

COUNTY SURVEYORS FILE DATA  
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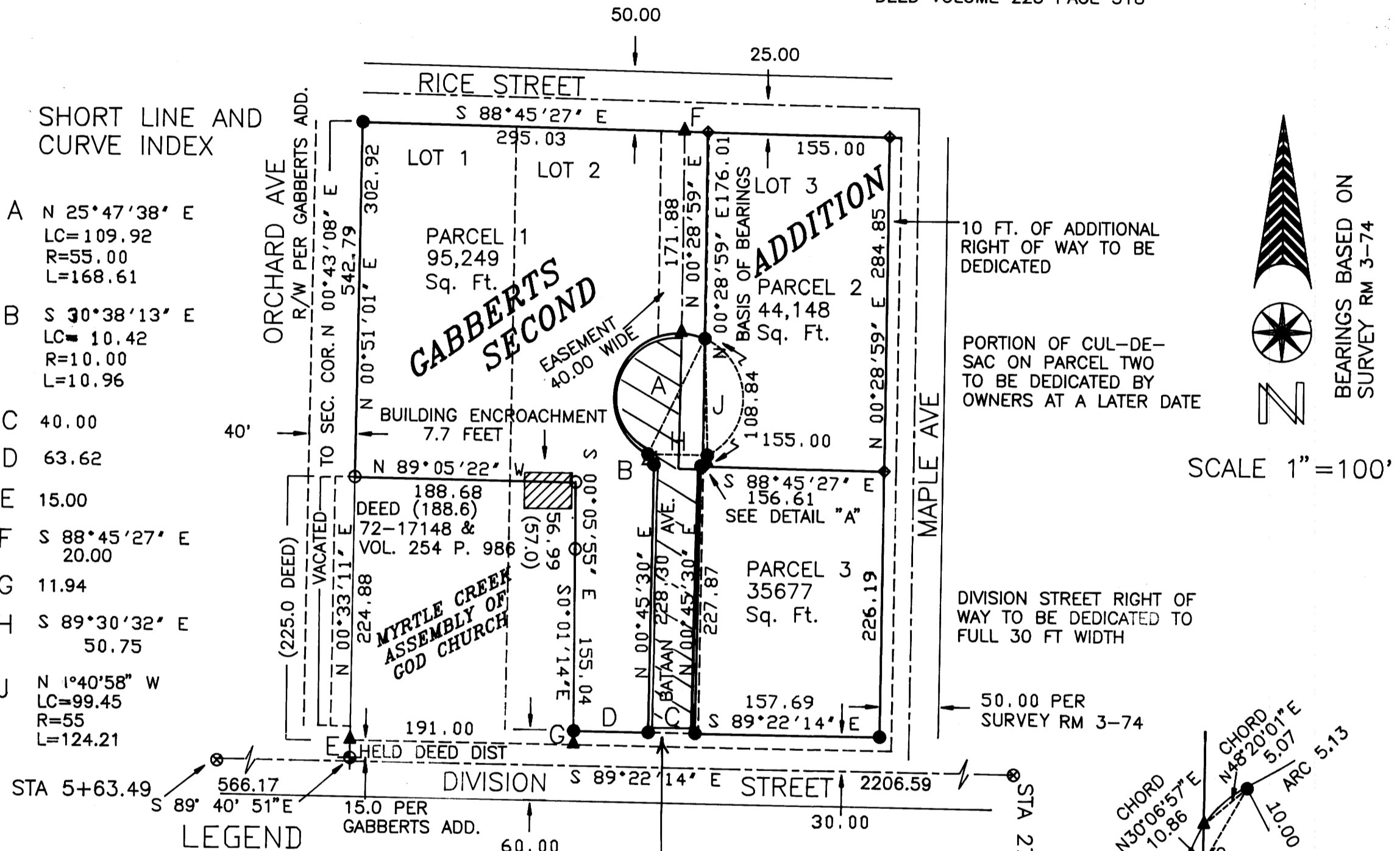
COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE

SHEET 1 OF 3

MAJOR LAND PARTITION

LOCATED in LOTS 1, 2, & 3 of GABBERTS SECOND ADDITION TO THE TOWN OF MYRTLE CREEK, in SW 1/4 S. 22, T.29 S., R.5 W., W.M.

DEED VOLUME 225 PAGE 318



SHORT LINE AND CURVE INDEX

- A N 25°47'38" E  
LC=109.92  
R=55.00  
L=168.61
- B S 30°38'13" E  
LC=10.42  
R=10.00  
L=10.96
- C 40.00
- D 63.62
- E 15.00
- F S 88°45'27" E  
20.00
- G 11.94
- H S 89°30'32" E  
50.75
- J N 1°40'58" W  
LC=99.45  
R=55  
L=124.21



BEARINGS BASED ON SURVEY RM 3-74

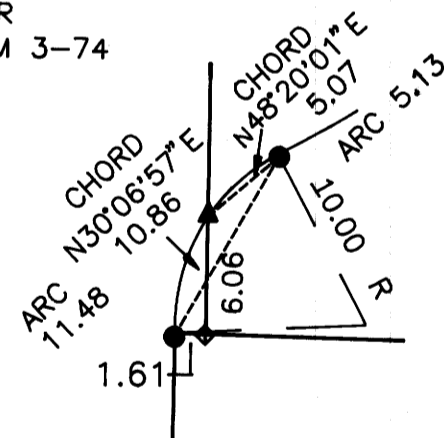
SCALE 1"=100'

10 FT. OF ADDITIONAL RIGHT OF WAY TO BE DEDICATED

PORTION OF CUL-DE-SAC ON PARCEL TWO TO BE DEDICATED BY OWNERS AT A LATER DATE

DIVISION STREET RIGHT OF WAY TO BE DEDICATED TO FULL 30 FT WIDTH

50.00 PER SURVEY RM 3-74



STA 5+63.49 S 89°40'51"E 566.17  
 15.00 PER GABBERTS ADD. 60.00  
 LEGEND  
 30.00  
 STA 27+68.86

- ◆ FOUND 5/8" IRON ROD WITH PLASTIC CAP MARKED "D. A. EDWARDS RPLS 2339"
  - FOUND 1/2" IRON ROD PER DEED
  - ◆ FOUND 3" BRASS CAP, CORNER TO SECTIONS 21, 22, 27, & 26 T29S, R5W, PER STATE HIGHWAY DIVISION
  - ⊗ FOUND 3" BRASS CAP, CENTERLINE OF DIVISION PER STATE HIGHWAY DIVISION
  - SET 5/8" X 30" IRON ROD WITH 3/4" BRASS WASHER MARKED "LS 866"
- ▲ CALCULATED POINT  
( ) RECORD

VACATED BY CITY OF MYRTLE CREEK. ORDINANCE No. 725, RECORDED OCT. 28, 2002 INST. No. 2002-027440, CO. CLERK RECORDS C.S. FILE 66/35-3

APPROVALS  
*Laura Pringle* 9-20-89  
 CITY RECORDER DATE  
*Robert M. Carr* 9-21-89  
 PLANNING COM. CHRMN DATE  
*Robert M. Carr* 20 SEPT 89  
 MAYOR DATE  
*Francis L. Ingram* 9-29-89  
 COUNTY SURVEYOR DATE

PARTITIONER: **CITY OF MYRTLE CREEK**  
 ADDRESS: **P.O. BOX 940  
 MYRTLE CREEK, OR  
 97457**  
 SEWER: **CITY OF MYRTLE CREEK**  
 WATER: **CITY OF MYRTLE CREEK**  
 NUMBER OF LOTS: **THREE (3)**

SURVEYED BY:  
 WILLIAM J. RUPPERT  
 P.O. BOX 1564  
 MYRTLE CREEK, OR 97457  
 DATE: SEPTEMBER 1989

Pl. 11-89. 34

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PAGE 2 of 3

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COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

MAJOR LAND PARTITION

LOCATED IN LOTS 1, 2, & 3 OF GABBERTS SECOND ADDITION TO THE  
TOWN OF MYRTLE CREEK, IN SW 1/4 OF SECTION 22, T29S, R5W, WM

DESCRIPTION FOR PARCEL 1

A PARCEL OF LAND SITUATED IN GABBERTS SECOND ADDITION TO THE TOWN OF MYRTLE CREEK, SECTION 22, TOWNSHIP 29 SOUTH,  
RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD ON THE SOUTHERLY RIGHT OF WAY OF RICE STREET WHICH IS NORTH 0° 43' 08" EAST 542.79 FEET  
FROM THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE FROM THE POINT OF BEGINNING ALONG SAID SOUTHERLY RIGHT OF WAY,  
SOUTH 88° 45' 27" EAST 295.03 FEET TO A 5/8" IRON ROD; THENCE SOUTH 0° 28' 59" WEST 176.01 FEET TO A 5/8" IRON ROD;  
THENCE 168.61 FEET ALONG THE ARC OF A 55.00 FOOT RADIUS CURVE LEFT, THE LONG CHORD OF WHICH BEARS SOUTH 25° 47' 38"  
WEST 109.92 FEET; THENCE 10.96 FEET ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE RIGHT, THE LONG CHORD OF WHICH BEARS  
SOUTH 30° 38' 13" EAST 10.42 FEET TO A 5/8" IRON ROD; THENCE SOUTH 0° 45' 30" WEST 228.30 FEET TO A 5/8" IRON ROD;  
THENCE NORTH 89° 22' 14" WEST 63.62 FEET TO A 5/8" IRON ROD; THENCE NORTH 0° 01' 14" WEST 155.04 FEET TO A 1/2" IRON  
ROD; THENCE NORTH 0° 05' 55" WEST 56.99 FEET TO A 1/2" IRON ROD; THENCE NORTH 89° 05' 22" WEST 188.68 FEET TO A 1/2"  
IRON ROD; THENCE NORTH 0° 51' 01" EAST 302.92 FEET TO THE POINT OF BEGINNING, BEARINGS BASED ON SURVEY RM 3-74 OF  
DOUGLAS COUNTY SURVEYORS OFFICE.

DESCRIPTION FOR PARCEL 2

A PARCEL OF LAND SITUATED IN GABBERTS SECOND ADDITION TO THE TOWN OF MYRTLE CREEK, SECTION 22, TOWNSHIP 29 SOUTH,  
RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WHICH IS NORTH 61° 21' 25" EAST 517.68 FEET (RECORD NORTH 248.09 FEET AND EAST 454.36  
FEET) FROM THE SOUTHWEST CORNER OF SAID SECTION 22, THENCE FROM THE POINT OF BEGINNING, NORTH 0° 28' 59" EAST 284.85  
FEET TO THE SOUTHERLY RIGHT OF WAY OF RICE STREET; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY NORTH 88° 45' 27" WEST  
155.00 FEET TO A 5/8" IRON ROD; THENCE SOUTH 0° 28' 59" WEST 284.85 FEET TO A 5/8" IRON ROD; THENCE SOUTH 88° 45'  
27" EAST 155.00 FEET TO THE POINT OF BEGINNING, BEARINGS BASED ON SURVEY RM 3-74 OF DOUGLAS COUNTY SURVEYORS OFFICE.

DESCRIPTION FOR PARCEL 3

A PARCEL OF LAND SITUATED IN GABBERTS SECOND ADDITION TO THE TOWN OF MYRTLE CREEK, SECTION 22, TOWNSHIP 29 SOUTH,  
RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WHICH IS NORTH 61° 21' 25" EAST 517.68 FEET (RECORD NORTH 248.09 FEET AND EAST 454.36  
FEET) FROM THE SOUTHWEST CORNER OF SAID SECTION 22, THENCE FROM THE POINT OF BEGINNING, SOUTH 0° 28' 59" WEST 226.19  
FEET TO A 5/8" IRON ROD; THENCE NORTH 89° 22' 14" WEST 157.69 FEET TO A 5/8" IRON ROD; THENCE NORTH 0° 45' 30" EAST  
227.87 FEET TO A 5/8" IRON ROD; THENCE SOUTH 88° 45' 27" EAST 156.61 FEET TO THE POINT OF BEGINNING, BEARINGS BASED  
ON SURVEY RM 3-74 OF DOUGLAS COUNTY SURVEYORS OFFICE.

DESCRIPTION FOR DEDICATION OF BATAAN AVENUE

A PARCEL OF LAND SITUATED IN GABBERTS SECOND ADDITION TO THE TOWN OF MYRTLE CREEK, SECTION 22, TOWNSHIP 29 SOUTH,  
RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WHICH IS NORTH 85° 24' 10" EAST 295.69 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 22,  
THENCE FROM THE POINT OF BEGINNING, NORTH 0° 45' 30" EAST 227.87 FEET TO A 5/8" IRON ROD; THENCE SOUTH 88° 45' 27"  
EAST 1.61 FEET TO A 5/8" IRON ROD; THENCE NORTH 0° 28' 59" EAST 108.84 FEET TO A 5/8" IRON ROD; THENCE 168.61 FEET  
ALONG THE ARC OF A 55.00 FOOT RADIUS CURVE LEFT, THE LONG CHORD OF WHICH BEARS SOUTH 25° 47' 38" WEST 109.92 FEET;  
THENCE 10.96 FEET ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE RIGHT, THE LONG CHORD OF WHICH BEARS SOUTH 30° 38' 13"  
EAST 10.42 FEET TO A 5/8" IRON ROD; THENCE SOUTH 0° 45' 30" WEST 228.30 FEET TO A 5/8" IRON ROD; THENCE SOUTH 89°  
22' 14" EAST 40.00 FEET TO THE POINT OF BEGINNING, BEARINGS BASED ON SURVEY RM 3-74 OF DOUGLAS COUNTY SURVEYORS  
OFFICE.

REGISTERED  
OREGON  
LAND SURVEYOR

JUL 12, 1968  
WILLIAM J. RUPPERT  
856

36. 11-89. 3B

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SEP 29 1989

COUNTY SURVEYOR  
DOUGLAS COUNTY, OREGON

PAGE 3 OF 3

DESCRIPTION FOR DEDICATION OF BATAAN AVENUE FROM PARCEL 2

A PARCEL OF LAND SITUATED IN GABBERTS SECOND ADDITION TO THE TOWN OF MYRTLE CREEK, SECTION 22, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 49° 57' 53" EAST 391.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 22, THENCE FROM THE POINT OF BEGINNING, NORTH 0° 28' 59" WEST 6.06 FEET; THENCE 5.13 FEET ON THE ARC OF A CURVE 10 FOOT RADIUS CURVE RIGHT, THE LONG CHORD OF WHICH BEARS NORTH 48° 20' 01" EAST 5.07 FEET; THENCE 124.21 FEET ON THE ARC OF A 55 FOOT RADIUS CURVE LEFT, THE LONG CHORD OF WHICH BEARS NORTH 1° 40' 58" WEST 99.45 FEET TO A 5/8 " IRON ROD; SOUTH 0° 28' 59" WEST 108.84 FEET TO THE POINT OF BEGINNING.

DESCRIPTION OF DEDICATION FOR MAPLE AVENUE AND DIVISION STREET

A PARCEL OF LAND SITUATED IN SECTION 22, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, BEING WITHIN LOTS 2 AND 3 OF GABBERTS SECOND ADDITION TO THE TOWN OF MYRTLE CREEK AND ALSO LYING SOUTH AND EAST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A 5/8" IRON ROD WHICH IS SOUTH 89° 22' 14" EAST 191.00 FEET AND NORTH 0° 01' 14" WEST 26.94 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 22, THENCE FROM THE POINT OF BEGINNING, SOUTH 89° 22' 14" EAST 261.31 FEET TO A 5/8" IRON ROD; THENCE NORTH 0° 28' 59" EAST 511.04 FEET TO A 5/8" IRON ROD AND THERE ENDING, BEARINGS BASED ON SURVEY RM 3-74 OF DOUGLAS COUNTY SURVEYORS OFFICE.

DESCRIPTION OF ROAD WAY EASEMENT

A 40 FOOT WIDE ROAD WAY EASEMENT SITUATED IN GABBERTS SECOND ADDITION TO THE TOWN OF MYRTLE CREEK, SECTION 22, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, THE CENTERLINE OF SAID EASEMENT DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY OF RICE STREET WHICH IS NORTH 0° 43' 08" EAST 542.79 FEET AND SOUTH 88° 45' 27" EAST 275.03 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE FROM THE POINT OF BEGINNING, SOUTH 0° 28' 59" WEST 171.88 FEET TO A CUL-DE-SAC AT THE END OF BATAAN AVENUE AND THERE ENDING.

SURVEY NARRATIVE

BOUNDARY CONTROL FOR RICE STREET, MAPLE AVENUE AND PARCEL 2 IS BASED ON SURVEY RM 3-74. THE RICE STREET CENTERLINE MONUMENTS AS SHOWN ON RM 3-74 HAVE BEEN DESTROYED BY CONSTRUCTION; THEREFORE THE NORTHERLY BOUNDARY OF PARCEL REFERENCES THE LOST MONUMENTS.

THE ASSEMBLY OF GOD CHURCH PROPERTY IS BASED ON MONUMENTS FOUND AND RECORD DEED DISTANCE ALONG THE SOUTHERLY LINE OF GABBERTS SECOND ADDITION.

DEED REFERENCE FOR THE PARENT PARCEL IS VOL. 225 P. 318 OF DOUGLAS COUNTY DEED RECORDS.

I JOSEPH A. HANNAN, CITY ADMINISTRATOR OF MYRTLE CREEK, HAVE CAUSED THE LAND TO BE PARTITIONED FOR THE PURPOSE OF SALE OF PARCEL 2 FOR A POST OFFICE SITE PURSUANT TO CITY COUNCIL APPROVAL OF AUGUST 15, 1989.

Joseph A. Hannan      September 23, 1989  
JOSEPH A. HANNAN, CITY ADMINISTRATOR      DATE

REGISTERED  
OREGON  
LAND SURVEYOR

JULY 12, 1968  
WILLIAM J. RUPPERT,  
866

STATE OF OREGON )  
COUNTY OF DOUGLAS ) ss.  
I, GAY FIELDS, COUNTY CLERK AND RECORDER  
OF CONVEYANCES, DO HEREBY CERTIFY THAT  
THIS INSTRUMENT WAS RECORDED  
SEP 29 PM 3:47  
GAY FIELDS  
IN THE OFFICE OF THE COUNTY CLERK  
BY Helen F. Kyle  
DEPUTY  
RE 10.00

36-11-09-3c