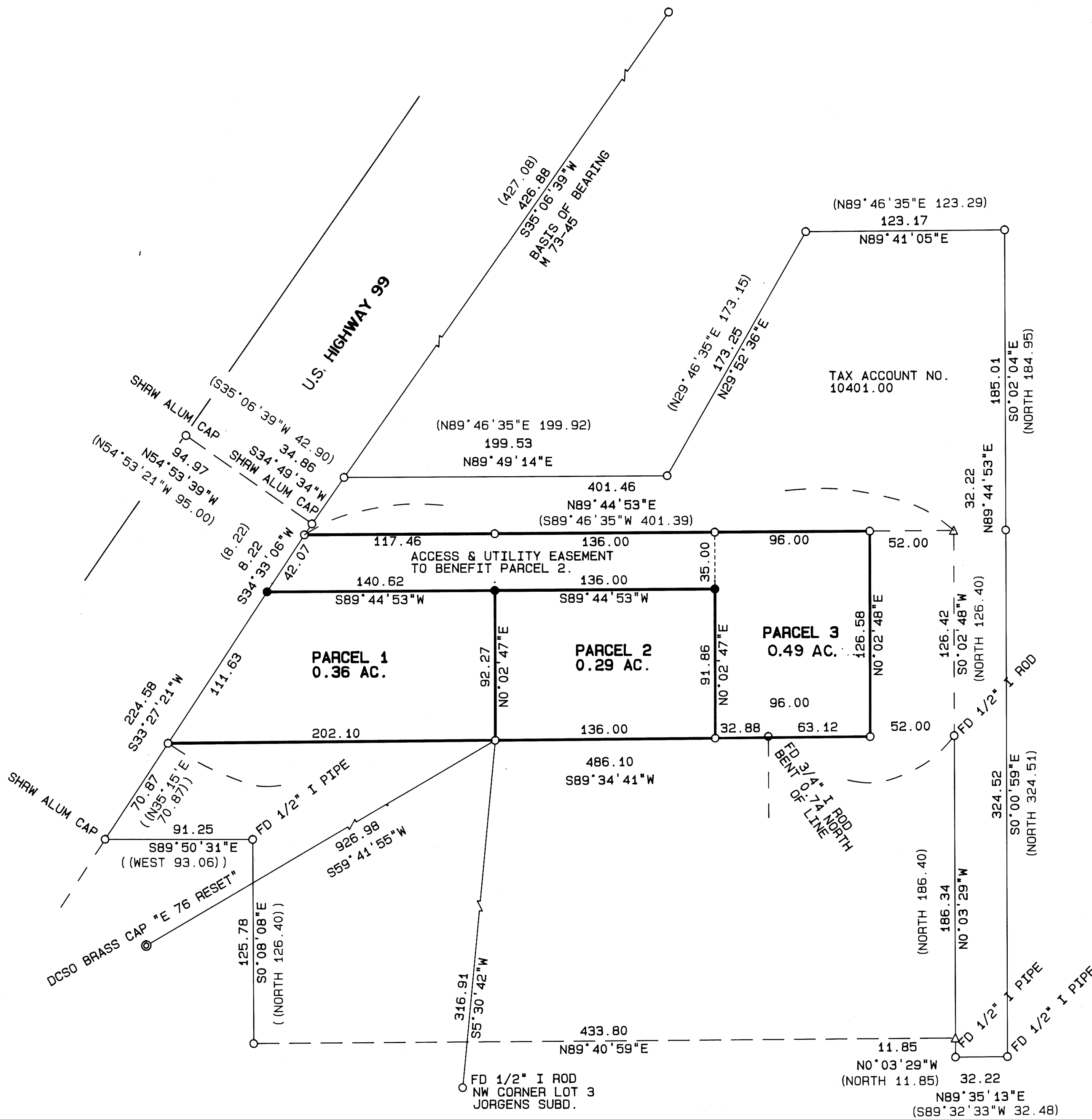


REPLAT OF LAND PARTITION 1993-0104

LYING IN THE NE 1/4 OF SECTION 21,
TOWNSHIP 28 SOUTH, RANGE 6 WEST, W.M.

21 JUN 1994

1 inch : 50.0 feet



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

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."

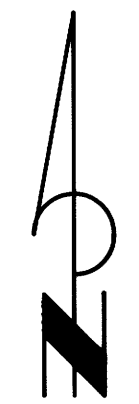
RECORD INFORMATION:

- () 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. Quimby
OREGON
RONALD A. QUIMBY
JULY 14, 1978
1854
EXP 12/31/94



1994 - 0058 A

1994 - 0058 A

REPLAT OF LAND PARTITION 1993-0104
 LYING IN THE NE 1/4 OF SECTION 21,
 TOWNSHIP 28 SOUTH, RANGE 6 WEST, W.M.

21 JUN 1994

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 Affidavit 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 21st day of June, 1994, 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.

Lori Whitaker
 Notary Public, State of Oregon



APPROVALS

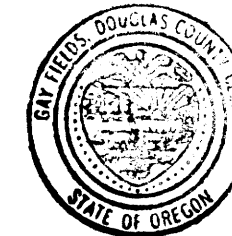
Approved: 6/29, 1994
 By: Chris S. Bayart
 City of Winston Planning Commission Chairperson

Approved: 6/28, 1994
 By: [Signature]
 City of Winston Administrator

Approved: JULY 7, 1994
 By: Jerry T. Moman DEPUTY
 Douglas County Surveyor

Approved: July 8, 1994
 By: Vickey Sanjivani deputy
 Douglas County Tax Collector

Filed this 11th day of JULY, 1994
 By: GAY FIELDS, County Clerk Gloria L. Bennett
 Douglas County Clerk DEPUTY



SURVEYOR'S AFFIDAVIT

I, Ronald A. Guimby, being duly sworn, depose and say that I have surveyed and monumented with proper monuments the corners so indicated on the annexed plat and that the boundaries 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 153.70 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. Guimby
 Ronald A. Guimby

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Ronald A. Guimby
 OREGON
 RONALD A. GUIMBY
 JULY 14, 1978
 1984
 EXP 12/31/94

NARRATIVE:

The purpose of this survey was to re-adjust Parcels 1, 2 & 3 of Partition Plat 93-0104 as filed in the Douglas County Book of Plats.

Based on the monuments found and shown on the annexed plat, Parcel 3 was changed to a flag lot and the easterly lot lines of Parcels 1 and 2 were adjusted accordingly.

STATE OF OREGON] ss.
 COUNTY OF DOUGLAS]
 I, GAY FIELDS, COUNTY CLERK AND RECORDER OF
 CONVEYANCES, DO HEREBY CERTIFY THAT THIS
 INSTRUMENT WAS RECORDED
 94 JUL 11 AM 9:33

DOUGLAS COUNTY CLERK
 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
 BY: Gloria L. Bennett
 DEPUTY

94-15707

REPLAT PAGE 2 OF 2

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