 FEET; THENCE SOUTH 76°56'00" WEST 123.10 FEET TO THE EASTERLY RIGHT OF WAY LINE OF CLARISSA STREET; THENCE NORTH 8°28'53" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, 46.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 0°11'10" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, 183.61 FEET TO A POINT WHICH IS 15.00 FEET SOUTHERLY, WHEN MEASURED AT RIGHT ANGLES, OF THE NORTHERLY LINE OF LOT 3 OF SAID BLOCK 2; THENCE SOUTH 89°56'20" EAST 183.72 FEET TO THE TRUE POINT OF BEGINNING. THE LANDS BEING REPLATTED HEREON CONTAIN 1.205 ACRES, MORE OR LESS.

John J. Voorheis
JOHN J. VOORHEIS, PROFESSIONAL LAND SURVEYOR NO. 2635

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT SWANSON GROUP, INC., AN OREGON CORPORATION (F.K.A. SUPERIOR LUMBER CO.), IS THE OWNER OF THE REAL PROPERTY DESCRIBED ON THE ANNEXED PLAT, AND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE. WE HAVE CAUSED THE SAME TO BE SURVEYED, REPLATTED, AND SUBDIVIDED AS "CLARISSA REPLAT", AND DO HEREBY CONSENT TO THE SUBDIVISION. WE HEREBY REDEDICATE AND/OR RECREATE THE EASEMENTS OF RECORD AND/OR AS SHOWN HEREON TO THE USES INTENDED FOREVER. THE 24 FOOT RECIPROCAL ACCESS EASEMENTS TO BENEFIT LOTS 2 & 3 AND LOTS 6 & 7 AND THE 10 FOOT SEWER EASEMENT ARE HEREBY CREATED FOR THE PURPOSES INDICATED. THE 10 FOOT PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED TO THE PUBLIC FOREVER.

Chuck W. Wertz
SWANSON GROUP, INC., AN OREGON CORPORATION
(F.K.A. SUPERIOR LUMBER CO.)
BY CHUCK W. WERTZ, EXECUTIVE VICE PRESIDENT

STATE OF OREGON)SS
COUNTY OF DOUGLAS)

THIS IS TO CERTIFY THAT ON THIS 10 DAY OF JUNE, 2008 A.D., BEFORE ME PERSONALLY CAME CHUCK W. WERTZ, EXECUTIVE VICE PRESIDENT OF SWANSON GROUP, INC., AN OREGON CORPORATION (F.K.A. SUPERIOR LUMBER CO.), WHO EXECUTED THE FOREGOING DECLARATION ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN SET FORTH. CHUCK W. WERTZ ACKNOWLEDGES THE FOREGOING DECLARATION TO BE HIS VOLUNTARY ACT AND DEED.

Peggy Lea Oliver
NOTARY PUBLIC FOR OREGON
(SIGNATURE)
400967
COMMISSION NUMBER

Peggy Lea Oliver
NOTARY PUBLIC FOR OREGON
(PRINT NAME)

MY COMMISSION EXPIRES ON THE 4 DAY OF July, 2010 A.D.

APPROVALS

APPROVED BY THE CITY OF GLENDALE THIS 1 DAY OF JULY, 2008.

John A. Brown
MAYOR OF THE CITY OF GLENDALE

APPROVED BY THE CITY OF GLENDALE DIRECTOR OF PUBLIC WORKS THIS 1 DAY OF July, 2008.

Bill Daniel
CITY OF GLENDALE DIRECTOR OF PUBLIC WORKS

STATE OF OREGON)SS
COUNTY OF DOUGLAS)

WE, THE UNDERSIGNED, DO HEREBY APPROVE THIS PLAT AND DECLARATION FOR TRUE AND LEGAL FORM.

Joe Lawrence COUNTY COMMISSIONER THIS 23rd DAY OF July, 2008.

Doug Roberts COUNTY COMMISSIONER THIS 23rd DAY OF July, 2008.

_____ COUNTY COMMISSIONER THIS _____ DAY OF _____, 2008.

Ron Northcraft COUNTY ASSESSOR THIS 23 DAY OF July, 2008.

Ronny Wan COUNTY SURVEYOR THIS 22 DAY OF July, 2008.

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE BEEN PAID THIS 23 DAY OF JULY, 2008.

Naudia K. Conner
DOUGLAS COUNTY TAX COLLECTOR

FILED FOR RECORD THIS 24th DAY OF JULY AT 8:30 O'CLOCK A.M.



BARBARA E. NIELSEN, Barbara E. Nielsen
DOUGLAS COUNTY CLERK Deputy

EASEMENTS OF RECORD NOT SHOWN

FIRST AMERICAN TITLE CO. GUARANTEE NO. 7399-1189567

- 1) A "RIGHT OF WAY" EASEMENT IN FAVOR OF PACIFIC TELEPHONE AND TELEGRAPH COMPANY, BY INSTRUMENT RECORDED AUGUST 31, 1949 IN VOLUME 171, PAGE 105, RECORDERS NO. 996282, DEED RECORDS OF DOUGLAS COUNTY, OREGON. THIS EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED FROM THE INFORMATION PROVIDED IN SAID DOCUMENT.
- 2) A "RIGHT OF WAY" EASEMENT GRANTED THE CALIFORNIA OREGON POWER COMPANY, BY INSTRUMENT RECORDED OCTOBER 3, 1950 IN VOLUME 184, PAGE 614, RECORDERS NO. 112529, DEED RECORDS OF DOUGLAS COUNTY, OREGON. THIS EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED FROM THE INFORMATION PROVIDED IN SAID INSTRUMENT.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO REPLAT LOTS 5, 6, & 7 OF BLOCK 1, AND LOTS 1, 2, AND 3, EXCEPTING THE NORTHERLY 15 FEET OF SAID LOT 3, OF BLOCK 2 OF CLARISSA SUBDIVISION, TOGETHER WITH THAT TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2000-10736, DOUGLAS COUNTY OFFICIAL RECORDS. MONUMENTS WERE RECOVERED AS SHOWN AND TIED INTO A CONTROL NETWORK. THE NORTHERLY LINES OF CLARISSA SUBDIVISION WAS ESTABLISHED BY ACCEPTING ORIGINAL FOUND MONUMENTS, WHILE THE NORTHERLY TERMINUS OF CLARISSA STREET WAS ESTABLISHED USING PROPORTIONATE METHODS AS SHOWN ON THE PLAT. THE EASTERLY AND SOUTHERLY LINES OF BLOCK 2, CLARISSA SUBDIVISION WERE ALSO ESTABLISHED BY ACCEPTING FOUND ORIGINAL MONUMENTS. THE ALIGNMENT OF THAT PORTION OF CLARISSA STREET, LOCATED SOUTHERLY OF THE SOUTHWEST CORNER OF LOT 1, BLOCK 2, CLARISSA SUBDIVISION WAS DETERMINED BY HOLDING IMPROVEMENTS (SPLIT OF EXISTING CURBS). THE CALCULATED POSITION OF THE ORIGINAL SOUTHWEST TERMINUS OF CLARISSA STREET WAS DETERMINED BY HOLDING THE "AS-CONSTRUCTED" ALIGNMENT OF CLARISSA STREET AND THE MOST RECENT RECORD DISTANCE ALONG SAID STREET, SAID DISTANCE AS SHOWN ON SURVEY M35-57. AS THIS LOCATION NOW FALLS IN THE TRAVELLED WAY OF GLENDALE VALLEY ROAD, NO MONUMENT WAS ESTABLISHED. THE ORIGINAL SOUTHWEST TERMINUS OF CLARISSA STREET WAS ESTABLISHED USING RECORD ANGLES AND THEN INTERSECTING A LINE PARALLEL WITH AND 50 FEET NORTHWESTERLY FROM THE PREVIOUSLY ESTABLISHED EASTERLY RIGHT OF WAY LINE. THE ORIGINAL SOUTHWEST CORNER OF BLOCK 1, CLARISSA SUBDIVISION WAS THEN ESTABLISHED HOLDING RECORD ANGLE AND DISTANCE. ONCE AGAIN, NO MONUMENTS WERE ESTABLISHED AT THESE LOCATIONS. ONCE THE ORIGINAL BLOCK CORNERS OF CLARISSA SUBDIVISION WERE RECOVERED OR RE-ESTABLISHED, INDIVIDUAL LOT CORNERS WERE THEN DETERMINED USING PROPORTIONATE METHODS. NOTE THAT THE ANGLE POINT ON THE EAST LINE OF ORIGINAL LOT 4, BLOCK 1 DOES NOT FIT WITH EITHER THE RECORD OR MY CALCULATED ANGLE AT THE SOUTHWEST CORNER OF ORIGINAL LOT 1, BLOCK 2. FOR THIS REASON, WHEN DETERMINING ORIGINAL LOT CORNERS ALONG THE WESTERLY LINE OF CLARISSA STREET, I HELD THE NORTHEAST CORNER OF LOT 11, BLOCK 1 AND THE SOUTHEAST CORNER OF LOT 2, BLOCK 1, AND PROPORTIONED THROUGH THE ANGLE POINT. THE ALIGNMENT OF GLENDALE VALLEY ROAD WAS DETERMINED BY HOLDING RECORD ANGLES AND DISTANCES FROM FOUND MONUMENTS AT STATIONS 114+57.99 PT AND 119+00 POT AS SHOWN ON DOUGLAS COUNTY ROAD DEPARTMENT PLANS DATED AUGUST 1969. NEW LOT CORNERS WERE THEN ESTABLISHED AT THE CLIENTS DIRECTION. THIS SURVEY WAS EXECUTED UNDER MY DIRECT SUPERVISION UTILIZING A SOKKIA SET330R TOTAL STATION.

REGISTERED PROFESSIONAL LAND SURVEYOR
John J. Voorheis
OREGON
JULY 20, 1993
JOHN J. VOORHEIS
2635
LICENSE RENEWAL DATE:
JUNE 30, 2008

VOORHEIS LAND SURVEYING, John J. Voorheis, PLS 2635
3388-B Merlin Road # 113, Grants Pass, Oregon (541) 476-0601
FINAL PLAT OF
CLARISSA REPLAT
A REPLAT OF PORTIONS OF BLOCKS 1 & 2 OF CLARISSA SUBDIVISION, TOGETHER WITH THAT TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2000-10736, DOUGLAS COUNTY DEED RECORDS, SITUATED IN THE NE 1/4 OF SECTION 4, TOWNSHIP 33 SOUTH, RANGE 6 WEST, W.M., DOUGLAS COUNTY, OREGON
SURVEY FOR: Woodruff Construction & Design DATE: April 18, 2008
Post Office Box 1057
Grants Pass, Oregon 97528