

LEGEND

- ⊕ FOUND 1/2" I.R. UNLESS SHOWN OTHERWISE
- MONUMENTS NOT SEARCHED FOR
- ⊗ FOUND 1/2" I.R. WITH PLASTIC CAP MARKED BAUGHMAN TECH. SERV.
- ⊗ FOUND 1/2" I.P.
- SET 1/2" X 30" I.R. WITH PLASTIC CAP MARKED M.E. FARR LS 1181
- SANITARY SEWER MANHOLE COVER
- ⊗ OTHER MONUMENT FOUND

SANITARY SEWER CITY OF WINSTON  
 WATER WINSTON-DILLARD WATER DISTRICT  
 ZONING RLA  
 NO WATER RIGHTS WERE FOUND FOR THIS PROPERTY

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE NE 1/4, SECTION 21, T28S, R6W, WM, WINSTON, OREGON, BEING TAX LOT 400 AND MORE PARTICULARLY DESCRIBED: BEGINNING AT A POINT, FROM WHICH THE NE CORNER OF SECTION 21, TWP 28S, R6W, WM BEARS N18°53'13"E 235.80 FT. THENCE N63°21'36"W 94.00 FT TO AN 1/2" IRON ROD. THENCE N68°02'10"W 81.08 FT TO AN 1/2" IRON ROD. THENCE N78°40'19"W 73.85 FT TO AN 1/2" IRON ROD. THENCE N00°04'06"E 100.19 FT TO AN 1/2" IRON ROD. A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF BROSJ ORCHARD ROAD. THENCE ALONG SAID RIGHT OF WAY LINE N80°26'56"W 0.10 FT TO AN 1/2" IRON ROD. THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE N85°54'25"W 60.05 FT TO AN 1/2" IRON ROD. THENCE S00°09'31"W 118.91 FT TO AN 1/2" IRON ROD. THENCE S00°03'18"W 162.42 FT TO AN 5/8" IRON ROD. THENCE S00°04'19"E 162.44 FT TO AN 5/8" IRON ROD. THENCE S00°00'12"W 196.70 FT TO AN 1/2" IRON ROD. THENCE S89°29'50"E 355.78 FT TO AN 5/8" IRON ROD. THENCE N00°01'00"E 199.44 FT TO 1/2" IRON PIPE. THENCE N00°01'00"E 95.16 FT TO A 1/2" IRON ROD. THENCE N00°01'00"E 140.47 FT TO A 5/8" IRON ROD. THENCE N75°08'08"W 66.33 FT TO THE POINT OF BEGINNING, CONTAINING 4.20 ACRES, ALL LOCATED IN THE CITY OF WINSTON, DOUGLAS COUNTY, OREGON.

THE WESTERN 60 FEET OF THE PROPERTY WILL BE DEDICATED TO THE CITY OF WINSTON FOR THE EXTENSION OF RONALD STREET. THIS DEDICATION WAS ACCEPTED BY CITY COUNCIL ACTION JULY 6, 1993 AT THEIR REGULAR MEETING. RECORDER'S NO. 94-01657, BOOK 1277, PAGE 314

NARRATIVE

THE PURPOSE OF THE SURVEY WAS TO PARTITION A PARCEL OF PROPERTY INTO THREE PARCELS PLUS A FOURTH PARCEL TO BE DEDICATED TO THE CITY OF WINSTON FOR AN EXTENSION OF RONALD STREET. MONUMENTS ON THE EXISTING PARCEL WERE FOUND AS SHOWN. THE SOUTH LINE OF THE PARCEL FURNISHED THE BASIS OF BEARINGS AS SET FORTH ON COUNTY SURVEYORS MAP NO. M76-47.

I USED A NIKON NTD-4 THEODOLITE TO PERFORM THE SURVEY AND SET THE MONUMENTS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT AARON E. MATTHEWS AND MARY L. MATTHEWS, OWNERS OF THE LANDS REPRESENTED AND DESCRIBED ON THIS PARTITION PLAT, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SET FORTH HEREON.

*Aaron E. Matthews*  
 AARON E. MATTHEWS

*Mary L. Matthews*  
 MARY L. MATTHEWS

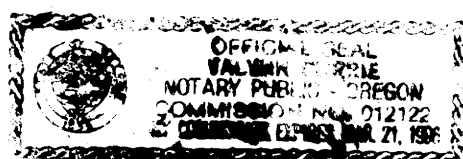
ACKNOWLEDGEMENT

STATE OF OREGON  
 COUNTY OF DOUGLAS

KNOW ALL MEN BY THESE PRESENTS THAT ON THE 22 DAY OF DECEMBER, 1993, BEFORE ME APPEARED AARON E. MATTHEWS AND MARY L. MATTHEWS, WHO BEING DULY SWORN, DID SAY THAT THEY EXECUTED THE DEDICATION SET FORTH HEREON AS THEIR FREE AND VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS DAY AND YEAR FIRST ABOVE WRITTEN.

*Valy Currie*  
 NOTARY FOR STATE OF OREGON  
 MY COMMISSION EXPIRES: 3/21/96



SURVEYOR'S CERTIFICATE

I, MAURICE E. FARR, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THE PARTITION PLAT. THE BOUNDARIES OF WHICH ARE HEREON DESCRIBED.

*Maurice E. Farr*  
 MAURICE E. FARR  
 LAND SURVEYOR  
 1960 SW BURDETTE DRIVE  
 ROSEBURG, OR 97470  
 PH 679-6598

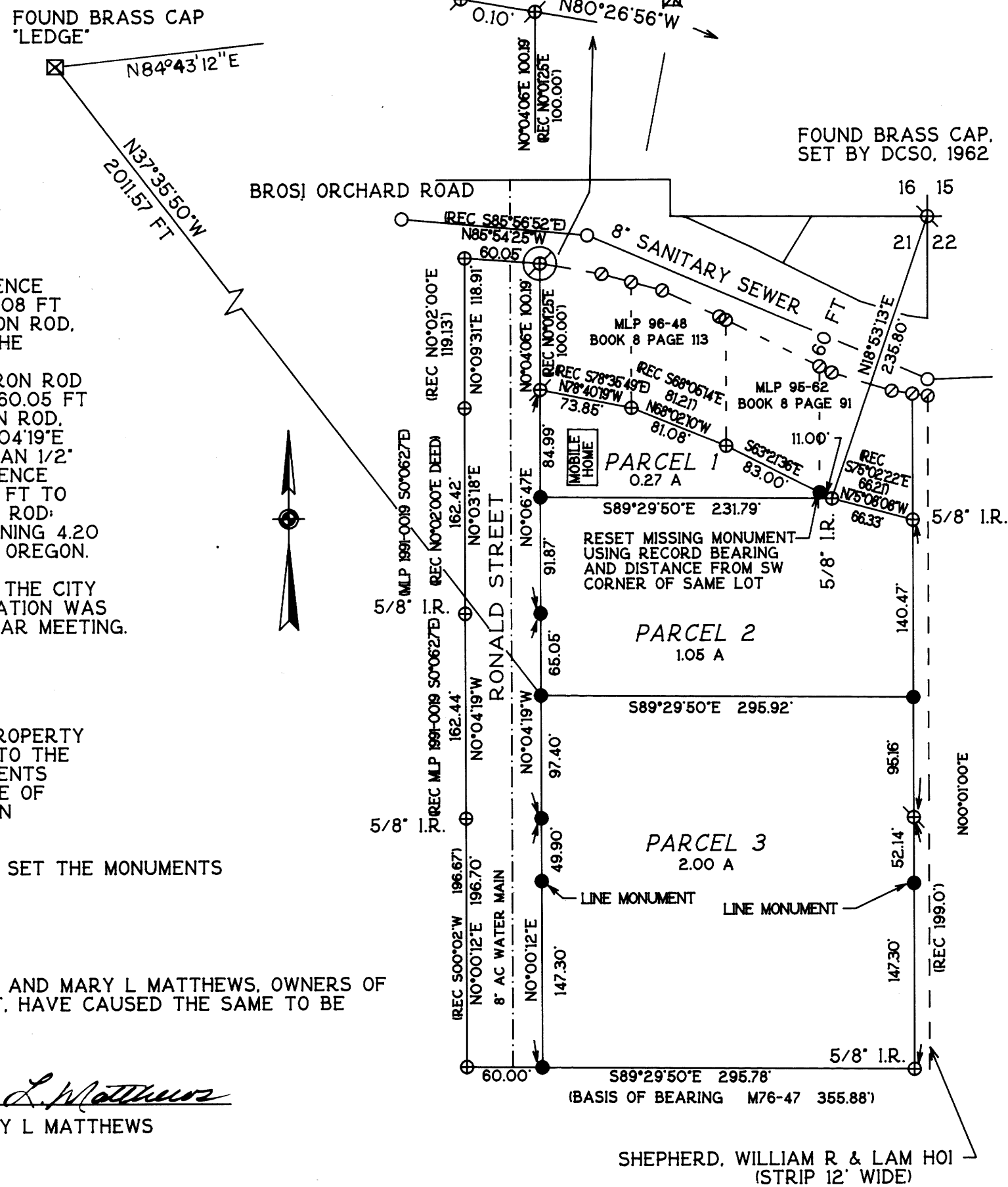
REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Maurice E. Farr*  
 MAURICE E. FARR  
 1991

EXPIRES 12-31-95

LAND PARTITION  
 TAX LOT 400, NE 1/4, SECTION 21AA, T28S, R6W, WM  
 CITY OF WINSTON, DOUGLAS COUNTY, OREGON  
 NOVEMBER 17, 1993  
 SCALE 1" = 100'

RECORD OWNER  
 AARON E AND MARY L MATTHEWS  
 367 BAILEY DRIVE  
 ROSEBURG, OR 97470  
 PH (503) 679-6524



APPROVALS

*[Signature]* 1-14-94  
 CITY ADMINISTRATOR DATE

*[Signature]* 1-13-94  
 WINSTON PLANNING COMMISSION DATE

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

*Anne E. Schroeder* 2-4-94  
 DOUGLAS COUNTY TAX COLLECTOR DATE

*[Signature]* 2-1-94  
 DOUGLAS COUNTY SURVEYOR DEASY DATE

FILED 7<sup>th</sup> DAY OF FEBRUARY, 1994  
 GAY FIELDS, County Clerk  
 COUNTY CLERK



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

94 FEB -7 AM 8:30

DOUGLAS COUNTY CLERK  
 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
 BY *[Signature]*

DEPUTY  
 FEE 15.00

94-02521