

A LAND PARTITION FOR WILLIAM & BETTY MADSON

LOCATED IN THE SE 1/4 OF SECTION 28 & THE NE 1/4 OF SECTION 33, T26S, R6W, W.M., DOUGLAS COUNTY, OREGON

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
I, GAY FIELDS, COUNTY CLERK AND RECORDER
OF CONVEYANCES, DO HEREBY CERTIFY THAT
THIS INSTRUMENT WAS RECORDED

1392 DEC -4 PM 2:07

DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Gloria A. Burnett
DEPUTY COUNTY CLERK

WILLIAM & BETTY MADSON
276 CARRIAGE LANE
RUSEBURG, OREGON

SURVEYOR: GREG LANG SURVEYING
7550 WILLIS CREEK RD.
WINSTON, OREGON 97496

92-21588

DOMESTIC WASTE; SEPTIC
WATER SUPPLY; UMPQUA BASIN WATER ASSOC.
ZONING: RURAL RESIDENTIAL-2 ACRE (RR)
COMP. PLAN: RURAL COMMITTED-2 ACRE
PLANNING FILE #: 92-047

DECLARATION & DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, WILLIAM H. & BETTY J. MADSON ARE THE OWNERS OF THE PROPERTY REPRESENTED HEREIN AND HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO PARCELS AS SHOWN IN THIS MAP. MADSONS DO HEREBY DEDICATE EASEMENTS TO SERVICE SAID PARCELS & NEIGHBORING PROPERTY AS SHOWN.

William H. Madson 12-4-92
Betty J. Madson 12/4/92
DATE DATE

VACATED PER VOL. 41
PAGE 90 & 91, COUNTY COURT JOURNAL
RESERVING RIGHTS FOR DOUGLAS
COUNTY & OTHER EXISTING UTILITIES

RESERVING A 30' UTILITY EASEMENT OVER THE WESTERLY HALF OF VACATED ROADWAY, SAID EASEMENT BEING RESERVED FOR PARCELS 2, 3, AND THE FUTURE ADJUSTED PARCEL (NOW 19 ACRES), ALSO TO SERVE ANY FUTURE DIVISION OF PARCEL 3.

ACKNOWLEDGEMENT

THIS DECLARATION IS ACKNOWLEDGED BEFORE ME ON December 4, 1992

Virginia A. Paugen
7-12-93

FILED THIS 4th DAY OF DEC, 1992
GAY FIELDS, County Clerk
DOUGLAS COUNTY CLERK By: Gloria A. Burnett
DEPUTY



STATE PLANE MONUMENT

FD. B. CAP "MC. SECTION 33 RIGHT BANK"
FD. 16" DAK - N 43 1/2° E 29.4'
FD. 9" DAK - S 89 1/2° W 85.6'
NY) 598.678.35
EX) 1226.448.75
SAID STATE PLANE MONUMENT
BEARS N 85°10'24" E 1499.93'
FROM THIS SET ROD.

BENCH MARK

"BRUCE 1987" SET IN TOP OF CONCRETE CURB 210' ± OR SOUTHERLY OF THE NE COR. OF BRUCE'S BRIDGE (ELEV. 427.37). "BRUCE" BEARS N 88°45'23" E 473.14' FROM THIS SET ROD.

LEGAL DESCRIPTION

-- A PARCEL LYING IN SECTIONS 28 & 33, T26S, R6W, W.M., DOUGLAS COUNTY, OREGON & BEING THAT PROPERTY GRANTED TO WILLIAM H. MADSON & BETTY J. MADSON IN WARRANTY DEED INST. # 79-15206, DEED RECORDS, DOUGLAS COUNTY, OREGON.
-- THIS PLAT & ITS ACREAGES IS SUBJECT TO THE FOLLOWING EXCEPTING THE OWNERSHIP, IF ANY, OF THE STATE OF OREGON (OR ANY OTHER GOVERNMENTAL BODY) IN & TO THAT PORTION OF THE PARCELS SHOWN HEREON BELOW THE LINE OF MEAN HIGH WATER.
-- ALSO LESS OR TOGETHER WITH THAT PROPERTY WHICH HAS RESULTED OR WILL RESULT FROM THE PROPOSED LINE AGREEMENT ON THE NORTH END OF PARCELS # 1, 2, & 3.

EASEMENTS

-- SUBJECT TO GENERAL EASEMENT AND CONDITIONS AS GRANTED TO COPCO AND RECORDED IN INST. # 147572 DEED RECORDS, DOUGLAS COUNTY, OREGON
-- ALSO SUBJECT TO GENERAL EASEMENT AND CONDITIONS AS SET FORTH IN VOL. 214, PAGE 514, AND MODIFIED BY INST. # 339081 DEED RECORDS, DOUGLAS COUNTY, OREGON. (PIPELINE EASEMENT)

NARRATIVE:

PURPOSE: PARTITION PARCELS AS SHOWN. WEST SIDE OF THIS PARTITION WAS MONUMENTED USING INFORMATION FROM INST. # 79-1526 & SURVEYS M27-30, M62-70 & M69-55. N. LINE PER PROPOSED AGREEMENT & EAST LINE PER FOUND MONUMENTS AS SHOWN.

FIELD CREW: G LANG
EQUIP.: TM6 & RED 1 EDM
COMPS.: G LANG
DRAFTING: B&B DRAFTING

STATEMENT

THIS PLAT IS SUBJECT TO THE FOLLOWING EXCEPTING THE OWNERSHIP OF THE STATE OF OREGON, IF ANY, IN AND TO THAT PORTION OF THE PARCELS SHOWN HEREON BELOW THE LINE OF MEAN HIGH WATER. THE STATE OF OREGON DIVISION OF STATE LANDS CLAIMS THAT IT OWNS THE PORTION OF THE PARCELS SHOWN HEREON TO THE LINE OF ORDINARY HIGH WATER. DOUGLAS COUNTY MAKES NO WARRANTIES OR REPRESENTATIONS AS TO THE STATE OF OREGON'S OWNERSHIP OR LACK THEREOF.

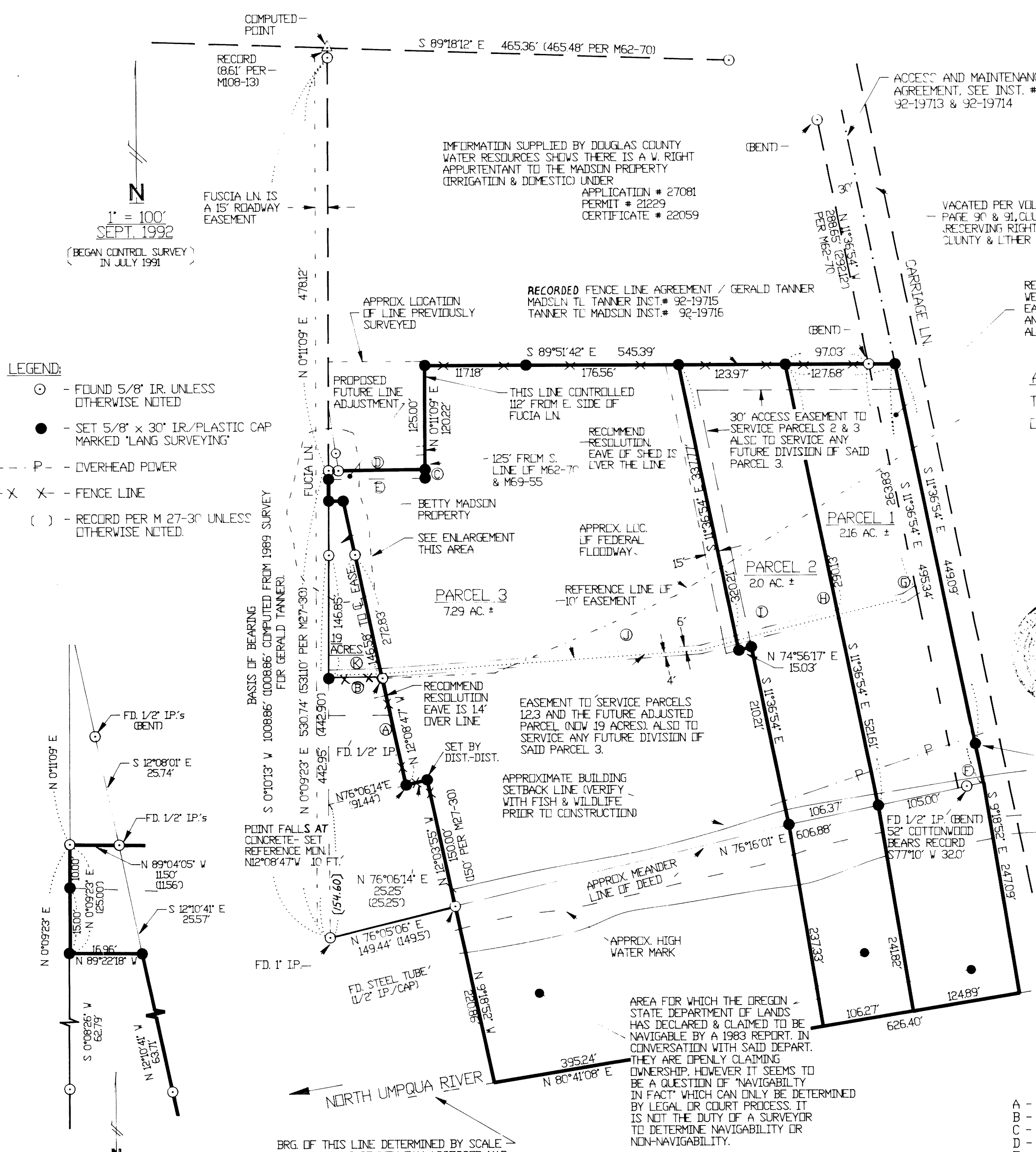
APPROVALS

Keith L. Cubic 11/19/92
DOUGLAS COUNTY PLANNING DEPT. DATE
Amy E. Manner DEPUTY 12-4-92
DOUGLAS COUNTY SURVEYOR DATE

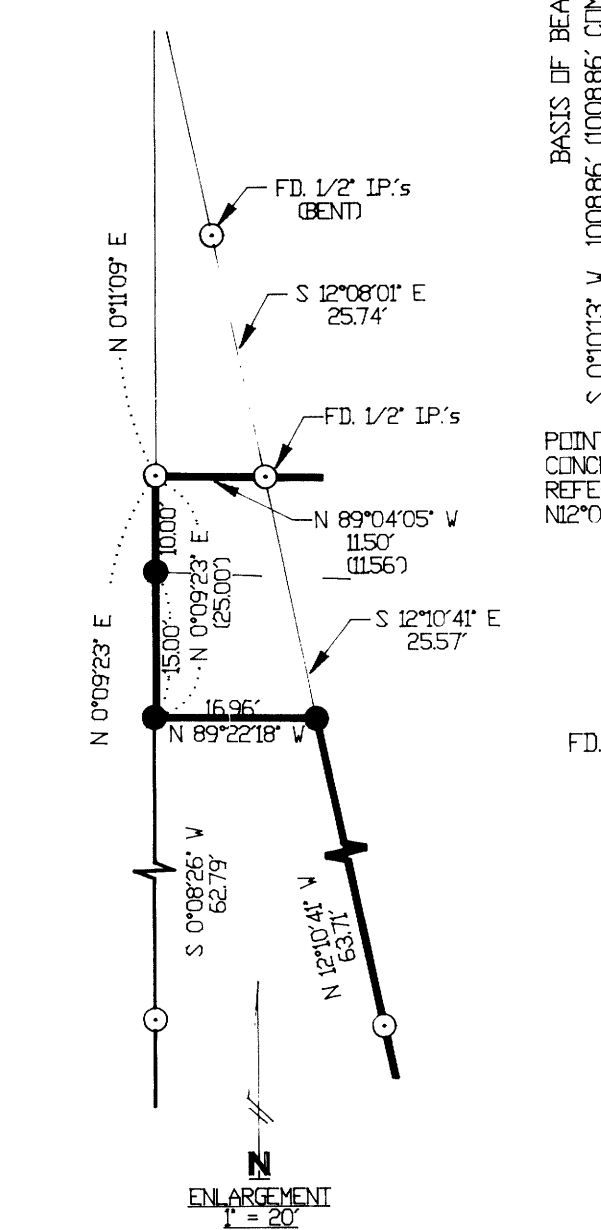
SURVEYOR'S CERTIFICATE

I, GREGORY D. LANG, DO HEREBY DEPOSE & SAY THAT I HAVE CORRECTLY SURVEYED & MARKED WITH PROPER MONUMENTS THE LAND PARTITION AS DESCRIBED HEREON.

Gregory D. Lang 12-1-92
GREGORY D. LANG L.S.# 2295 DATE



- #### LEGEND:
- - FOUND 5/8" IR, UNLESS OTHERWISE NOTED
 - - SET 5/8" x 30" IR/PLASTIC CAP MARKED "LANG SURVEYING"
 - - - P - - OVERHEAD POWER
 - X - - FENCE LINE
 - () - RECORD PER M 27-30 UNLESS OTHERWISE NOTED.



BRG. OF THIS LINE DETERMINED BY SCALE FROM DOUGLAS COUNTY TAX ASSESSOR MAP; LOCATION BY 11.4 ACRES FROM S. LINE OF M 62-70. THIS REPRESENTS THE LINE TO WHICH MADSONS ARE CURRENTLY PAYING TAXES. (ACREAGES SHOWN HAVE BEEN COMPUTED TO THIS LINE).

NOTE: ORTHO PHOTO SHOWS THE ENTIRE PARTITION TO BE IN THE 100 YEAR FLOOD PLAIN

- A - N 12°14'43" W 122.19'
- B - N 89°53'04" W 62.46'
- C - S 0°09'23" W 10.00'
- D - N 89°24'23" W 100.5'
- E - N 89°22'18" W 112.00'
- F - N 78°16'01" E 20.00'
- G - S 60°00'00" W 12.85'
- H - S 76°40'00" W 165.00'
- I - S 74°56'17" W 78.35'
- J - S 86°06'53" W 372.64'
- K - N 89°53'04" W 61.75'

1992 - 0083

1992 - 0083