

DUANE AND SHARON R. KEENONW 1/4 SEC. 31, T. 13 S., R. 1 E., W.M.
SWEET HOME, LINN COUNTY, OREGON
SCALE: 1"=60' JULY 1, 1997LEGEND:

- MONUMENT FOUND AS DESCRIBED IN FOUND MONUMENT IDENTIFICATION TABLE
- MONUMENT SET 5/8" X 30" IRON ROD WITH PLASTIC CAP STAMPED: JIM UDELL RLS 1366
- FD. FOUND
- R.O.W. RIGHT-OF-WAY
- C.S. COUNTY SURVEY
- () DATA OF RECORD
- REFERENCE SURVEY: BROOKSIDE ACRES SUBDIVISION-C.S. 7823
MILBURN ADDITION-C.S. 3793
C.S. 2220, C.S. 8183,
C.S. 14153, C.S. 19905

NARRATIVE:

PURPOSE OF THIS SURVEY WAS TO PARTITION THE PARENT PARCEL AS SHOWN HEREON PER CITY OF SWEET HOME PLANNING CASE NO. P-97-5. THE EXTERIOR BOUNDS OF THE PARENT PARCEL WERE ESTABLISHED AS SHOWN HEREON AND DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE. FROM THESE EXTERIOR BOUNDS THE NEW INTERIOR PARCELS AND RIGHT-OF-WAY DEDICATIONS WERE ESTABLISHED PER CITY OF SWEET HOME CASE NO. P-97-5 AT CLIENTS' REQUEST.

STATE OF OREGON
COUNTY OF LINN

I HEREBY CERTIFY THAT THE PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE LINN COUNTY RECORD OF PARTITION PLATS AS PLAT NO. 1997-53, ON THIS 8TH DAY OF October, 1997, AT 2:19 O'CLOCK PM, TARGET SHEET RECORDED IN DEED RECORDS MF 288, PAGE 177.

STEVE DRUCKENMILLER BY: Pamela A. Arthur, Deputy
LINN COUNTY CLERK

PUBLIC UTILITY EASEMENT

A PERPETUAL EASEMENT IS RESERVED FOR UTILITY INSTALLATION, MAINTENANCE, AND REPLACEMENT, OVER AND UNDER THE GROUND IN A STRIP OF LAND 12 FEET IN EVEN WIDTH AS SHOWN AND LABELED ON THIS PLAT. THIS RESERVATION SHALL INCLUDE THE RIGHT OF INGRESS TO AND EGRESS FROM ANY AND ALL EASEMENTS IN ANY MANNER NECESSARY FOR THE PURPOSE OF CONSTRUCTION, MAINTENANCE, OR REMOVAL OF UTILITY AS NOTED. SERVICES USING THIS EASEMENT SHALL RESTORE THE PROPERTY AS NEAR AS REASONABLE TO ITS CONDITION PRIOR TO SAID INSTALLATION OR MAINTENANCE.

FOUND MONUMENT IDENTIFICATION

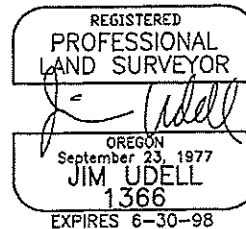
- ① - FOUND 1/2" I.R. SW CORNER LOT 2 PER C.S. 12774
- ② - FOUND 1/2" I.P. C.S. 1801
- ③ - FOUND 5/8" I.R. C.S. 19905
- ④ - FOUND 3/4" I.P. PER C.S. 2220
- ⑤ - FOUND 1/2" I.R. C.S. 9918
- ⑥ - FOUND 3/4" I.P. PER C.S. 8183 3.51' WEST OF RIGHT-OF-WAY AS ESTABLISHED
- ⑦ - FOUND 5/8" I.R. PER MILBURN ADDITION
- (A) - 12' UTILITY EASEMENT DEEDED TO THE CITY OF SWEET HOME

SURVEYOR'S CERTIFICATE

STATE OF OREGON
COUNTY OF LINN

I, JIM UDELL, BEING FIRST DULY SWORN DEPOSE AND SAY THAT: HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED HEREON, THE EXTERIOR BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD, SAID IRON ROD MARKING THE SE CORNER OF LOT 2 IN BLOCK 1 OF BROOKSIDE ACRES SUBDIVISION, CITY OF SWEET HOME, LINN COUNTY, OREGON. SAID IRON ROD BEING THE INITIAL POINT OF THIS PARTITION; THENCE SOUTH 89° 37' 00" EAST 114.23 FEET TO A 1/2 INCH IRON PIPE; THENCE SOUTH 89° 37' 00" EAST 98.17 FEET TO THE EXISTING WEST LINE OF THE FIRST AVENUE RIGHT-OF-WAY; THENCE NORTH 0° 38' 02" EAST 139.57 FEET ALONG SAID RIGHT-OF-WAY; THEN CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 1° 00' 55" EAST 65.33 FEET TO THE SOUTH INTERSECTION OF NANDINA STREET; THENCE NORTH 89° WEST 213.39 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY TO A 5/8" IRON ROD MARKING THE NE CORNER OF LOT 11 IN MILBURN ADDITION TO CITY OF SWEET HOME; THENCE SOUTH 0° 28' 57" WEST 207.15 FEET AL THE EAST LINE OF MILBURN ADDITION AND BROOKSIDE ACRES SUBDIVIS TO THE POINT OF BEGINNING.



JAMES F. UDELL
ENGINEERING & SURVEYING
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125
(541) 451-1366 FAX

