



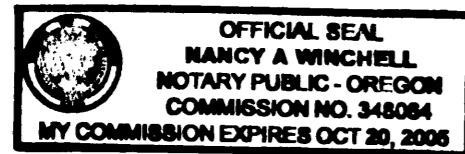
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06/28/2004 11:45:40 AM
PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER
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ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF DOUGLAS } SS

PERSONALLY APPEARED BEFORE ME ON THIS 25 DAY OF June, 2004, IN SAID STATE AND COUNTY, ARTHUR HAROLD LEVASSEUR, JR., WHO ACKNOWLEDGES THE ANNEXED INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.



Nancy A. Winchell NOTARY PUBLIC

DECLARATION AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS, ARTHUR HAROLD LEVASSEUR, JR. 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 AND DEDICATES THE EASEMENTS AS SHOWN ON THE ANNEXED PLAT.

Arthur H. Levasseur, Jr. 6/25/04
ARTHUR H. LEVASSEUR, JR. DATE

2004-015894 11:45 A.M.
FILED THIS DAY 28 OF JUNE 2004, BY *Barbara E. Nielsen*
DOUGLAS COUNTY CLERK'S OFFICE DEPUTY
BARBARA E. NIELSEN COUNTY CLERK



APPROVALS

Keith L. Cubie 6/28/04
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Rory Wain 6-28-04
COUNTY SURVEYOR DATE

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

Sandra K. Creech 6/28/04
DOUGLAS COUNTY TAX COLLECTOR DATE

SURVEY NARRATIVE

THE SURVEY WAS MADE TO ADJUST BOUNDARY LINES OF PREVIOUS PARTITIONS AND CREATE A TWO PARCEL PARTITION.

SURVEYS M 111-48, M 107-20. AND M 94-56 WERE USED AS CONTROL. DEED 2003-005972 AND AGREEMENT 91-02206 WERE ALSO USED AS BOUNDARY CONTROL. HELD AND PROPORTIONED MEASUREMENTS ARE NOTED ON THE PLAT.

SURVEY, CALCULATIONS, AND DRAFTING BY WILLIAM J. RUPPERT.

A NIKON DTM 430 WAS USED FOR THIS SURVEY.

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 SECTIONS 19 AND 20, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WHICH IS NORTH 38° 11' 25" WEST 490.10 FEET AND NORTH 37° 34' 49" WEST 45.00 FEET FROM THE QUARTER CORNER COMMON TO SECTIONS 19 AND 20, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN; THENCE RUNNING FROM THE POINT OF BEGINNING NORTH 84° 0' 16" EAST FOR 122.83 FEET TO A 5/8" IRON ROD; THENCE NORTH 67° 37' 28" EAST FOR 134.23 FEET TO A 5/8" IRON ROD; THENCE NORTH 37° 34' 49" WEST FOR 25.00 FEET TO A 5/8" IRON ROD; THENCE NORTH 59° 37' 11" EAST FOR 184.09 FEET MORE OR LESS TO THE CENTER OF THE SOUTH UMPQUA RIVER; THENCE SOUTH 15° 10' 25" EAST ALONG THE CENTER OF THE SOUTH UMPQUA RIVER FOR 164.89 FEET; THENCE LEAVING THE SOUTH UMPQUA RIVER SOUTH 61° 46' 00" WEST FOR 214.96 FEET TO A 5/8" IRON ROD; THENCE SOUTH 61° 44' 3" WEST FOR 179.38 FEET TO A 5/8" IRON ROD; THENCE NORTH 60° 29' 35" WEST FOR 234.41 FEET; THENCE NORTH 39° 41' 54" WEST FOR 200.94 FEET TO A 3/4" IRON PIPE; THENCE SOUTH 59° 4' 13" WEST FOR 300.97 FEET MORE OR LESS TO THE EASTERLY RIGHT-OF-WAY OF MCGINTY LANE; THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF MCGINTY LANE NORTH 31° 20' 14" WEST FOR 196.02 FEET AND NORTH 32° 35' 17" WEST FOR 70.41 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF GAZLEY ROAD; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF GAZLEY ROAD NORTH 61° 11' 8" EAST FOR 135.02 FEET TO A 5/8" IRON ROD, NORTH 61° 16' 13" EAST FOR 265.60 FEET TO A 5/8" IRON ROD, NORTH 61° 16' 13" EAST FOR 100.00 FEET TO A 7/8" IRON ROD, NORTH 60° 58' 50" EAST FOR 47.70 FEET TO A 1/2" IRON ROD, AND NORTH 58° 55' 44" EAST FOR 156.79 FEET TO A 1/2" IRON ROD; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY SOUTH 18° 22' 53" EAST FOR 295.05 FEET TO A 5/8" IRON ROD; THENCE SOUTH 87° 37' 17" WEST FOR 106.02 FEET; THENCE SOUTH 21° 4' 50" WEST FOR 127.16 FEET TO A 5/8" IRON ROD; THENCE SOUTH 37° 34' 49" EAST FOR 145.10 FEET A 5/8" IRON ROD AT THE TRUE POINT OF BEGINNING, THE AREA BEING 6.40 ACRES MORE OR LESS.

LAND PARTITION AND BOUNDARY LINE ADJUSTMENT

OF DEED INSTRUMENT NO. 2003-005972 PARCEL 1 OF MLP10\99, & PARCEL 2 OF MLP 8\59

OWNER AND PARTITIONER:

ARTHUR HAROLD LEVASSEUR, JR.
315 GAZLEY RD.
MYRTLE CREEK, OR. 97457

ZONE: RR
COMP. PLAN DESIG.: RC2
WATER SUPPLY: WELL ON UNIT 2
SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS
PLANNING DEPT. FILE 03-208

REGISTERED OREGON LAND SURVEYOR

William J. Ruppert
WILLIAM J. RUPPERT
866

MY REGISTRATION EXPIRES 12/31/2004

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

SCALE 1"=60' JUNE 2004
SHEET 1 OF 2

William J. Ruppert
WILLIAM J. RUPPERT

2004-0039 A

2004-0039 A