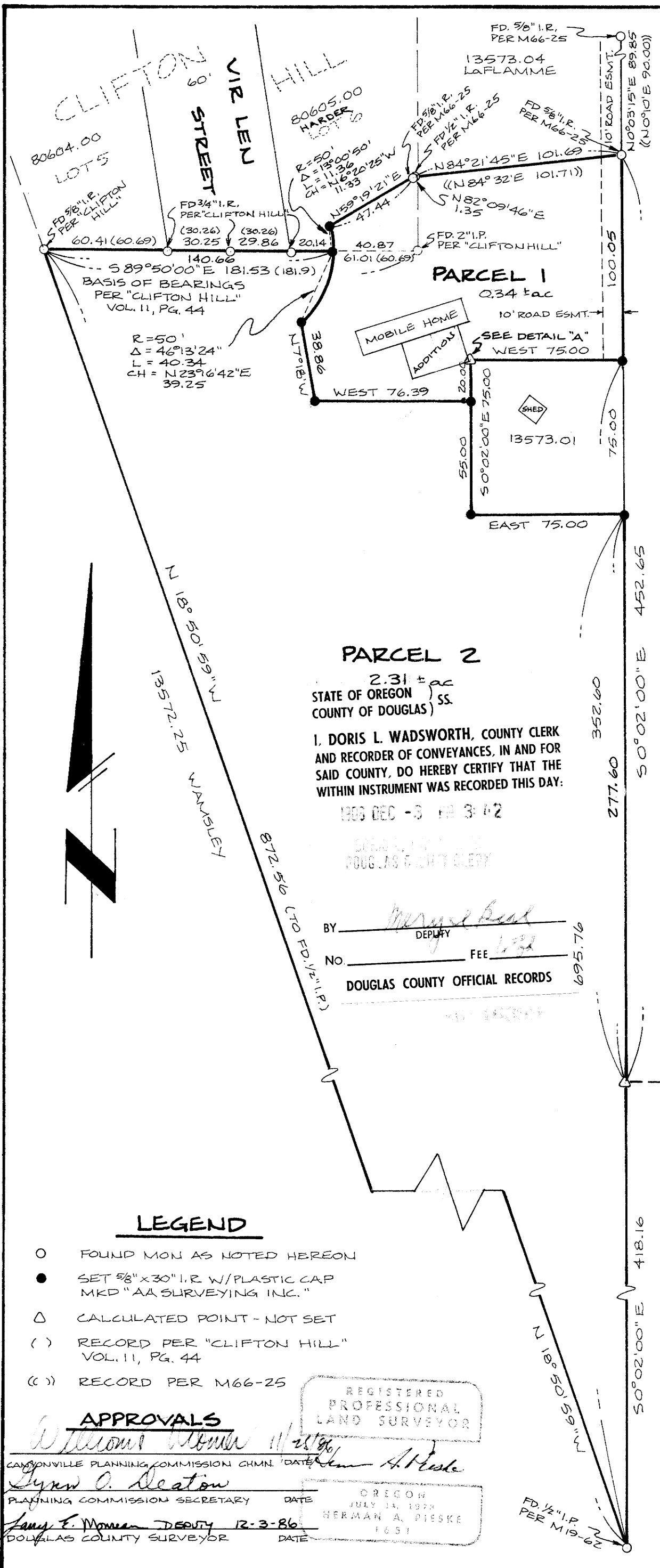


22-291W

CLIFTON HILLS PL. 216  
RECORD PER M66-25



**MINOR LAND PARTITION**  
 IN THE CITY OF CANYONVILLE  
 SITUATED IN THE SE 1/4 SEC. 27 AND  
 THE NE 1/4 SEC. 34, T. 30 S., R. 5 W., W.M.,  
 DOUGLAS COUNTY, OREGON

FILED  
 DEC 3 1986 TF

SCALE : 1" = 50' NOVEMBER 1986

**PARTITIONER AND LEGAL OWNER:**

FRED J. AND RUTH Y. HARDER  
 531 N. MAIN  
 CANYONVILLE, OR 97417  
 TELE. NO. (503) 839-4166

COUNTY SURVEYOR  
 DOUGLAS COUNTY, ORE. TF

NUMBER OF LOTS: 2

WATER: CITY OF CANYONVILLE

SEWER: CITY OF CANYONVILLE

MAP PREPARED BY: AA SURVEYING SERVICE, INC.  
 2566 N.E. STEPHENS ST.  
 ROSEBURG, OR 97470  
 TELE. NO. (503) 672-2096

**NARRATIVE:**

**PURPOSE:** TO PARTITION THE LANDS AS DELINEATED ON THE ANNEXED MAP

**PROCEDURE:** I TRAVERSED AND LOCATED THE MONUMENTS AS SHOWN HEREON. I USED THE MONUMENTS TO CONTROL THE BOUNDARIES OF THE PROPERTY. I ESTABLISHED THE BOUNDARIES OF THE PROPERTY BELONGING TO THE CITY OF CANYONVILLE, OREGON AS DESCRIBED IN BOOK 216, PAGE 297 OF THE RECORDS OF DOUGLAS COUNTY BY USING DEED RECORD.

**EQUIPMENT:** GTS-1

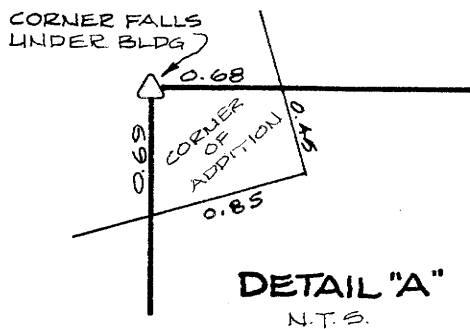
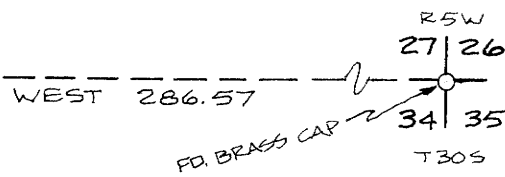
**DESCRIPTIONS: PARCEL # 1**

BEGINNING AT A 5/8" IRON ROD ON THE WEST BOUNDARY OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 216, PAGE 297, DEED RECORDS OF DOUGLAS COUNTY, OREGON, FROM WHICH THE SECTION CORNER COMMON TO SECTIONS 26, 27, 34, AND 35, T. 30 S., R. 5 W., W.M. BEARS S 0°02'00" E 55.00 FEET, EAST 75.00 FEET, S 0°02'00" E 277.60 FEET AND EAST 286.57 FEET; THENCE WEST 76.39 FEET TO A 5/8" IRON ROD; THENCE N 7°18'00" W 38.86 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE LEFT 40.34 FEET, THE LONG CHORD OF WHICH BEARS N 23°16'42" E 39.25 FEET, TO A 5/8" IRON ROD ON THE SOUTH BOUNDARY OF CLIFTON HILLS AS RECORDED IN VOL. 11, PAGE 44 PLAT RECORDS OF DOUGLAS COUNTY, OR.; THENCE CONTINUING ALONG THE ARC OF OF A 50.00 FOOT RADIUS CURVE LEFT 11.36 FEET, THE LONG CHORD OF WHICH BEARS N 6°20'25" W 11.33 FEET, TO A 5/8" IRON ROD; THENCE N 59°19'21" E 47.44 FEET TO A 5/8" IRON ROD; THENCE N 84°21'45" E 101.69 FEET TO A 5/8" IRON ROD; THENCE S 0°02'00" E 100.05 FEET TO A 5/8" IRON ROD BEING THE NORTHEAST CORNER OF SAID PARCEL AS DESCRIBED IN BOOK 216, PAGE 297, RECORDS OF DOUGLAS COUNTY, OR.; THENCE WEST 75.00 FEET ALONG THE NORTH LINE OF SAID PARCEL TO A POINT; THENCE S 0°02'00" E 20.00 FEET ALONG THE WEST LINE OF SAID PARCEL TO THE POINT OF BEGINNING OF THIS DESCRIPTION, ALL SITUATED IN THE SE 1/4 OF SECTION 27, T. 30 S., R. 5 W., W.M., CONTAINING 0.34 ACRES, MORE OR LESS.

**PARCEL # 2**

BEGINNING AT A 5/8" IRON ROD ON THE WEST BOUNDARY OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 216, PAGE 297, DEED RECORDS OF DOUGLAS COUNTY, OREGON, FROM WHICH THE SECTION CORNER COMMON TO SECTIONS 26, 27 34 AND 35, T. 30 S., R. 5 W., W.M. BEARS S 0°02'00" E 55.00 FEET, EAST 75.00 FEET, S 0°02'00" E 277.60 FEET AND EAST 286.57 FEET; THENCE S 0°02'00" E 55.00 FEET ALONG THE WEST LINE OF SAID PARCEL TO A 5/8" IRON ROD BEING THE SOUTHWEST CORNER OF SAID PARCEL; THENCE EAST 75.00 FEET ALONG THE SOUTH LINE OF SAID PARCEL TO A 5/8" IRON ROD BEING THE SOUTHEAST CORNER OF SAID PARCEL; THENCE S 0°02'00" E 695.76 FEET TO A 1/2" IRON PIPE; THENCE N 18°50'59" W 872.56 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER LOT 5, CLIFTON HILLS AS RECORDED IN VOL. 11, PAGE 44 PLAT RECORDS OF DOUGLAS COUNTY, OR.; THENCE ALONG THE SOUTH BOUNDARY OF CLIFTON HILLS S 89°50'00" E 140.66 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID SOUTH BOUNDARY ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE RIGHT 40.34 FEET, THE LONG CHORD OF WHICH BEARS S 23°16'42" W 39.25 FEET, TO A 5/8" IRON ROD; THENCE S 7°18'00" E 38.86 FEET TO A 5/8" IRON ROD; THENCE EAST 76.39 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, SITUATED IN THE SE 1/4 OF SECTION 27 AND THE NE 1/4 OF SECTION 34, T. 30 S., R. 5 W., W.M., CONTAINING 2.31 ACRES MORE OR LESS.

13575.03 CURTIS



**PARCEL 2**

2.31 ± ac  
 STATE OF OREGON )  
 COUNTY OF DOUGLAS )

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:

1986 DEC -3 10 3:42

DOUGLAS COUNTY CLERK

BY: Mary Kay Reed  
 DEPUTY  
 NO. \_\_\_\_\_ FEE 1.32  
 DOUGLAS COUNTY OFFICIAL RECORDS 695.76

**LEGEND**

- FOUND MON AS NOTED HEREON
- SET 5/8" x 30" I.R. W/ PLASTIC CAP MKD "AA SURVEYING INC."
- △ CALCULATED POINT - NOT SET
- ( ) RECORD PER "CLIFTON HILL" VOL. 11, PG. 44
- ( ( ) RECORD PER M66-25

**APPROVALS**

William A. Beaton 11-28-86  
 CANYONVILLE PLANNING COMMISSION CHMN. DATE  
Lynn O. Beaton  
 PLANNING COMMISSION SECRETARY DATE  
Fancy E. Mowen DEPUTY 12-3-86  
 DOUGLAS COUNTY SURVEYOR DATE

REGISTERED PROFESSIONAL LAND SURVEYOR  
 OREGON JULY 14, 1974  
 HERMAN A. PIESKE 1651

MAP 151 M102-77