

DOUGLAS COUNTY OFFICIAL RECORDS 2008-015125
BARBARA E. NIELSEN, COUNTY CLERK

NO FEE
08/08/2008 08:43:56 AM
PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER
This is a no fee document

APPROVALS

Keith J. Cubic 8/5/08
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Randy Smith 8-5-08
COUNTY SURVEYOR DATE

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

Sandra K. Creech 8/7/08
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS DAY 8 OF August 2008, AT 8:43 am

BY BARBARA E. NIELSEN
DOUGLAS COUNTY CLERK



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:

COMMENCING AT A 1 INCH SQUARE ROD LOCATED AT THE INTERSECTION OF THE WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO RALPH T. DWIGHT ET UX AND RECORDED IN VOLUME 260 AT PAGE 278, DOUGLAS COUNTY DEED RECORDS AND THE SOUTHERLY LINE OF TENMILE VALLEY COUNTY ROAD, SAID ROD BEING SOUTH 0° 20' WEST 1568.5 FEET FROM THE QUARTER CORNER BETWEEN SECTIONS 30 AND 31, TOWNSHIP 28 SOUTH, RANGE 7 WEST, WILLAMETTE MERIDIAN; THENCE NORTH 61° 09' 03" EAST 593.61 FEET ALONG SAID SOUTHERLY LINE TO A 5/8 INCH IRON ROD AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 20° 13' 58" EAST FOR 728.77 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 70° 1' 43" EAST FOR 232.60 FEET TO A 5/8 INCH IRON ROD IN THE EASTERLY LINE OF SAID DWIGHT PARCEL SAID POINT BEING ALSO ON THE WESTERLY LINE OF THE REUBEN A. HUFF, ET UX PROPERTY AS DESCRIBED IN INSTRUMENT NO. 65-7214, IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE NORTH 5° 22' 3" WEST FOR 398.33 FEET TO A 5/8" IRON ROD AND NORTH 5° 22' 3" WEST FOR 7.49 FEET ALONG THE EASTERLY LINE OF SAID DWIGHT PROPERTY AND THE WESTERLY LINE OF SAID HUFF PROPERTY MORE OR LESS, TO THE CENTERLINE OF A SMALL STREAM AND THE MOST SOUTHERLY POINT IN THE CERTAIN PARCEL OF LAND CONVEYED TO DIRK BLOM ET UX AND RECORDED IN BOOK 463, AT PAGE 847; THENCE NORTHERLY ALONG SAID STREAM CENTERLINE AND THE WESTERLY LINE OF SAID BLOM PARCEL NORTH 39° 50' 36" WEST FOR 29.00 FEET, AND NORTH 25° 39' 25" WEST FOR 33.98 FEET, AND NORTH 30° 7' 59" WEST FOR 48.04 FEET, AND NORTH 11° 31' 51" EAST FOR 29.12 FEET, AND NORTH 40° 15' 6" WEST FOR 20.62 FEET, AND NORTH 54° 27' 7" WEST FOR 34.99 FEET, AND NORTH 32° 7' 37" WEST FOR 53.86 FEET, AND NORTH 54° 25' 25" WEST FOR 19.80 FEET, AND NORTH 7° 11' 17" EAST FOR 14.89 FEET, AND NORTH 20° 25' 52" WEST FOR 31.33 FEET, AND NORTH 49° 19' 43" WEST FOR 51.62 FEET, AND NORTH 55° 16' 50" WEST FOR 43.67 FEET MORE OR LESS, TO A POINT IN SAID SOUTHERLY LINE OF TENMILE VALLEY COUNTY ROAD; THENCE LEAVING THE CENTER OF SAID CREEK SOUTH 60° 36' 34" WEST FOR 6.17 FEET MORE OF LESS ALONG SAID SOUTHERLY LINE TO A 5/8" IRON ROD AND SOUTH 60° 36' 34" WEST FOR 235.34 FEET TO THE TRUE POINT OF BEGINNING.

William J. Ruppert
WILLIAM J. RUPPERT

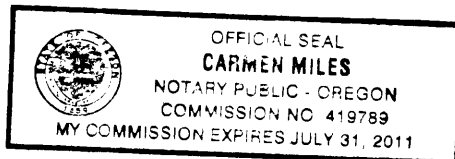
ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF DOUGLAS } SS

PERSONALLY APPEARED BEFORE ME ON THIS 24 DAY OF July, 2008, IN SAID STATE AND COUNTY, GLEN O. AND VALORIE PEDERSON, WHO ACKNOWLEDGE THE ANNEXED INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

DECLARATION AND DEDICATION:

Carmen Miles NOTARY PUBLIC
KNOWN ALL MEN BY THESE PRESENTS, GLEN O. AND VALORIE PEDERSON, ARE THE OWNERS OF THE LAND REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED ON THE ACCOMPANYING SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE PARTITIONED AS SHOWN ON THE ANNEXED PLAT.



Glen Pederson 7-27-08
GLEN O. PEDERSON DATE
Valorie Pederson 7-27-08
VALORIE PEDERSON DATE

SURVEY NARRATIVE

PURPOSE:
THIS SURVEY WAS MADE TO PARTITION THE LAND DESCRIBED IN DEED 77-19432 INTO TWO PARCELS

BOUNDARY CONTROL:
MONUMENTS PER MLP 3/54 {M 64-74} CONTROLLED THE BOUNDARY.

PARTY CHIEF, CALCULATIONS AND DRAFTING: WILLIAM J. RUPPERT
INSTRUMENT: MICKEY CALVERT
ROD: GLEN O. PEDERSEN, JR.

INSTRUMENT USED : NIKON DTM 430

LAND PARTITION SURVEY
OF THE LAND DESCRIBED

IN INSTRUMENT NUMBER 77-19432
IN NE 1/4 SECTION 31, T. 28 S., R. 7 W., W.M.

OWNER AND PARTITIONER:

GLEN O. and VALORIE PEDERSON
P. O. BOX 52
TENMILE, OR 97481

ZONE: (RR)
COMP. PLAN DESIGNATION (RC2)
WATER SUPPLY: WELL ON EACH PARCEL
SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS

COUNTY PLANNING FILE 08-035

REGISTERED
OREGON
LAND SURVEYOR

William J. Ruppert
JULY 12, 1968
WILLIAM J. RUPPERT
866

MY REGISTRATION
EXPIRES 12/31/2008

Surveyed by:

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

SCALE 1"=50'

JUNE 2008
SHEET 1 OF 2

