

**SURVEY NARRATIVE**

**PURPOSE:**  
 THIS SURVEY WAS MADE TO PARTITION THE LAND DESCRIBED IN DEED 91-16028 AND PARCEL 1 OF LP 1990-0076.  
 A SURVEY WAS ALSO MADE TO ADJUST THE BOUNDARY BETWEEN PARCELS 1 AND 2 OF LP 1990-0076.

**BOUNDARY CONTROL:**  
 MONUMENTS PER LP 1990-0076 CONTROLLED THIS SURVEY.

**SURVEY, CALCULATIONS AND DRAFTING:**  
 WILLIAM J. RUPPERT.

**INSTRUMENT:** NIKON DTM 430.

**ACKNOWLEDGMENT:**

STATE OF OREGON }  
 COUNTY OF DOUGLAS } SS

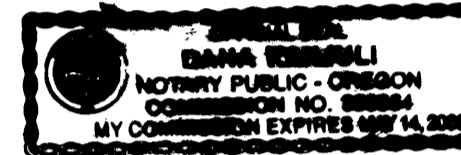
PERSONALLY APPEARED BEFORE ME ON THIS 15 DAY OF December, 2004, IN SAID STATE AND COUNTY, MANFRED WERNER FINCH, WHO ACKNOWLEDGES THE ANNEXED INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

Jana Kaitiuli NOTARY PUBLIC

**DECLARATION AND DEDICATION:**

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

Manfred Werner Finch 12-15-04  
 MANFRED WERNER FINCH DATE



UNDER CURRENT ZONING REGULATIONS, FUTURE DIVISION OF THE PARCELS CREATED HERE IN MAY BE POSSIBLE, BUT MAY REQUIRE ACQUISITION OF ADDITIONAL RIGHT-OF-WAY, POSSIBLE DEDICATION OF RIGHT-OF-WAY TO THE PUBLIC AND POSSIBLE CONSTRUCTION OF STREET IMPROVEMENTS.

20' ROADWAY EASEMENT PER LP 1990-0076 NOT USED  
 YARD ENCROACHMENT

LINE	BEARING	DIST	
L1	N87°20'58"W	9.34	[9.54]
L2	N65°55'58"W	56.51	[56.71]
L3	N23°06'44"E	27.00	
L4	S83°23'05"E	50.48	
L5	N0°20'57"E	22.00	
L6	S0°20'57"W	54.13	

**SURVEYOR'S CERTIFICATE**

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

BEGINNING AT A 5/8" IRON ROD AT THE NORTHWEST CORNER OF PARCEL 1 OF LAND PARTITION 1990-0076 OF DOUGLAS COUNTY, OREGON, PARTITION RECORDS; THENCE S23° 36' W ALONG THE EASTERLY RIGHT-OF-WAY OF OLD PACIFIC HIGHWAY FOR 202.08 FEET TO A 5/8" IRON ROD; THENCE S66° 6' 44" E ALONG THE SOUTHERLY LINE OF SAID PARCEL 1 FOR 155.44 FEET TO A 3/4" IRON PIPE; THENCE N23° 6' 44" E FOR 27.00 FEET TO A 5/8" IRON ROD; THENCE S83° 23' 5" E FOR 50.48 FEET TO A 5/8" IRON ROD; THENCE N76° 50' 28" E FOR 139.86 FEET TO A 5/8" IRON ROD; THENCE N0° 20' 57" E ALONG THE EASTERLY LINE OF SAID PARCEL 1 FOR 151.57 FEET TO A 5/8" IRON ROD; THENCE N83° 41' 30" W FOR 198.41 FEET TO A 5/8" IRON ROD; THENCE N87° 20' 58" W FOR 9.34 FEET AND N65° 55' 58" W ALONG THE NORTHERLY LINE OF SAID PARCEL 1 FOR 56.51 FEET TO THE TRUE POINT OF BEGINNING, THE AREA BEING 1.34± ACRES, ALL LOCATED IN SECTION 7, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

William J. Ruppert  
 WILLIAM J. RUPPERT

COVENANT AND RESTRICTION:  
 PARCEL 2 SHALL NOT BE RE-DIVIDED



2005-013601  
 FILED THIS DAY 2<sup>ND</sup> OF JUNE 2005 BY Glaucia Bennett DEPUTY  
 DOUGLAS COUNTY CLERK'S OFFICE 1:58 P.M.  
BARBARA E. NIELSEN  
 DOUGLAS COUNTY CLERK

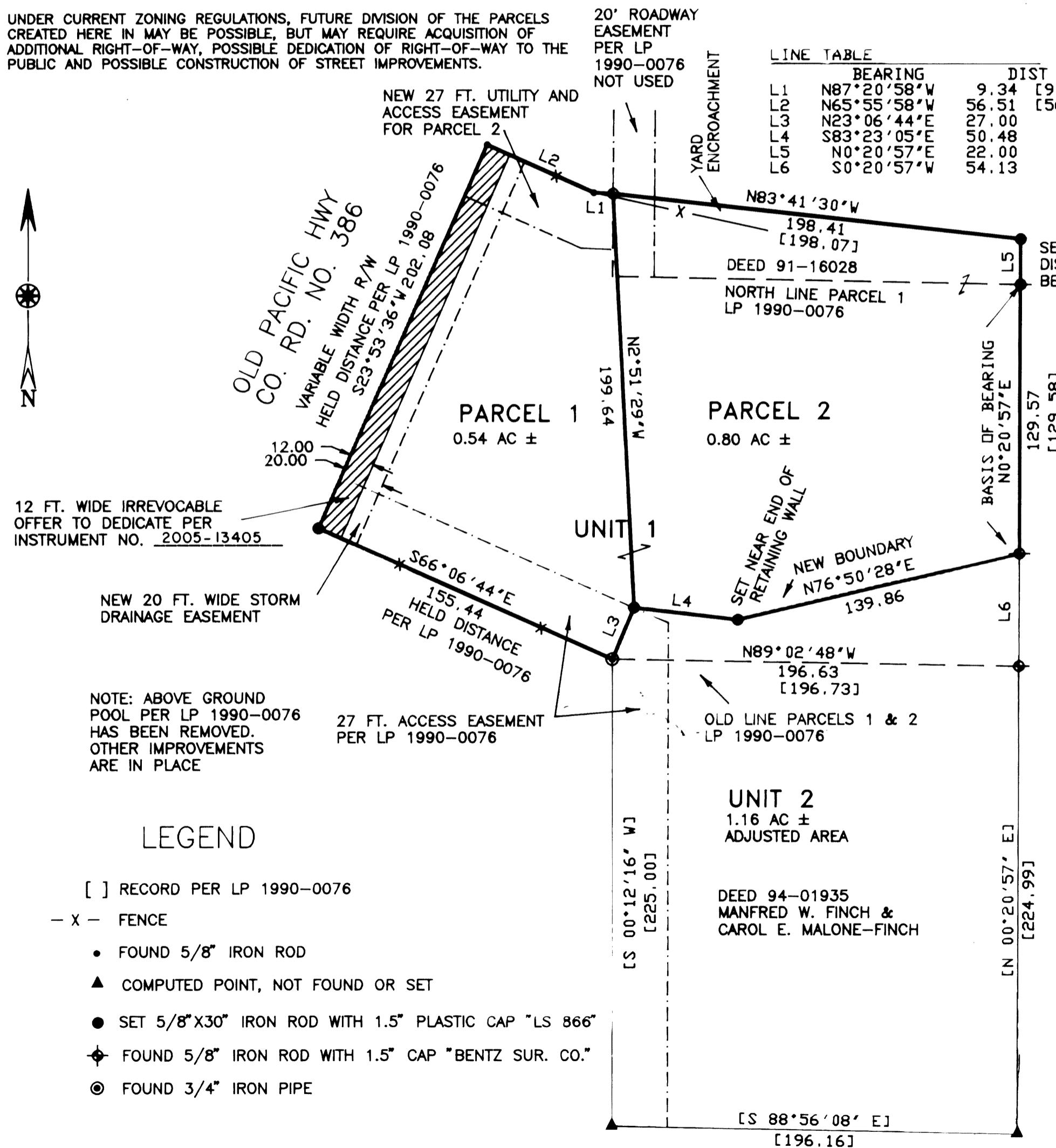
**APPROVALS**

Keith L. Cubic 6/1/05  
 DOUGLAS COUNTY PLANNING DIRECTOR DATE

Randy Smith 6-2-05  
 COUNTY SURVEYOR DEPUTY DATE

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

Sandra K. Conlee 6/2/05  
 DOUGLAS COUNTY TAX COLLECTOR DATE



<b>LAND PARTITION SURVEY</b> OF PARCEL 1 LP 1990-0076 AND DEED 91-16028	
E1/2 SECTION 7, T. 30 S. R. 5 W.	
OWNER AND PARTITIONER: <b>MANFRED WERNER FINCH</b> 464 S. OLD PACIFIC HWY MYRTLE CREEK, OR. 97457	
ZONE: R-1 COMP. PLAN DESIG.: RLD & RMD WATER SUPPLY: TRI-CITY WATER DIST. SEWAGE DISPOSAL: TRI-CITY SANITARY DIST.	
PLANNING DEPT. FILE 04-135	
REGISTERED OREGON LAND SURVEYOR <u>William J. Ruppert</u> JULY 12, 1968 WILLIAM J. RUPPERT 866 MY REGISTRATION EXPIRES 12/31/2004	Surveyed by: <b>WILLIAM J. RUPPERT</b> P.O. BOX 1564 MYRTLE CREEK, OR 97457
SCALE 1"=50'	OCTOBER 2004 SHEET 1 OF 1