

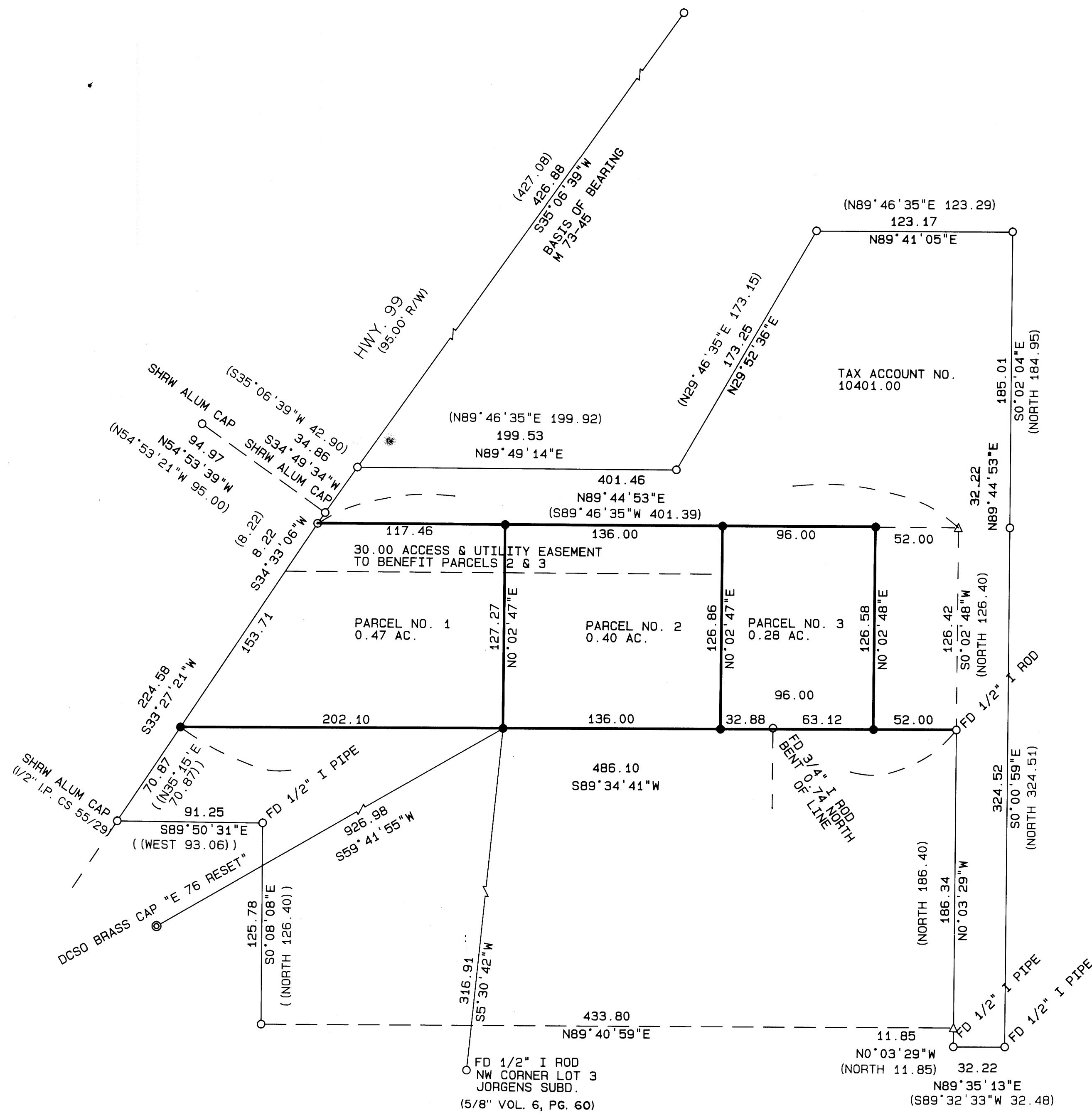
BOUNDARY LINE ADJUSTMENT & LAND PARTITION

LYING IN THE NE 1/4 OF SECTION 21,
TOWNSHIP 28 SOUTH, RANGE 6 WEST, W.M.
23 NOV 1993 SCALE: 1 inch : 50.0 feet

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

FILED JC

DEC 29 1993 JP



OWNER/PARTITONER: David and Marla Kipperman
2254 SE Douglas Street
Roseburg, OR 97470

SEWER: City of Winston

WATER: Winston Dillard Water District

ZONING: PARCEL 1: General Commercial
PARCELS 2 & 3: Low Density Residential

COMP. PLAN: PARCEL 1: C-6
PARCELS 2 & 3: R 4.5

NO WATER RIGHTS OF RECORD

SURVEYOR: AA Surveying Service, Inc.
2566 N. Stephens St.
Roseburg, OR 97470
(503) 672-2096

LEGEND:

- Found 5/8" Iron Rod or as noted.
- △ Calculated Point
- Set 5/8" x 30" Iron Rod with Yellow Plastic Cap marked "AA SURVEYING INC."

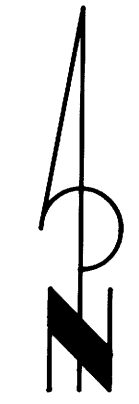
RECORD INFORMATION:

- () Survey M 73-45
- (()) Survey CS 55/29-5
- [] Survey CS 55/3-2
- O.D.O.T. Right-Of-Way Map 9B-7-5

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Ronald A. Jones
OREGON
RONALD A. JONES
1654

93-26413



1993 - 0104A

1993 - 0104A

BOUNDARY LINE ADJUSTMENT & LAND PARTITION

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TOWNSHIP 28 SOUTH, RANGE 6 WEST, W.M.

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EC 29 1993

SURVEYOR
J

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS: that David and Marla Kipperman, owners of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, do hereby declare the annexed map to be a correct map of the partition plat of said property and that they have caused this partition plat to be prepared and the property to be partitioned into parcels as shown in accordance with the provisions of Chapter 92 of Oregon Revised Statutes. There are no water rights appurtenant to subject property.

David Kipperman
David Kipperman

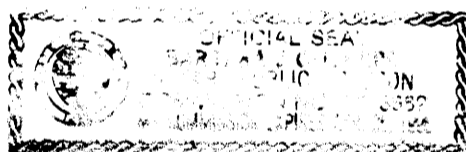
Marla Kipperman
Marla Kipperman

ACKNOWLEDGEMENT:

State of Oregon)
County of Douglas) ss

KNOW ALL PEOPLE BY THESE PRESENTS: that on this 30th day of Dec, 1993, before me a Notary Public in and for said State and County, did personally appear David and Marla Kipperman, who being duly sworn, did say that they are the identical persons named in the foregoing instrument and they executed said instrument freely and voluntarily.

Barbara J. Clithero
Notary Public, State of Oregon



NARRATIVE:

The purpose of this survey was to adjust the boundary line and partition a tract of land described in instrument 93-13246 as filed in the Douglas County Book of Deeds into 3 parcels as set forth by the property owners and the City of Winston Planning Commission.

Based on the monuments found and shown on the annexed plat, the northeast corner of the subject property was calculated by a holding the found monument on the east line and the monument found at the northwest corner and using the distance between the monuments found at the south end of the access of the flag lot. The southwest corner was determined by holding the monument found on the west line of the access of the flag lot and using the record distance along the Right-Of-Way of Hwy. 99 as shown on Survey CS 55/29. The monument at the northwest corner of the property as shown on Survey CS 55/3 was not held for the south line as it was bent.

APPROVALS

Approved: December 22, 1993
By: Chris S. Bergant
City of Winston Planning Commission Chairperson

Approved: December 23, 1993
By: [Signature]
City of Winston Administrator

Approved: December 29, 1993
By: James E. Manning DEPUTY
Douglas County Surveyor

Approved: _____, 1993
By: _____
Douglas County Assessor

Approved: _____, 1993
By: _____
Douglas County Tax Collector

Filed this 30th day of December 1993
By: GAY FIELDS, County Clerk
Douglas County Clerk by Nancy R. Davenport, Deputy

I hereby certify that all taxes and special assessments or other charges required by law, have been paid.

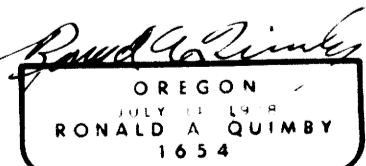
Approved: Anne E. Schroeder 12/30/93
By: _____
Douglas County Tax Collector

SURVEYOR'S AFFIDAVIT

I, Ronald A. Quimby, being duly sworn, depose and say that I have caused the property to be surveyed and monumented with proper monuments the corners so indicated on the annexed plat and that the boundaries are properly described hereon.

Beginning at a 5/8" iron rod on the easterly Right-Of-Way line of State Highway Number 99, said point being N15°50'33"E 354.21 feet from the northwest corner of Lot 3, Jorgens Subdivision as filed in Volume 6, Page 60, of the Douglas County Book of Plats; thence leaving said easterly Right-Of-Way line N89°44'53"E 349.46 feet to a 5/8" iron rod; thence S0°02'48"W 126.58 feet to a 5/8" iron rod; thence S89°34'41"W 434.10 feet to a 5/8" iron rod on the easterly Right-Of-Way line of State Highway Number 99; thence N33°27'21"E 153.71 feet along said easterly Right-Of-Way line to the point of beginning and containing 1.14 acres, all lying in the northeast 1/4 of Section 21, Township 28 South, Range 6 West, Willamette Meridian.

Ronald A. Quimby
Ronald A. Quimby



12/31/94

STATE OF OREGON)
COUNTY OF DOUGLAS) ss.
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED

93 DEC 30 PM 3:59

GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

By: Nancy R. Davenport
Deputy
FEE 30

93-26413



1993 - 0104B

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