

1996 - 0044 B

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

ACKNOWLEDGEMENT:

STATE OF OREGON }
COUNTY OF DOUGLAS } SS

PERSONALLY APPEARED BEFORE ME ON THIS 10th DAY OF MAY, 1996, IN SAID STATE AND COUNTY, ROBERT L. AND ANITA G. VAN HOUSEN, WHO ACKNOWLEDGE THE ANNEXED INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.



Jean H. Crawford NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, WILLIAM J. RUPPERT, SAY THAT THE LAND DEPICTED ON THE ACCOMPANYING LAND PARTITION MAP HAS BEEN SURVEYED AND MARKED WITH THE PROPER MONUMENTS, AND THAT THE DESCRIPTION OF THE LAND DEPICTED ON THE ACCOMPANYING LAND PARTITION MAP IS AS FOLLOWS:

A PARCEL OF LAND IN SECTION 7, TOWNSHIP 32 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, BEING PART OF THE LAND DESCRIBED IN INSTRUMENT No. 86-9296 AND THE LAND DESCRIBED IN INSTRUMENT 88-17480 OF DOUGLAS COUNTY DEED RECORD MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AN IRON PIPE WHICH IS DESCRIBED IN SAID DEED 86-9296 AS BEING NORTH 15' 39" EAST 937.34 FEET AND NORTH 88' 14" EAST 34.98 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 7, THENCE RUNNING ALONG THE SOUTHERLY LINE OF THE LAND DESCRIBED IN SAID DEED 86-9296 NORTH 88' 18' 24" EAST 11.99 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF COW CREEK COUNTY ROAD No. 36 WHICH IS THE TRUE POINT OF BEGINNING; THENCE FROM THE TRUE POINT OF BEGINNING RUNNING ALONG SAID SOUTHERLY LINE NORTH 88' 18' 24" EAST 287.14 FEET TO A 5/8" IRON ROD; THENCE SOUTH 2' 46' EAST 5.16 FEET TO A 5/8" IRON ROD ON THE WESTERLY LINE OF THE LAND DESCRIBED IN INSTRUMENT No. 88-17480; THENCE ALONG THE BOUNDARIES OF THE LAND DESCRIBED IN INSTRUMENT 88-17840 SOUTH 2' 51' 10" EAST 64.98 FEET TO A 5/8" IRON ROD, NORTH 87' 52' 00" EAST 670.15 FEET TO A 5/8" IRON ROD, AND NORTH 2' 46' WEST 65.00 FEET TO A 5/8" IRON ROD; THENCE ALONG THE SOUTHERLY LINE OF THE LAND DESCRIBED IN INSTRUMENT 93-24261 NORTH 87' 40' EAST 385.34 FEET TO THE NORTHERLY RIGHT-OF-WAY OF YEUST COUNTY ROAD No. 287; THENCE ALONG SAID RIGHT-OF-WAY 58.26 FEET ON THE ARC OF A 1462.4 FOOT RADIUS CURVE RIGHT HAVING A CHORD BEARING NORTH 56' 40' 09" EAST 58.25 FEET TO A 5/8" IRON ROD; THENCE 111.69 FEET ON THE ARC OF A 1462.4 FOOT RADIUS CURVE RIGHT HAVING A CHORD BEARING NORTH 59' 59' 54" EAST 111.66 FEET TO A 5/8" IRON ROD; THENCE NORTH 62' 15' 59" EAST 122.15 FEET TO A 3/4" IRON PIPE; THENCE ALONG THE BOUNDARY OF THE LAND DESCRIBED IN SAID INSTRUMENT No. 86-9296 NORTH 76' 21' 06" WEST 599.77 FEET TO A 3/4" IRON PIPE; THENCE NORTH 00' 00' 56" EAST 147.73 FEET TO A 3/4" IRON PIPE DESCRIBED AS THE NORTHEAST CORNER OF LOT 2, SECTION 7, TOWNSHIP 32 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN PER SAID INSTRUMENT No. 86-9296, FROM WHICH POINT THE NORTHWEST 1/16 CORNER ESTABLISHED BY THE BUREAU OF LAND MANAGEMENT BEARS SOUTH 70' 08' WEST 19.26 FEET; THENCE CONTINUING FROM THE 3/4" IRON PIPE ALONG THE NORTHERLY LINE OF THE LAND DESCRIBED IN SAID INSTRUMENT No. 86-9296 SOUTH 87' 19' 42" WEST 57.00 FEET MORE OR LESS TO THE CENTER OF COW CREEK; THENCE FOLLOWING THE THREAD OF COW CREEK MORE OR LESS SOUTH 54' 40' 23" WEST 159.47 FEET, SOUTH 71' 31' 51" WEST 94.93 FEET, SOUTH 67' 06' 33" WEST 94.48 FEET, SOUTH 78' 22' 11" WEST 123.79 FEET, SOUTH 55' 15' 14" WEST 67.87 FEET, AND SOUTH 35' 57' 27" WEST 64.10 FEET; THENCE LEAVING COW CREEK NORTH 33' 20' 07" WEST 70.80 FEET TO A 5/8" IRON ROD AND ALUMINUM CAP AT STATION 127+63.56 PC, ON THE RIGHT-OF-WAY 35 FEET RIGHT OF CENTERLINE OF COW CREEK ROAD No. 36; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 56' 39' 52" WEST 472.87 FEET TO THE POINT OF BEGINNING.

APPROVALS

Bob Williamson for KLC 5/23/96
DOUGLAS COUNTY PLANNING DEPT. DATE

Larry E. Monson 5/23/96
COUNTY SURVEYOR DEPUTY DATE

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

Anne E. Schroeder 5/24/96
DOUGLAS COUNTY TAX COLLECTOR DATE

DECLARATION AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS ROBERT L. AND ANITA G. VAN HOUSEN ARE THE OWNERS OF THE LAND REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED ON THE ACCOMPANYING SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE PARTITIONED AS SHOWN ON THE ANNEXED PLAT.

Robert L. Van Housen 5/10/96
ROBERT L. VAN HOUSEN DATE

Anita G. Van Housen 5/10/96
ANITA G. VAN HOUSEN DATE

William J. Ruppert
WILLIAM J. RUPPERT

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

96 MAY 24 PM 2:49

Gay Fields
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Gina E. Bennett
DEPUTY

FEE PP

SURVEY NARRATIVE:

BASIS OF BEARING: BEARINGS BASED ON SURVEY M 108-6 WHICH IS BASED ON M10-24.

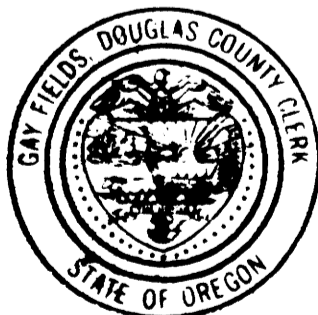
THE BOUNDARIES ARE BASED ON DEEDS 88-17480 AND 86-9296 AND MONUMENTS FOUND PER M34-26 AND M108-6 EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT.

THE CENTER OF THE CREEK WAS DETERMINED BY TAKING THE MEAN BETWEEN OBSERVATIONS OF BOTH BANKS AT ORDINARY HIGH WATER AS INDICATED BY THE VEGETATION LINE. THE COUNTY RIGHT-OF-WAY MAP SHOWS THE PROPOSED RIGHT-OF-WAY AT MEAN HIGH WATER ON THE NORTH BANK; HOWEVER DEED 86-6121 CALLS "TO COW CREEK" WHICH IS TAKEN AS THE THREAD OF THE STREAM FOR NON-NAVIGABLE WATERS.

PARCEL 1 CONTAINS A GAP BETWEEN DEED DESCRIPTIONS OF APPROXIMATELY 1729 SQUARE FEET.

I TOOK RANDOM LEVEL OBSERVATIONS OF THE LAND SOUTHERLY OF THE HIGH BANK OF THE STREAM AND FOUND THIS LAND TO BE HIGHER THAN THE 100 YEAR FLOOD PLAIN. THE LAND NORTHERLY OF THE HIGH BANK QUICKLY DESCENDS INTO THE FLOOD PLAIN.

INSTRUMENTS: LIETZ T60D, MAC II EDM, AND 100 FT. STEEL TAPE.



2:49 PM. 96-11229

FILED THIS DAY 24th OF MAY 1996, BY Gina E. Bennett

DOUGLAS COUNTY CLERK'S OFFICE

GAY FIELDS, County Clerk

LAND PARTITION SURVEY	
IN	
NW 1/4 SECTION 7, T32S, R4W, WM	
OWNER AND PARTITIONER:	
Robert and Anita Van Housen	
Planning Dept. File 93-173	
REGISTERED OREGON LAND SURVEYOR <u>William J. Ruppert</u>	Surveyed by:
JULY 12, 1968 WILLIAM J. RUPPERT 866	WILLIAM J. RUPPERT P.O. BOX 1564 MYRTLE CREEK, OR 97457
MY REGISTRATION EXPIRES 12/31/1996	FEBRUARY 1996 SHEET 2 OF 2

96-11229

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