



NO FEE

10/31/2003 02:09:50 PM

PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER
This is a no fee document

LAND PARTITION

PART OF LOT 4,
NW 1/4 SECTION 15, TWP 30 S, R4 W, W.M.

OWNER/PARTITIONER:

MIKE AND PAT KRUZIC
606 SHIVELY CREEK ROAD
CANYONVILLE, OR 97417
WATER SUPPLY: EXISTING WELL
SANITARY SEWER: SEPTICS
NO. OF PARCELS: 2
ZONING: RR 2 ACRE
COMP. PLAN DESIG: RC2
PLANNING FILE: 03-008

SURVEYOR'S CERTIFICATE:

I, DAVID J. BEEDLE CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE LAND PARTITION AS SHOWN HEREON AND DESCRIBED IN BOOK 1197, PAGE 459, DEED INSTRUMENT NO. 92-16020, OF THE DOUGLAS COUNTY DEED RECORDS, DOUGLAS COUNTY, OREGON.

PARCELS 1 & 2 INCLUDE AN EXCLUSIVE APPURTENANT EASEMENT FOR WATER AS RECORDED IN DOUGLAS COUNTY RECORDS, INST. NO. 78-18982, VOL. 693, PAGE 908, AND VOL. 107, PAGE 536, AND ARE SUBJECT TO A RIGHT OF WAY EASEMENT TO THE CALIFORNIA OREGON POWER CO.

TOGETHER WITH A 10' WATER LINE EASEMENT FROM PARCEL 1 TO SERVICE & MAINTAIN WATER TO PARCEL 2 AS SHOWN.

THIS SURVEY WAS PERFORMED BY DAVID BEEDLE AND GAYLE BEEDLE USING A SOKKIA SET 4BII TOTAL STATION. COMPUTATIONS AND DRAFTING BY DAVID BEEDLE.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE PROPERTY DESCRIBED IN DEED INST. NO. 92-16020, BOOK 1197, PAGE 459, INTO TWO PARCELS AS APPROVED BY DOUGLAS COUNTY PLANNING. MONUMENTS PER SURVEY MAPS M13-80, M56-54, AND M119-62, WERE FOUND AS SHOWN AND WERE USED TO CONTROL THIS SURVEY. NO WITNESS MONUMENT WAS FOUND ALONG THE NORTH LINE OF SECTION 15. ITS POSITION WAS CALCULATED USING MONUMENTS FOUND PER M119-62.

THE INTERMEDIATE 'EL' CORNER OF DLC #47 WAS TIED TO ESTABLISH ALIGNMENT OF THE NORTHERN PORTION OF THE EAST PROPERTY LINE WHICH IS ALONG THE WEST LINE OF DLC #47. THE DEED CALL TO FOLLOW THE WEST BANK OF THE SOUTH UMPQUA RIVER DOWNSTREAM FROM THE SOUTH EAST CORNER MONUMENT TO ITS INTERSECTION WITH THE SOUTH BOUNDARY OF DLC #47, AND FROM THERE PROCEED WEST 200 FEET TO THE SOUTHWEST CORNER OF DLC #47 IS AMBIGUOUS, SINCE THE DLC CORNER FALLS IN THE RIVER, THEREFORE I HELD THE BOUNDARY TO BE TO THE CENTER OF THE RIVER WHICH IS CUSTOMARY FOR NON NAVIGABLE STREAMS. THE LAND WAS THEN PARTITIONED AND MONUMENTED AS SHOWN ON THE FACE OF THE PLAT.

100 YEAR FLOOD:

A FEMA 100 YEAR FLOOD STUDY HAS NOT BEEN DONE FOR THIS AREA. I DETERMINED THE 100 YEAR BASE FLOOD ELEVATION FOR THIS PROPERTY ON SEPTEMBER 5, 2003, USING LOCAL DATA WITH NGVD 29 DATUM.

THE CLOSEST 100 YEAR FLOOD DATA (1964 FLOOD) IS RECORDED AT THE TILLER GAGE STATION. THE DIFFERENCE BETWEEN THE GAGE READING ON SEPTEMBER 5, 2003, AND THE RECORDED 1964 FLOOD WATER HEIGHT WAS 24.9 FEET. I ADDED ONE FOOT FOR DOWNSTREAM TRIBUTARY ALLOWANCE FOR A TOTAL RISE IN WATER OF 25.9. USING THE USGS BM SHOWN, I MEASURED THE ELEVATION OF THE WATER AT THE RIVER'S EDGE ON SITE (716.9') AND ADDED THE 25.9 FEET TO GET THE 100 YEAR BASE FLOOD ELEVATION OF 742.8 FEET.

ALL THE STRUCTURES AND THEIR SURROUNDING AREAS ARE ABOVE THIS 100 YEAR BASE FLOOD ELEVATION AS SHOWN.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT MIKE AND PAT KRUZIC, OWNERS OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. 92-075, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT.

Mike Krusic
MIKE KRUZIC

Pat Krusic
PAT KRUZIC

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 29 DAY OF October, 2003, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED MIKE KRUZIC AND PAT KRUZIC, OWNERS OF THE PROPERTY DESCRIBED, TO ME KNOWN TO BE THE PERSONS DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT THEY EXECUTED THE SAME FOR THE PURPOSES SET FORTH HEREIN.

Nancy A. Winchell
NOTARY PUBLIC, STATE OF OREGON



APPROVALS:

Keith L. Cubic OCTOBER 30, 2003
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Rory Wen 10-30-03
DOUGLAS COUNTY SURVEYOR DATE

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

Sandra K. Conlee 10/31/03
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 31st DAY OF OCTOBER, 2003, 2:09 O'CLOCK PM

BARBARA E. NIELSEN
DOUGLAS COUNTY CLERK *Gloria A. Burnett* BY: DEPUTY

REGISTERED PROFESSIONAL LAND SURVEYOR

David J. Beedle
OREGON
JANUARY 21, 1997
DAVID J. BEEDLE
#2798

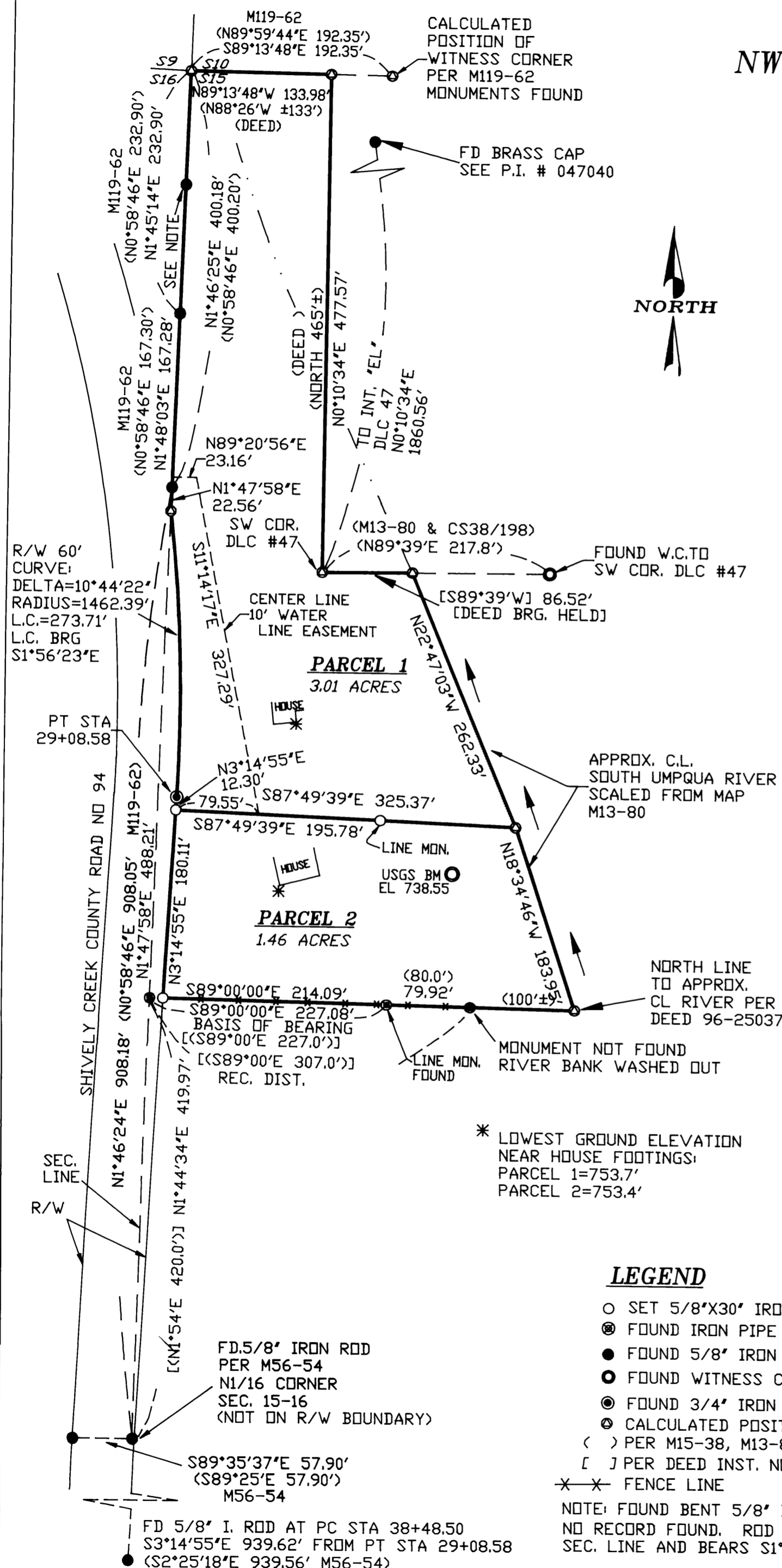
EXPIRES 12-31-03



PREPARED BY:
DAVID J. BEEDLE TEL 541-874-3258
PROFESSIONAL 163 TRAYLOR ROAD
LAND SURVEYING RIDDLE, OREGON 97469

SCALE: 1"=100'
DATE: 9-11-03

DRAFTED FOR:
MIKE & PAT KRUZIC
606 SHIVELY CREEK ROAD
CANYONVILLE, OR 97417



2003-0074

2003-0074