

THOMAS M. GRIMM
OWNER & PARTITIONER
838 MADRONA DRIVE
MYRTLE CREEK, OR 97457

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

FILED *BS*
RECEIVED *BS*

OCT 5 1982

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

BS

MINOR LAND PARTITION
IN LOT 6 MYRTLE FRUIT LANDS, SW $\frac{1}{4}$, SEC. 22,
T.29S., R.5W., W.M. DEED 81-4032

LEGEND:

- SET 7/8"X30" IRON ROD WITH 3/4" BRASS WASHER LS866 ATTACHED
- ⊙ FOUND 3/4" IRON ROD PER CRAIGS ADDITION
- FOUND 1/2" IRON ROD PER CRAIGS ADDITION
- FOUND 5/8" IRON ROD PER M88-57
- FOUND 1 1/2" IRON PIPE PER SCHOOL ADDITION

NOTE - ALL DISTANCES & BEARINGS RECORD PER M88-57 EXCEPT TO NEW MONUMENTS.

NOTE: THE FOLLOWING CONDITIONS HAVE BEEN IMPOSED BY THE MYRTLE CREEK CITY COUNCIL PURSUANT TO PARTITIONING:
THE SUBJECT PROPERTY IS OBLIGATED TO PARTICIPATE IN THE EVENT A SPECIAL ASSESSMENT PROGRAM BECOMES NECESSARY TO IMPROVE MADRONA DRIVE.
ALL DEVELOPMENT OR RE-DEVELOPMENT ON THE PROPERTY MUST CONFORM TO THE ZONING STANDARDS APPLICABLE AT THE TIME OF RE-DEVELOPMENT.

APPROVALS:

Franklin Starr
CITY COUNCIL

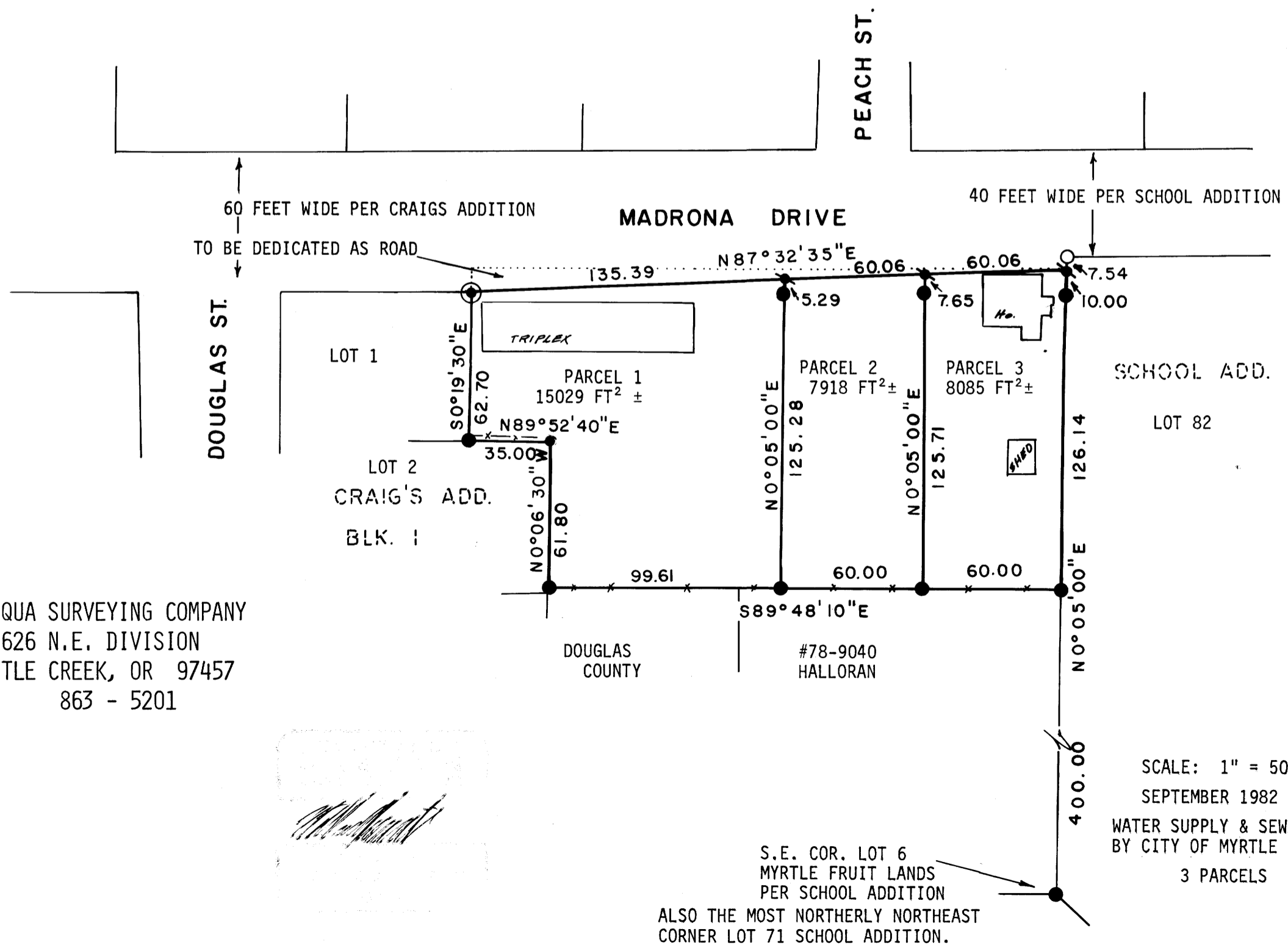
9-21-82
DATE

Lou Pringle
CITY ADMINISTRATOR OR
RECORDER

10-4-82
DATE

Francis L. Ingram
COUNTY SURVEYOR

10-5-82
DATE



UMPQUA SURVEYING COMPANY
626 N.E. DIVISION
MYRTLE CREEK, OR 97457
863 - 5201

Medhurst

S.E. COR. LOT 6
MYRTLE FRUIT LANDS
PER SCHOOL ADDITION
ALSO THE MOST NORTHERLY NORTHEAST
CORNER LOT 71 SCHOOL ADDITION.

SCALE: 1" = 50'
SEPTEMBER 1982
WATER SUPPLY & SEWAGE DISPOSAL
BY CITY OF MYRTLE CREEK
3 PARCELS

BS 8-19-82

THOMAS M. GRIMM
OWNER AND PARTITIONER

IN LOT 6 MYRTLE FRUIT LANDS, SEC. 22
T.29S., R.5W., W.M. DEED 81-4032

FILED *BS*
RECEIVED *BS*
OCT 5 1982

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

PARCEL 1

THAT PART OF LOT 6, MYRTLE FRUIT LANDS, DOUGLAS COUNTY, OREGON, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 6, SAID POINT BEING THE MOST NORTHERLY NORTHEAST CORNER OF LOT 71 SCHOOL ADDITION TO THE CITY OF MYRTLE CREEK, OREGON; THENCE NORTH 0°-05'-00" EAST ALONG THE EAST LINE OF LOT 6, MYRTLE FRUIT LANDS, WHICH IS ALSO A WEST LINE OF SAID SCHOOL ADDITION, A DISTANCE OF 400.00 FEET; THENCE NORTH 89°-48'-10" WEST 120.00 FEET TO A 5/8" IRON ROD AT THE TRUE POINT OF BEGINNING; THENCE NORTH 89°-48'-10" WEST 99.61 FEET TO A 5/8" IRON ROD ON THE EAST LINE OF CRAIGS ADDITION; THENCE NORTH 0°-06'-30" WEST 61.80 FEET TO A 1/2" IRON ROD AT THE NORTHEAST CORNER OF LOT 2, BLOCK 1, CRAIGS ADDITION; THENCE SOUTH 89°-52'-40" WEST 35.00 FEET TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, CRAIG'S ADDITION; THENCE NORTH 0°-19'-30" WEST 62.70 FEET TO A 3/4" IRON ROD AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 87°-32'-35" EAST 135.39 FEET TO A 7/8" IRON ROD; THENCE SOUTH 0°-05'-00" WEST 130.57 FEET TO THE POINT OF BEGINNING, CONTAINING 15029 SQUARE FEET OF LAND, MORE OR LESS.

PARCEL 2

THAT PART OF LOT 6, MYRTLE FRUIT LANDS, DOUGLAS COUNTY, OREGON, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 6, SAID POINT BEING THE MOST NORTHERLY NORTHEAST CORNER OF LOT 71, SCHOOL ADDITION TO THE CITY OF MYRTLE CREEK, OREGON; THENCE NORTH 0°-05'-00" EAST ALONG THE EAST LINE OF LOT 6 MYRTLE FRUIT LANDS, WHICH IS ALSO A WEST LINE OF SAID SCHOOL ADDITION A DISTANCE OF 400.00 FEET; THENCE NORTH 89°-48'-10" WEST 120.00 FEET TO A 5/8" IRON ROD AT THE TRUE POINT OF BEGINNING; THENCE NORTH 0°-05'-00" EAST 130.57 FEET TO A 7/8" IRON ROD; THENCE NORTH 87°-32'-35" EAST 60.06 FEET TO A 7/8" IRON ROD; THENCE SOUTH 0°-05'-00" WEST 133.36 FEET TO A 5/8" IRON ROD; THENCE NORTH 89°-48'-10" WEST 60.00 FEET TO THE POINT OF BEGINNING, CONTAINING 7918 SQUARE FEET OF LAND, MORE OR LESS.

PARCEL 3

THAT PART OF LOT 6, MYRTLE FRUIT LANDS, DOUGLAS COUNTY, OREGON, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 6, SAID POINT BEING THE MOST NORTHERLY NORTHEAST CORNER OF LOT 71, SCHOOL ADDITION TO THE CITY OF MYRTLE CREEK, OREGON; THENCE NORTH 0°-05'-00" EAST ALONG THE EAST LINE OF LOT 6, MYRTLE FRUIT LANDS, WHICH IS ALSO A WEST LINE OF SAID SCHOOL ADDITION, A DISTANCE OF 400.00 FEET; TO A 5/8" IRON ROD AT THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINE NORTH 0°-05'-00" EAST 136.14 FEET TO A 7/8" IRON ROD; THENCE SOUTH 87°-32'-35" WEST 60.06 FEET TO A 7/8" IRON ROD; THENCE SOUTH 0°-05'-00" WEST 133.36 FEET TO A 5/8" IRON ROD; THENCE SOUTH 89°-48'-10" EAST 60.00 FEET TO THE POINT OF BEGINNING, CONTAINING 8085 SQUARE FEET OF LAND, MORE OR LESS.

ROAD DEDICATION DESCRIPTION

A STRIP OF LAND OF VARIABLE WIDTH SITUATED IN LOT 6, MYRTLE FRUIT LANDS, DOUGLAS COUNTY, OREGON, AND BEING ALL THAT PORTION OF THE LAND DESCRIBED IN DEED NUMBER 81-4032 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A 3/4" IRON ROD AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1, CRAIGS ADDITION, DOUGLAS COUNTY, OREGON; THENCE RUNNING NORTH 87°-32'-35" EAST 255.51 FEET TO A 5/8" IRON ROD AND THERE TERMINATING ON THE WEST LINE OF LOT 82, SCHOOL ADDITION TO THE TOWN OF MYRTLE CREEK, DOUGLAS COUNTY, OREGON, SAID 7/8" IRON ROD BEING SOUTH 0°-05'-00" WEST 7.54 FEET FROM A 1 1/2" IRON PIPE AT THE NORTHWEST CORNER OF SAID LOT 82, SCHOOL ADDITION.

SURVEY NARRATIVE

A PARTITION INTO 3 PARCELS, OF THE LAND DESCRIBED IN 81-4032 SITUATED IN LOT 6, MYRTLE FRUIT LANDS IN SECTION 22, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

PROCEDURE: THIS SURVEY IS BASED ENTIRELY ON THE SURVEY PER M88-57.

NEW MONUMENTS WERE SET ALONG MADRONA DRIVE TO REFLECT THE PRESENT DEDICATION REQUIREMENTS OF THE CITY OF MYRTLE CREEK.

I, THOMAS M. GRIMM, CERTIFY THAT I AM THE LEGAL OWNER OF THE ABOVE DESCRIBED PROPERTY, AND THAT I HAVE CONSENTED TO THE PREPARATION AND RECORDING OF THE ANNEXED PLAT.

Thomas M. Grimm

10-1-82
DATE

STATE OF OREGON)
COUNTY OF DOUGLAS) ss.

I, DORIS L. WADSWORTH, COUNTY CLERK AND RECORDER OF CONVEYANCES, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS RECORDED THIS DAY:

1982 OCT - 5 PM 2:05

BY Mary Deel
DEPUTY
NO. _____ FEE 12.00

DOUGLAS COUNTY OFFICIAL RECORDS

82-12783

[Handwritten signature]

96-8-19 134