

COUNTY SURVEYORS FILE DATA
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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.

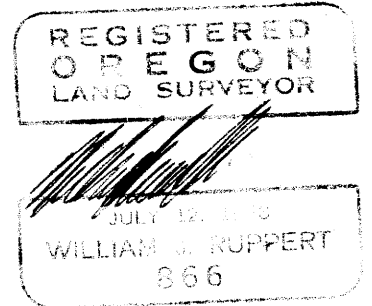
THE ABOVE PARCEL INCLUDES 0.15 ACRES OF DISPUTED LAND AS SHOWN ON THE ACCOMPANYING MAP.
TOGETHER WITH A 15 FOOT WIDE WATER LINE EASEMENT AS DESCRIBED BELOW.
TOGETHER WITH A 35 FOOT ROAD AND WATER LINE EASEMENT AS DESCRIBED BELOW.
TOGETHER WITH AND SUBJECT TO A 30 FOOT ROAD AND WATER LINE EASEMENT AS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