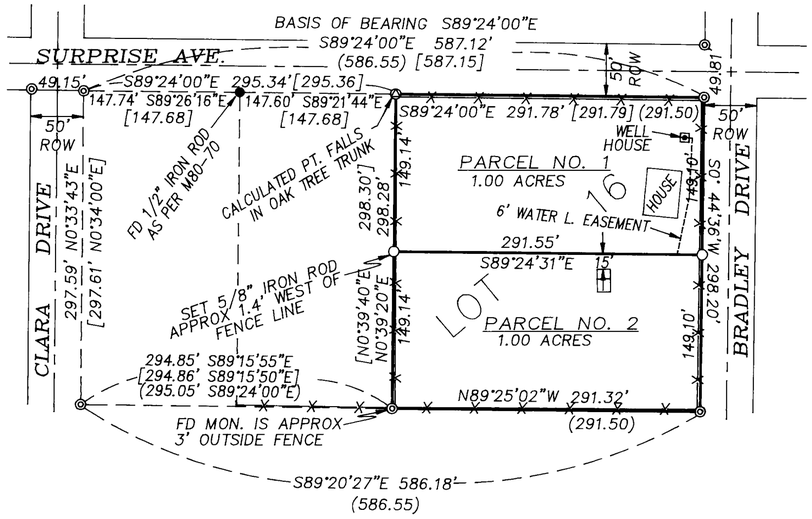
LAND PARTITION

LOT 16 AMENDED PLAT OF SURPRISE VALLEY SUBDIVISION
IN S.B. BRIGGS D.L.C. NO. 45, SE 1/4 SEC. 17, T30S, R5W, W.M.

NORTH

SCALE 1"=100'



COMPREHENSIVE PLAN:

(RCL) COMMITTED LOT OF RECORD
ZONING: RURAL RESIDENTIAL (5R)
WATER: EXISTING WELL
SEWER: EXISTING SEPTIC
PLANNING DEPT FILE: NO 99-214
TAX ACCT NO: 79119.00
T30S R5W SEC 17DC TAX LOT 3100

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT BETTY A. HAYTER IS THE OWNER OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. 92-075, HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT.

Betty a. Hayter
BETTY A. HAYTER

John Hayter by Betty a. Hayter
BETTY A. HAYTER AS POWER OF ATTORNEY FOR JOHN HAYTER

ACKNOWLEDGMENT:

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 27th DAY OF Oct., 1999, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BETTY A. HAYTER, TO ME KNOWN TO BE THE PERSON DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT SHE EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN.

Jean H Crawford
NOTARY PUBLIC, STATE OF OREGON

OFFICIAL SEAL
JEAN H CRAWFORD
NOTARY PUBLIC - OREGON
COMMISSION NO. 309240
MY COMMISSION EXPIRES APR 17, 2002

SURVEYOR'S CERTIFICATE:

I, DAVID J. BEEDLE DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE LAND PARTITION SHOWN HEREON.

DESCRIPTION:

PARCEL NO. 1

A PARCEL OF LAND SITUATED IN LOT 16 OF AMENDED PLAT OF SURPRISE VALLEY IN DONATION LAND CLAIM S.B. BRIGGS NO. 45, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" IRON PIPE AT THE NORTH EAST CORNER OF SAID LOT 16; THENCE S0°44'36"W, 149.10 FEET, ALONG THE WESTERLY RIGHT OF WAY OF BRADLEY DRIVE TO A 5/8" IRON ROD; THENCE LEAVING SAID RIGHT OF WAY, N89°24'31"W, 291.55 FEET TO A 5/8" IRON ROD; THENCE N0°39'20"E, 149.14 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF SURPRISE AVENUE; THENCE S89°24'00"E, 291.78 FEET TO THE POINT OF BEGINNING, CONTAINING 1.00 ACRES, SUBJECT TO AN EASEMENT TO PARCEL NO. 2 OF THIS PARTITION FOR WATER, SIX (6) FEET IN WIDTH, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE WELL HEAD, WHICH LIES S25°42'00"W, 42.60 FEET, MORE OR LESS, FROM THE 1" IRON PIPE MONUMENTING THE NORTH EAST CORNER OF PARCEL NO. 1 OF THIS LAND PARTITION; THENCE S86°52'48"E, 7.19 FEET; THENCE S3°03'07"W, 56.77 FEET; THENCE S11°54'48"W, 54.55 FEET TO A POINT INTERSECTING THE NORTH PROPERTY LINE OF PARCEL NO. 2 OF THIS PARTITION.

PARCEL NO. 2

A PARCEL OF LAND SITUATED IN LOT 16 OF AMENDED PLAT OF SURPRISE VALLEY IN DONATION LAND CLAIM S.B. BRIGGS NO. 45, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" IRON PIPE WHICH LIES ALONG THE WESTERLY RIGHT OF WAY OF BRADLEY DRIVE AND IS THE SOUTH EAST CORNER OF SAID LOT 16, THENCE LEAVING SAID RIGHT OF WAY N89°25'02"W, 291.32 FEET TO A 1" IRON PIPE AT THE SOUTH WEST CORNER OF LOT 16; THENCE N0°39'20"E, 149.14 FEET TO A 5/8" IRON ROD; THENCE S89°24'31"E, 291.55 FEET TO A 5/8" IRON ROD ON THE WESTERLY RIGHT OF WAY OF BRADLEY DRIVE; THENCE ALONG SAID RIGHT OF WAY S0°44'36"W, 149.10 FEET TO THE POINT OF BEGINNING, CONTAINING 1.00 ACRES.

99-26627

REGISTERED PROFESSIONAL LAND SURVEYOR
David J. Beedle
OREGON JAN. 21, 1997 DAVID J. BEEDLE #2798
EXPIRES 12-31-99

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION LOT 16 OF THE AMENDED PLAT OF SURPRISE VALLEY SUBDIVISION INTO TWO PARCELS AS APPROVED UNDER THE DOUGLAS COUNTY PLANNING DEPT. FILE NO. 99-214.

ORIGINAL MONUMENTS AS PER AMENDED PLAT OF SURPRISE VALLEY, VOL. 7, PAGE 72, OF DOUGLAS COUNTY DEED RECORDS, WERE FOUND AND USED TO CONTROL THIS SURVEY. THE BASIS OF BEARING WAS ESTABLISHED ALONG THE SOUTH RIGHT OF WAY OF SURPRISE AVENUE AS PER MAP OF SURVEY M80-70.

THE LOCATION OF THE NORTH WEST CORNER OF LOT 16 WAS OCCUPIED BY THE TRUNK OF A LARGE OAK TREE. NO MONUMENTS WERE FOUND OR SET AT THAT LOCATION. THE NORTH WEST CORNER POSITION WAS CALCULATED BY PROPORTIONING BETWEEN THE FOUND ORIGINAL PLAT MONUMENTS AND RECORD PLAT DISTANCE. PARTITION MONUMENTS WERE THEN SET AT MID POINT ALONG THE EAST LINE AND THE WEST LINE OF LOT 16 CREATING PARCEL NO. 1 AND PARCEL NO. 2, AS SHOWN ON THE FACE OF THE MAP.

LEGEND

- ○ SET 5/8"X30" IRON ROD W/PC - LS #2798
- ● FOUND 1/2" IRON ROD PER [M80-70] OR AS NOTED
- ⌂ CALCULATED POINT
- ◎ FOUND 1" IRON PIPE PER AMENDED PLAT SURPRISE VALLEY SUBDIVISION, VOL.7 , PAGE 72
- ( ) PER AMENDED PLAT OF SURPRISE VALLEY SUBDIVISION VOL. 7, PAGE 72.
- [ ] PER MLP [M80-70]

Bob Williamson for KLC 10/28/99
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Ed Mann 10-29-99
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

STATE OF OREGON] SS
COUNTY OF DOUGLAS]
I, DOYLE SHAVER JR., COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED
99 NOV -1 AM 8:18
DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Carol Engs DEPUTY
FEE

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.
Ron Northrop 10/29/99 AM PM
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 1st DAY OF November 1999 at 8:18 AM O'CLOCK
DOYLE SHAVER JR. by Carol Engs, Deputy
DOUGLAS COUNTY CLERK

DOYLE SHAVER JR. DOUGLAS COUNTY CLERK STATE OF OREGON

DAVID J. BEEDLE PROFESSIONAL LAND SURVEYING	TEL 541-874-3258 163 TRAYLOR ROAD RIDDLE, OREGON 97469	SCALE: 1"=100' DATE: OCTOBER 19, 1999	SURVEYED FOR: BETTY A. HAYTER 276 BRADLEY DRIVE MYRTLE CREEK, OR 97457

1999-0087

1999-0087