

**A PARTITION PLAT FOR GERALD & JAMES KLOPE**  
LOCATED IN THE SW 1/4 OF SECTION 33, T 30 S,  
R 6 W, W.M., DOUGLAS COUNTY, OREGON

SUBJECT PROPERTY: INSTR. # 96-23774  
**OWNERS OF RECORD:** CLARA M. KLOPE  
(PARTITIONERS) JAMES KLOPE, JR.  
GERALD LEROY KLOPE, SR.  
588 COUNCIL CREEK RD.  
RIDDLE, OR 97469

PLANNING DEPT. FILE#: 96-251  
PARCEL #1 ZONING: FF PLAN: FFT  
PARCEL #2 ZONING: RR PLAN: RC2  
WATER: WELL  
WASTE DISPOSAL: SEPTIC  
TAX ACCT. #: 13926.00  
TAX LOT #: 30-6-33C TL 1200

**NARRATIVE:**

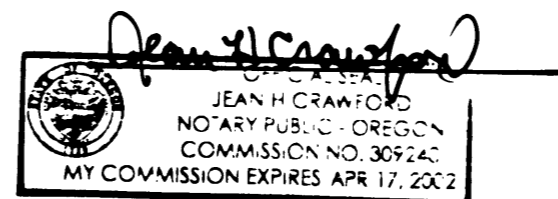
THE PURPOSE IS TO PARTITION THE SUBJECT PROPERTY INTO TWO PARCELS. THE WEST LINE OF PARCEL 1 WAS CONTROLLED BY THE SW CORNER & W 1/4 CORNER OF SECTION 33. THE NORTH LINE BY A RECORD ANGLE PER C.S. 41/379 AS SHOWN. THE EAST LINE OF PARCEL 1 WAS CONTROLLED BY RE-ESTABLISHMENT OF THE COUNTY RIGHT-OF-WAY & THE SOUTH LINE PER FOUND MONUMENTS. PARCEL 2 WAS LOCATED PER FOUND MONUMENTS WITH THE EXCEPTION THAT ITS SW CORNER WAS SET ON THE COUNTY RIGHT-OF-WAY & 60' FROM THE NORTH LINE OF THE PRIVATE ROAD KNOWN AS KLOPE LANE.

FIELD CREW: G. LANG, T. LANG  
EQUIPMENT: NIKON DTM 420  
COMPS: G. LANG  
DRAFTING: L. LANG

**LEGEND**

- - SET 5/8" IRON ROD/PLASTIC CAP MKD. "LANG SURVEYING"
- - FOUND 1" IRON PIPE UNLESS OTHERWISE NOTED
- △ - COMPUTED POINT

**ACKNOWLEDGEMENT**  
STATE OF OREGON  
COUNTY OF DOUGLAS  
THIS INSTRUMENT WAS ACKNOWLEDGED  
BEFORE ME ON June 24, 1999 BY  
CLARA KLOPE.



SURVEYOR: GREG LANG  
7550 WILLIS CREEK RD.  
WINSTON, OR 97496  
(541)679-5542



**SURVEYOR'S AFFIDAVIT**

I, GREG LANG, DO HEREBY CERTIFY THAT I HAVE SURVEYED & MARKED WITH PROPER MONUMENTS THE FOLLOWING DESCRIBED PROPERTY:

SEE LEGAL DESCRIPTION HEREON.

SUBJECT TO: EASEMENTS, RIGHTS, & RESTRICTIONS OF RECORD.

*Gregory D. Lang*  
SURVEYOR  
4-22-98  
DATE

**DECLARATION**

CLARA, LAWRENCE, JAMES, & GERALD KLOPE, DO HEREBY DECLARE THAT WE ARE THE OWNERS OF THE LANDS DESCRIBED HEREON AND THAT WE ARE CAUSING THE SAME LANDS TO BE PARTITIONED AS SHOWN AND THE WATERLINE EASEMENT TO BE CREATED AS SHOWN.

SAID WATERLINE EASEMENT IS TOGETHER WITH REASONABLE ACCESS TO & FOR REPAIR, REBUILDING & MAINTENANCE OF THE PIPELINES WHICH CONVEY DOMESTIC & IRRIGATION WATER FROM THE HISTORIC POINT OF DIVERSION IN COUNCIL CREEK.

*Gerald Leroy Klope Jr.*  
*James H. Klope Jr.*  
*Clara M. Klope*

**ACKNOWLEDGEMENT**

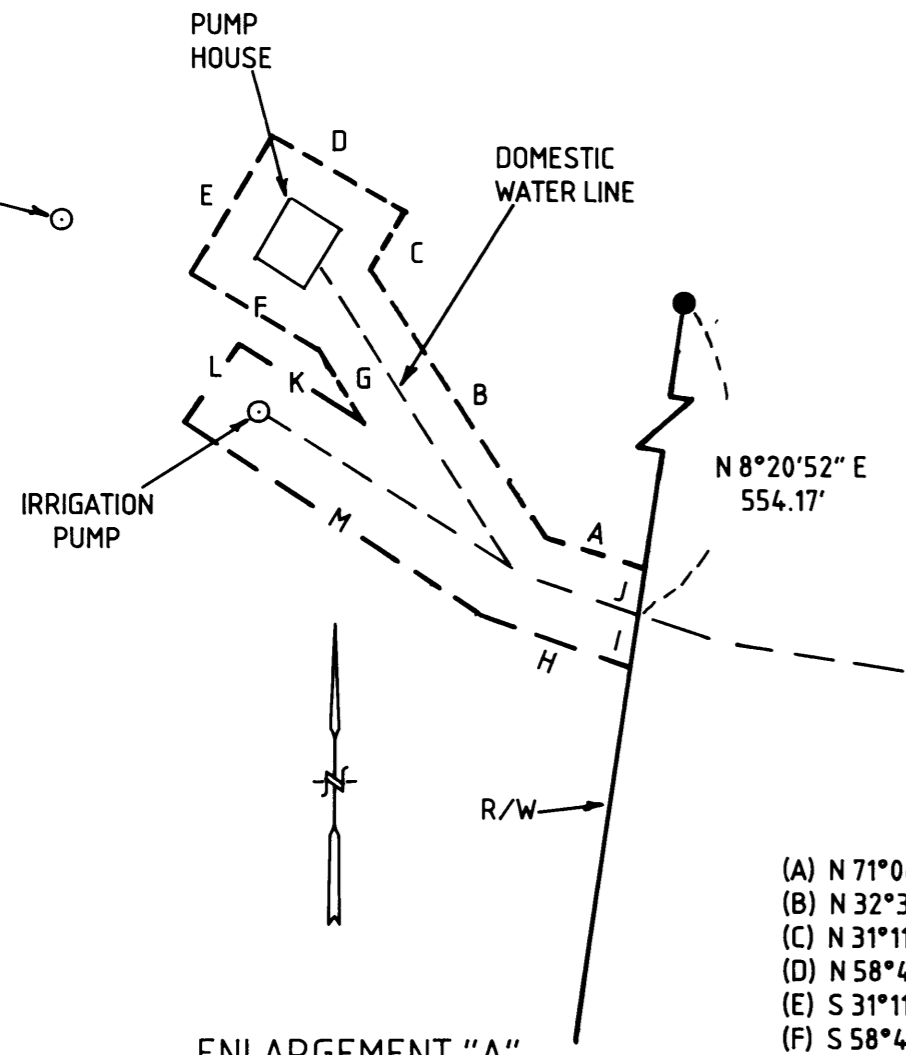
STATE OF OREGON  
COUNTY OF DOUGLAS  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
ON Sept. 2nd, 19 99  
BY LAWRENCE, JAMES, & GERALD KLOPE.  
*Jean H. Crawford*  
MY COMMISSION EXPIRES: 4-17-2002



**APPROVALS:**

*Bob Williamson for KLC* 6/28/99  
DOUGLAS CO. PLANNING DIRECTOR DATE  
*Ed Mann* DEPUTY 6-28-99  
DOUGLAS CO. SURVEYOR DATE

I HEREBY CERTIFY THAT ALL TAXES & SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW, HAVE BEEN PAID.  
*Don Northrup* 6/28/99  
DOUGLAS CO. TAX COLLECTOR DATE  
FILED THIS 28<sup>th</sup> DAY OF JUNE, 1999. 3:44 P.M.  
DOYLE SHAVER JR., County Clerk *Gladys G. Bennett* 6-28-99  
DOUGLAS CO. CLERK By: DEPUTY DATE



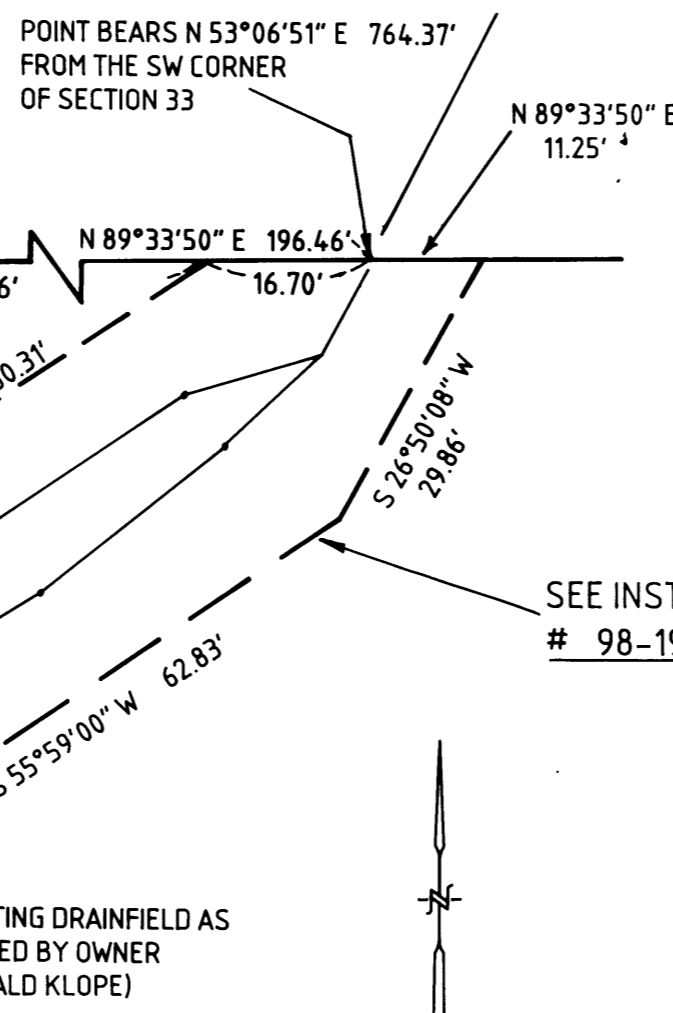
ENLARGEMENT "A"  
1" = 20'

- (A) N 71°08'00" W 10.99'
- (B) N 32°38'00" W 32.90'
- (C) N 31°11'00" E 6.12'
- (D) N 58°49'00" W 16.10'
- (E) S 31°11'00" W 17.00'
- (F) S 58°49'00" E 15.56'
- (G) S 32°38'00" E 7.76'
- (H) S 71°08'00" E 16.34'
- (I) N 8°20'52" E 5.08'
- (J) N 8°20'52" E 5.09'
- (K) N 56°54'27" W 14.14'
- (L) S 33°05'33" W 10.00'
- (M) S 56°54'27" E 36.32'

**LEGAL DESCRIPTION**

BEGINNING AT THE SECTION CORNER COMMON TO SECTIONS 32 & 33, T30S, R6W, AND SECTIONS 4 & 5, T31S, R6W; THENCE N1°39'11"E ALONG THE WEST LINE OF SECTION 33, 1151.23 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID SECTION LINE N89°22'18"E 423.52 FEET TO A 5/8" IRON ROD ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY RD. #93; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING: S8°20'52"W 1054.79 FEET TO A 5/8" IRON ROD AND ALONG THE ARC OF A 2,895 FT. RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS S7°09'54"W 119.40 FEET) 119.41 FEET TO A 3/4" IRON ROD ON THE SOUTHERLY LINE OF THAT PROPERTY DESCRIBED IN VOLUME 97, PAGE 596 (NO. 111) OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE N88°40'15"W ALONG SAID SOUTHERLY LINE 288.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.42 ACRES, MORE OR LESS.

ALSO BEGINNING AT A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY RD. #93, SAID POINT BEARS S88°40'15"E 288.76 FEET AND N15°13'11"E 480.86 FEET FROM THE SECTION CORNER COMMON TO SECTIONS 32 & 33, T30S, R6W AND SECTIONS 4 & 5, T31S, R6W; THENCE N8°20'12"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE 546.78 FEET TO A 1" IRON PIPE; THENCE N89°41'11"E 198.98 FEET TO A 1" IRON PIPE; THENCE N89°32'15"E 97.76 FEET TO A 1" IRON PIPE; THENCE S0°02'44"E 481.84 FEET TO A 5/8" IRON ROD ON THE NORTHERLY LINE OF A PRIVATE ROAD KNOWN AS KLOPE LANE; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING: N89°27'27"E 555.05 FEET TO A 5/8" IRON ROD AND N89°30'06"E 456.67 FEET TO A 5/8" IRON ROD ON THE EASTERLY LINE OF THAT PROPERTY DESCRIBED IN VOLUME 97, PAGE 596 (NO.111) OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE S0°01'24"E ALONG SAID EASTERLY PROPERTY LINE 59.65 FEET TO A 3/4" IRON PIPE ON THE SOUTHERLY LINE OF KLOPE LANE; THENCE ALONG THE SOUTHERLY LINE OF KLOPE LANE THE FOLLOWING: S89°32'23"W 479.20 FEET TO A 1" IRON PIPE, S89°46'13"W 100.35 FEET TO A 1" IRON PIPE, S89°30'01"W 181.58 FEET TO A 1" IRON PIPE, AND S89°33'50"W 627.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5.54 ACRES, MORE OR LESS.



ENLARGEMENT "B"  
1" = 20'

STATE OF OREGON  
COUNTY OF DOUGLAS  
I, DOYLE SHAVER JR., COUNTY CLERK AND  
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY  
THAT THIS INSTRUMENT WAS RECORDED

99 JUN 28 PM 3:44

DOYLE SHAVER JR.  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
By: *Gladys G. Bennett*

99-16915

99-16915

99-16915

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