

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

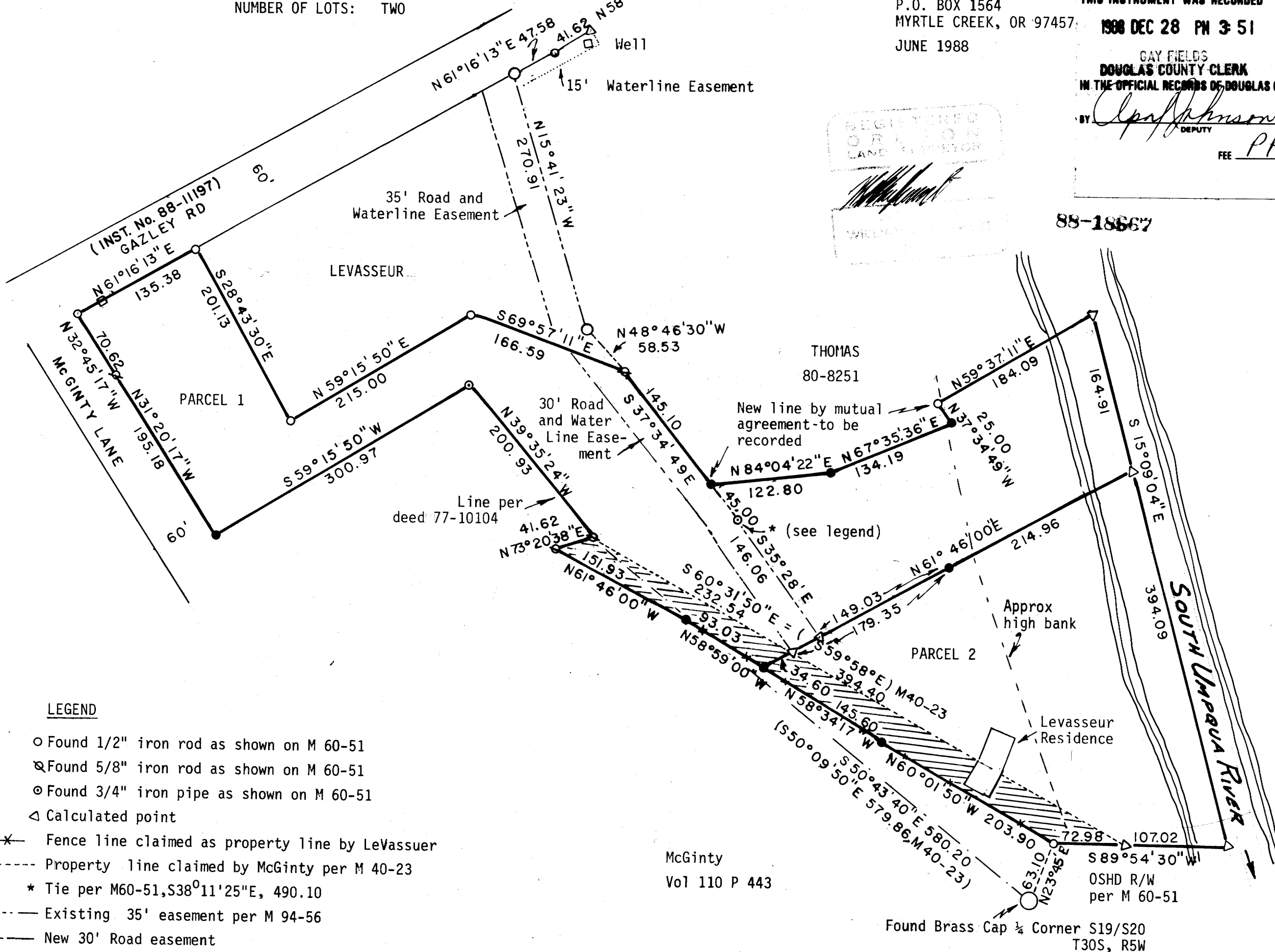
MINOR LAND PARTITION IN NE 1/4 SEC. 19 & NW 1/4 SEC 20, T30S, R5W, WM

OWNER AND PARTITIONER: GERTRUDE A. LEVASSEUR
BOX 317 GAZLEY ROAD
MYRTLE CREEK, OR 97457

ZONE: RR
WATER: WELL AND SOUTH UMPQUA RIVER PERMIT No. 50425
SEWAGE: PRIVATE SEPTIC SYSTEMS
NUMBER OF LOTS: TWO

SURVEYED BY:
WILLIAM J. RUPPERT
P.O. BOX 1564
MYRTLE CREEK, OR 97457
JUNE 1988

FILED
12
1988 DEC 28 PM 3:51
STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
I, GAY FIELDS, COUNTY CLERK AND RECORDER
OF CONVEYANCES, DO HEREBY CERTIFY THAT
THIS INSTRUMENT WAS RECORDED
GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY *Gay Fields* DEPUTY
FEE PP



LEGEND

- Found 1/2" iron rod as shown on M 60-51
- ⊗ Found 5/8" iron rod as shown on M 60-51
- ⊙ Found 3/4" iron pipe as shown on M 60-51
- △ Calculated point
- *—*— Fence line claimed as property line by LeVassuer
- Property line claimed by McGinty per M 40-23
- * Tie per M60-51, S38°11'25"E, 490.10
- Existing 35' easement per M 94-56
- New 30' Road easement
- Found 7/8" iron rod as shown on M94-56
- Set 5/8"x30" iron rod with 3/4" brass washer marked LS 866
- New 15' wide waterline easement
- ==== Disputed Area
- Bench mark L499 Elevation 706.50
North 55°40' East 29.1 from most westerly corner Parcel 1

AREA

Parcel 1,	3.56 Ac. Total,	0.15 Ac. Disputed
Parcel 2,	2.27 Ac. Total,	0.29 Ac. Disputed

APPROVALS:
Keith L. Cubic 12/19/88 Planning Commission Date
Francis L. Ingram 12-28-88 County Surveyor Date



Bearings Based on M60-51
Scale 1"=100'

88-18667

36.10-89.99#

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DEC 28 1988

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

PAGE 2 OF 2 MLP FOR LEVASSEUR IN NE 1/4 SECTION 19 AND NW 1/4 OF SECTION 20, T30S, R5W, WM

PARCEL 1

A PARCEL OF LAND SITUATED IN SECTION 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 FROM THE POINT OF BEGINNING NORTH 84°04'22" EAST 122.80 FEET TO A 5/8" IRON ROD; THENCE NORTH 67°35'36" EAST 134.19 FEET TO A 5/8" IRON ROD; THENCE NORTH 37°34'49" WEST 25.00 FEET TO A 1/2" IRON ROD; THENCE NORTH 59°37'11" EAST 184.09 FEET MORE OR LESS TO THE CENTER OF THE SOUTH UMPQUA RIVER; THENCE SOUTH 15°09'04" EAST 164.91 FEET ALONG THE CENTER OF THE RIVER TO A POINT; THENCE LEAVING SAID RIVER SOUTH 61°46'00" WEST 214.96 FEET TO A 5/8" IRON ROD; THENCE SOUTH 61°46'00" WEST 213.95 FEET TO A 5/8" IRON ROD IN A FENCE; THENCE NORTH 58°59'00" WEST 93.03 FEET TO A 5/8" IRON ROD; THENCE NORTH 61°46'00" WEST 151.93 FEET TO A 5/8" IRON ROD; THENCE NORTH 73°20'38" EAST 41.62 FEET TO A 5/8" IRON ROD; THENCE NORTH 39°35'24" WEST 200.93 FEET TO A 3/4" IRON PIPE; THENCE SOUTH 59°15'50" WEST 300.97 FEET TO A 5/8" IRON ROD ON THE EASTERLY RIGHT OF WAY OF MCGINTY LANE; THENCE ALONG SAID RIGHT OF WAY NORTH 31°20'17" WEST 195.18 FEET AND NORTH 32°45'17" WEST 70.62 FEET TO THE SOUTHERLY RIGHT OF WAY OF GAZLEY ROAD; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY NORTH 61°16'13" EAST 135.38 FEET TO 1/2" IRON ROD; THENCE SOUTH 28°43'30" EAST 201.13 FEET TO A 1/2" IRON ROD; THENCE NORTH 59°15'50" EAST 215.00 FEET TO A 1/2" IRON ROD; THENCE SOUTH 69°57'11" EAST 166.59 FEET TO A 5/8" IRON ROD; THENCE SOUTH 37°34'49" EAST 145.10 FEET TO THE POINT OF BEGINNING.

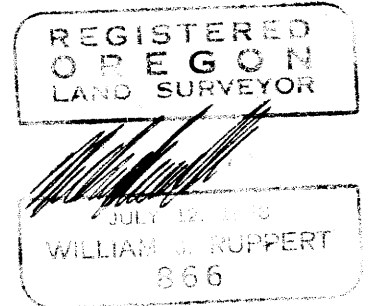
THE ABOVE PARCEL INCLUDES 0.15 ACRES OF DISPUTED LAND AS SHOWN ON THE ACCOMPANYING MAP.
TOGETHER WITH A 15 FOOT WIDE WATER LINE EASEMENT AS DESCRIBED BELOW.
TOGETHER WITH A 35 FOOT ROAD AND WATER LINE EASEMENT AS DESCRIBED BELOW.
TOGETHER WITH AND SUBJECT TO A 30 FOOT ROAD AND WATER LINE EASEMENT AS DESCRIBED BELOW.

PARCEL 2

A PARCEL OF LAND SITUATED IN SECTION 19 AND 20, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WHICH IS NORTH 23°45' EAST 63.10 FEET FROM THE QUARTER CORNER COMMON TO SECTIONS 19 AND 20, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN; THENCE FROM THE POINT OF BEGINNING NORTH 60°01'50" WEST 203.90 FEET TO A 5/8" IRON ROD; THENCE NORTH 58°34'17" WEST 145.60 FEET TO A 5/8" IRON ROD; THENCE NORTH 61°46'00" EAST 213.95 FEET TO A 5/8" IRON ROD; THENCE CONTINUING NORTH 61°46'00" EAST 214.96 FEET TO THE CENTER OF THE SOUTH UMPQUA RIVER; THENCE SOUTH 15°09'04" EAST 394.09 FEET ALONG THE CENTER OF SAID RIVER TO A POINT; THENCE LEAVING SAID RIVER SOUTH 89°54'30" WEST 180.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL INCLUDES 0.29 ACRES OF DISPUTED LAND AS SHOWN ON THE ACCOMPANYING MAP.
TOGETHER WITH A 15 FOOT WIDE WATER LINE EASEMENT AS DESCRIBED BELOW.
TOGETHER WITH A 35 FOOT ROAD AND WATER LINE EASEMENT AS DESCRIBED BELOW.
TOGETHER WITH A 30 FOOT ROAD AND WATER LINE EASEMENT AS DESCRIBED BELOW.



DESCRIPTION OF 35 FOOT ROAD AND WATER LINE EASEMENT

A 35 FOOT WIDE ROAD AND WATER LINE EASEMENT SITUATED IN SECTION 19, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, THE EASTERLY LINE 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 190.10 FEET FROM THE QUARTER CORNER COMMON TO SECTIONS 19 AND 20, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN; THENCE NORTH 48°46'30" WEST 58.53 FEET TO A 7/8" IRON ROD; THENCE NORTH 15°41'23" WEST 270.91 FEET TO THE SOUTHERLY RIGHT OF WAY OF GAZLEY ROAD AND THERE ENDING.

DESCRIPTION OF A 15 FOOT WIDE WATER LINE EASEMENT

A 15 FOOT WIDE WATER LINE EASEMENT SITUATED IN SECTION 19, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, THE NORTHERLY LINE DESCRIBED AS FOLLOWS:
BEGINNING AT A 7/8" IRON ROD, ON THE SOUTHERLY RIGHT OF WAY OF GAZLEY ROAD, WHICH IS NORTH 38°11'25" WEST 490.10 FEET, NORTH 37°34'49" WEST 190.10 FEET, NORTH 48°46'30" WEST 58.53 FEET, AND NORTH 15°41'23" WEST 270.91 FEET FROM THE QUARTER CORNER COMMON TO SECTIONS 19 AND 20, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN; THENCE FROM THE POINT OF BEGINNING NORTH 61°16'13" EAST 47.58 FEET; THENCE NORTH 58°58'16" EAST 41.62 FEET AND THERE ENDING.

DESCRIPTION FOR 30 FOOT WIDE ROAD EASEMENT

A 30 FOOT WIDE ROAD EASEMENT SITUATED IN SECTION 19, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, THE EASTERLY LINE 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 190.10 FEET FROM THE QUARTER CORNER COMMON TO SECTIONS 19 AND 20, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN; THENCE FROM THE POINT OF BEGINNING SOUTH 37°34'49" EAST 190.10 FEET; THENCE SOUTH 35°28' EAST 146.06 FEET AND THERE ENDING.

SURVEY NARRATIVE

CONTROL: THIS SURVEY IS BASED ON M94-56 AND M60-51. FOUND POINTS WERE LOCATED BY TRAVERSE AND CONFIRMED TO BE WITHIN 0.15 FOOT OF RECORD POSITION; THEREFORE RECORD DISTANCES AND BEARINGS WERE ADOPTED.

RIGHT OF WAY ON MCGINTY LANE: A NEW POINT WAS SET ON MCGINTY LANE (OLD HWY 99) AT 30 FEET FROM THE EXISTING CENTERLINE TO CORRECT THE RIGHT OF WAY AS SHOWN ON M60-51. I CANNOT FIND RECORD OF THE RIGHT OF WAY PINS AS SHOWN ON MAP 60-51.

DISPUTED OWNERSHIP: MCGINTY CLAIMS OWNERSHIP TO THE LINE SHOWN ON M40-23. SEE ALSO DEED VOL. 110 P. 433 AND 74-12161. LEVASSEUR CLAIMS OWNERSHIP TO THE OLD FENCE LINE AS SHOWN ON M40-23, M60-51 AND OREGON STATE HIGHWAY MAP 7B-32-14, DATED 1955 (COUNTY SURVEYOR'S FILE No. H-1). THE ACCOMPANYING MAP SHOWS A MORE PRECISE LOCATION OF THE OLD FENCE THAN PREVIOUS SURVEYS. THE FENCE IS IN FAIR REPAIR AND STILL STANDS BETWEEN POINTS AS MARKED ON THE SURVEY MAP. I HAVE ROTATED THE SURVEY PER M40-23 TO MY BASIS OF BEARING AS IS SHOWN ON THE ACCOMPANYING MAP.

BOUNDARY WITH THOMAS: PART OF THE BOUNDARY WITH THOMAS IS BEING CHANGED TO ACCOMMODATE PRESENT ENCROACHMENTS BY THOMAS. LEVASSEUR AND THOMAS HAVE AGREED TO DOCUMENT THE CHANGE OF OWNERSHIP.

M107-208