1999-0078

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

PERSONALLY APPEARED BEFORE ME ON THIS 24th DAY OF Sept, 1999, IN SAID STATE AND COUNTY, BONNIE J. KIEFER, WHO ACKNOWLEDGES THE ANNEXED INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED.

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

Jean H Crawford NOTARY PUBLIC

DECLARATION AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS BONNIE J. KIEFER IS THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED ON THE ACCOMPANYING SURVEYOR'S CERTIFICATE, HAS CAUSED THE SAME TO BE PARTITIONED AS SHOWN ON THE ANNEXED PLAT.

Bonnie J. Kiefer 9-24-'99
BONNIE J. KIEFER DATE

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 LAND PARTITIONED ON THE ACCOMPANYING LAND PARTITION MAP IS AS FOLLOWS:

A PARCEL OF LAND IN SECTION 31, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD S88°13'40"W 1192.79 FEET FROM THE NE CORNER OF SAID SECTION 31, TO THE TRUE POINT OF BEGINNING; THENCE RUNNING FROM THE TRUE POINT OF BEGINNING S88°10'40"W FOR 350.92 FEET TO A 5/8" IRON ROD; THENCE S1°43'00"E FOR 626.83 FEET TO A 1" IRON PIPE; THENCE N88°23'47"E FOR 350.77 FEET TO A 5/8" IRON ROD; THENCE N1°42'10"W FOR 628.17 FEET TO A 5/8" IRON ROD TO THE TRUE POINT OF BEGINNING, THE AREA BEING 5.05 ACRES.

TOGETHER WITH A RIGHT-OF-WAY 60 FEET WIDE RUNNING ALONG THE SOUTH BOUNDARY OF THE PREMISES EASTERLY AND WESTERLY TO THE RIDDLE-CANYONVILLE AND ASH CREEK COUNTY ROADS.

WILLIAM J. RUPPERT

APPROVALS

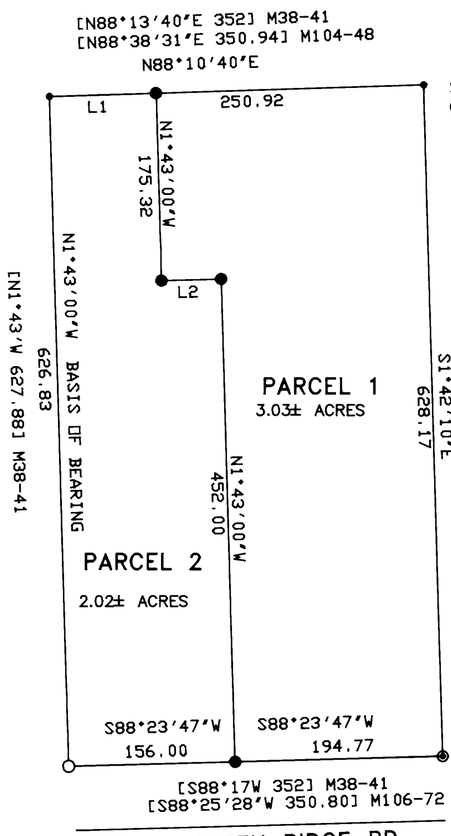
Keith L. Cubic 9/27/99
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Romey Wone 9/27/99
COUNTY SURVEYOR DATE

99-24232

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

Keith Ferguson 9-27-99
DOUGLAS COUNTY TAX COLLECTOR DATE



S88°13'40"W 1192.79 FEET FROM THE NE CORNER OF SECTION 31, T30S, R5W, WM PER DEED RECORD

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 SEP 28 AM 11:56
DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Carol Engle DEPUTY
FEE $0

DOYLE SHAVER JR.
FILED THIS DAY 28 OF September, 1999, BY Carol Engle, Deputy
DOUGLAS COUNTY CLERK'S OFFICE Oct 11:56am

Line Table

	Brng	HDist
L1	S88°10'40"W	100.00
L2	S88°17'00"W	56.00

99-24232

DOYLE SHAVER JR., DOUGLAS COUNTY CLERK STATE OF OREGON

BOTH PARCELS ARE SUBJECT AND AGREEMENT TO PARTICIPATE IN A PRIVATE ROAD MAINTENANCE AGREEMENT PER BOOK 1644, PAGE 918 OF DOUGLAS COUNTY RECORDS.

BOTH PARCELS ARE SUBJECT TO A WAVIER OF REMONSTRANCE TO PARTICIPATE A LOCAL IMPROVEMENT DISTRICT RECORDED IN BOOK 1644, PAGE 915 OF DOUGLAS COUNTY RECORDS.

SURVEY NARRATIVE

THIS SURVEY IS BASED ON FOUND MONUMENTS AT PROPERTY CORNERS.

EQUIPMENT: PENTAX PTS III AND 100 FT STEEL TAPE.

SURVEY, CALCULATIONS AND DRAFTING BY WILLIAM J. RUPPERT

BASED ON M 38-41 AND DEED
N

LEGEND

- • FOUND 5/8" IRON ROD
- [ ] RECORD AS NOTED
- ◉ FOUND 5/8" IRON ROD AND CAP MARKED "SHANER ENGINEERING, LS 430"
- ● SET 5/8"X30" IRON ROD WITH 1.25" PLASTIC CAP LS 866
- ○ FOUND 1" IRON PIPE
- ——— X ——— FENCE

LAND PARTITION SURVEY

OF DEED 72-3323 IN

NE 1/4 SECTION 31, T30S, R5W, WM

OWNER and PARTITIONER
BONNIE J. KIEFER
277 Evergreen Ridge Road
Riddle, OR 97469

ZONE: RR
COMP. PLAN DESIG.: RESIDENTIAL COMMITTED -2 Ac.
WATER SUPPLY: SOUTH UMPQUA WATER ASSOCIATION
SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS
Planning Dept. File 99-154

REGISTERED OREGON LAND SURVEYOR
JULY 12, 1968
WILLIAM J. RUPPERT
866
MY REGISTRATION EXPIRES 12/31/2000

Surveyed by:
WILLIAM J. RUPPERT
P.O. BOX 1564
MYRTLE CREEK, OR 97457

SCALE 1"=100' | SEPT. 1999
SHEET 1 OF 1

1999-0078