

APPROVALS:

DOUGLAS COUNTY

Larry E. Momen
COUNTY SURVEYOR DEPUTY AUGUST 11, 1994
DATE

FILED THIS 17th DAY OF August 1994, BY Nancy R. Davenport
COUNTY CLERK DEPUTY
2:37 PM 94-18419

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

Anne E. Schroeder
DOUGLAS COUNTY TAX COLLECTOR 8/16/94
DATE



A LAND PARTITION
IN S1/2 OF SECTION 16, T28S, R6W, W.M.
DOUGLAS COUNTY, OREGON
SCALE: 1" = 400' JUNE 1994

ZONING AND UTILITIES:

ZONE: AO, GG, RH & HC
COMP. PLAN: AG, RESIDENTIAL & COMMERCIAL
WATER: WINSTON-DILLARD WATER DIST.
SEWER: CITY OF WINSTON

PREPARED BY:
BTS SURVEYING INC.
431 S.E. MAIN STREET
ROSEBURG, OR 97470

PREPARED FOR:
SOUTH UMPQUA INVESTMENT CORP.
1717 WHISTLERS PARK DRIVE
ROSEBURG, OREGON 97470
8
JEHOVAH'S WITNESS OF WINSTON, INC
P.O. BOX 389
WINSTON, OREGON 97496

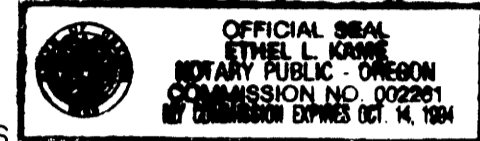
DECLARATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE SOUTH UMPQUA INVESTMENT CORP. AND JEHOVAH'S WITNESS OF WINSTON, INC. ARE THE OWNERS OF THE LAND REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYORS CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THE MAP.

Everett P. Johnson
EVERETT P. JOHNSON, PRESIDENT, SOUTH UMPQUA INVESTMENT CORP.
Warren L. Crosgrove
WARREN CROSGROVE, PRESIDENT, JEHOVAH'S WITNESS OF WINSTON, INC.

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

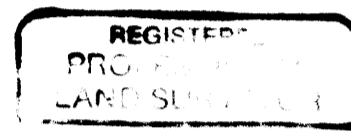


KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 9 DAY OF August, 1994, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED EVERETT JOHNSON & WARREN CROSGROVE, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION, WHO BEING DULY SWORN, DID SAY THAT THEY EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9 DAY OF August 1994
Ethel L. Name
NOTARY PUBLIC, STATE OF OREGON

LEGEND:

- = FD. 5/8" IR, SEE SHEET 2
- ⊙ = FD. MONUMENT AS NOTED, PER M105-55
- ▲ = COMPUTED POINT, NOT SET
- () = RECORD CALLS PER M105-55
- [] = RECORD CALLS PER M14-71



Kristina M. Hart
REGIONAL REGISTERED PROFESSIONAL LAND SURVEYOR
CHRISTINA M. DEGROOT
941
EXPIRES: 12-31-95

CITY OF WINSTON
Tom Brown
PLANNING COMMISSION DIRECTOR
Paula Kelly
CITY ADMINISTRATOR

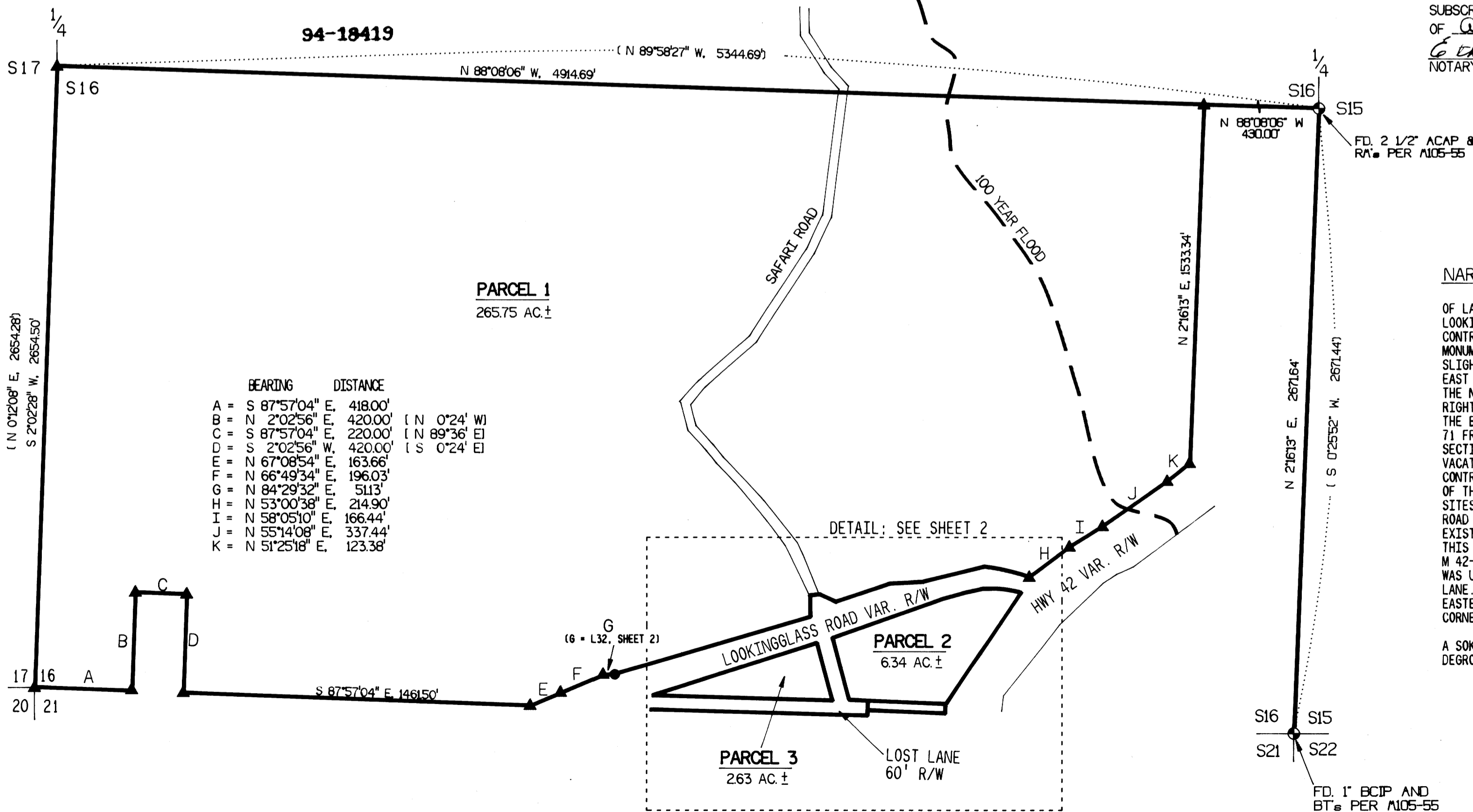
STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED

94 AUG 17 PM 2:37

DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Nancy R. Davenport*
DEPUTY

FEE PP B.T.S.



NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION A 275 ACRE PARCEL OF LAND DESCRIBED IN INST. NO. 72-08603 INTO 3 PARCELS SEPARATED BY LOOKINGGLASS ROAD AND SAFARI ROAD. THE BASIS OF BEARINGS AND CONTROL FOR LOOKINGGLASS AND SAFARI ROADS WAS RIGHT OF WAY MONUMENTS FOUND PER THE 1973 REALIGNMENT OF LOOKINGGLASS ROAD. SLIGHT ADJUSTMENTS WERE MADE IN THE ALIGNMENT OF LOOKINGGLASS ROAD EAST OF SAFARI ROAD SO AS TO MATCH FOUND RIGHT OF WAY MONUMENTS. THE NORTHERLY RIGHT OF WAY LINE OF OR 42 WAS COMPUTED FROM OSHD RIGHT OF WAY MONUMENTS FOUND ALONG THE EAST LINE OF PARCEL NO. 2. THE BOUNDARIES OF PARCEL NO. 1 WERE COMPUTED PER M 105-55 AND M 14-71 FROM SURVEY TIES TO THE SE CORNER AND THE EAST 1/4 CORNER OF SECTION 16. THE SOUTH LINE OF PARCELS NO. 2 AND PARCEL NO. AND THE VACATION OF COUNTY ROAD NO. 107 (LOST LANE) UNDER CCJ 50/707 WERE CONTROLLED BY M 117-40. TWO SEPARATE SURVEY LINES FOR THAT PORTION OF THE SOUTH LINE OF LOST LANE LYING EAST OF WINSTON VIEW HOME SITES WERE ESTABLISHED UNDER M 42-25 AND M 117-40. THE 1973 COUNTY ROAD NO. 107 PLANS, M55-52 AND THE AS BUILT CENTERLINE OF THE EXISTING ROADWAY MATCHED THE LINE ESTABLISHED UNDER M 117-40 AND THIS LOCATION WAS ACCEPTED. THE MONUMENT FOUND AT THE NE CORNER OF M 42-25 CLOSELY MATCHED THE SECTION CORNER TIE PER CCJ 50/707 AND WAS USED TO CONTROL THE BEGINNING POINT OF THE VACATION OF LOST LANE. THE ROAD VACATION WAS SURVEYED BEGINNING AT A POINT 50 FEET EASTERLY OF THIS CORNER PER CCJ 50/707 AND NOT BEGINNING AT THE NE CORNER OF M 42-25 AS SURVEYED UNDER M 117-40. THIS SURVEY WAS PERFORMED BY LES FANNING AND MATT DIXON USING A SOKKIA SET 4 TOTAL STATION WITH COMPUTATIONS AND DRAFTING BY KRIS DEGROOT AND BILL WARREN.

**COUNTY SURVEYORS FILE DAY
DO NOT REMOVE FROM OFFICE**

1994 - 0068 A

1994 - 0068 A

SURVEYOR'S CERTIFICATE:

I, KRISTIAN O. DEGROOT, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE NOT SURVEYED BUT HAVE CORRECTLY PLATTED AND CREATED FROM EXISTING SURVEYS THE LANDS REPRESENTED AS PARCEL 1 ON THE ACCOMPANYING LAND PARTITION PLAT AND I FURTHER DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED AS PARCEL 2 AND PARCEL 3 ON THE ACCOMPANYING LAND PARTITION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

PARCEL 1: THE SOUTH 1/2 OF SECTION 16, T. 28 S., R. 6 W., W.M., DOUGLAS COUNTY, OREGON LYING NORTH OF LOOKINGGLASS COUNTY ROAD NO. 107 AND LYING NORTH AND WEST OF THE NORTH RIGHT OF WAY LINE OF OREGON HIGHWAY NO. 42 AS DESCRIBED IN BOOK 487, PAGE 185 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

EXCEPTING THEREFROM THOSE PARCELS OF LAND DESCRIBED IN DEEDS TO THE WINSTON-LILLARD WATER DISTRICT AS RECORDED IN VOL. 244 PAGE 593 AND VOL. 285 PAGE 510 OF THE RECORDS OF DOUGLAS COUNTY, OREGON, ALSO EXCEPTING THAT PARCEL OF LAND DESCRIBED IN A DEED TO SPARKY L. AND IVY M. TURNER AS RECORDED IN BOOK 620 PAGE 296 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

PARCEL 2: BEGINNING AT A 5/8" IRON ROD ON THE SOUTH RIGHT OF WAY LINE OF LOOKINGGLASS COUNTY ROAD NO. 107 FROM WHICH THE SOUTHEAST CORNER OF SECTION 16, T. 28 S., R. 6 W., W.M. BEARS S. 79°12'39"E., 2033.18 FEET; THENCE THE FOLLOWING COURSES ALONG SAID SOUTH RIGHT OF WAY LINE: N. 72°07'36"E., 59.00 FEET TO A 5/8" IRON ROD; N. 71°46'25"E., 249.93 FEET TO A 5/8" IRON ROD; N. 71°45'57"E., 294.64 FEET TO A 5/8" IRON ROD; 281.56 FEET ALONG THE ARC OF A 382.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S. 86°05'26"E., 275.23 FEET) TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF OREGON HIGHWAY NO. 42; THENCE THE FOLLOWING COURSES ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE: S. 37°37'37"W., 71.64 FEET TO A 5/8" IRON ROD; S. 32°26'17"W., 189.44 FEET TO A 5/8" IRON ROD; S. 32°05'03"W., 65.76 FEET TO A 5/8" IRON ROD; S. 37°21'08"W., 231.05 FEET TO A 5/8" IRON ROD; THENCE S. 0°34'49"W., LEAVING SAID NORTHWESTERLY RIGHT OF WAY LINE, 30.00 FEET TO A 5/8" IRON ROD; THENCE N. 89°25'11"W., 353.78 FEET TO A 5/8" IRON ROD; THENCE N. 0°34'49"E., 30.00 FEET TO A 5/8" IRON ROD; THENCE N. 89°25'11"W., 94.15 FEET TO A 5/8" IRON ROD TO THE EASTERLY RIGHT OF WAY LINE OF SAFARI ROAD, COUNTY ROAD NO. 107-C, THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE 90.76 FEET ALONG THE ARC OF A 550.87 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N. 12°30'59"W., 90.66 FEET) TO A 5/8" IRON ROD; THENCE N. 17°14'12"W., CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, 202.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.34 ACRES, MORE OR LESS, ALL BEING LOCATED IN THE SOUTH 1/2 OF SECTION 16, T. 28 S., R. 6 W., W.M.

PARCEL 3: BEGINNING AT A 5/8" IRON ROD ON THE SOUTH RIGHT OF WAY LINE OF LOOKINGGLASS COUNTY ROAD NO. 107 FROM WHICH THE SOUTHEAST CORNER OF SECTION 16, T. 28 S., R. 6 W., W.M. BEARS S. 80°00'05"E., 2086.03 FEET; THENCE S. 17°14'12"E., ALONG THE WESTERLY RIGHT OF WAY LINE OF SAFARI ROAD, COUNTY ROAD NO. 107-C, 201.68 FEET TO A 5/8" IRON ROD; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE 72.03 FEET ALONG THE ARC OF A 490.87 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S. 13°01'58"E., 71.96 FEET) TO A 5/8" IRON ROD ON THE NORTH RIGHT OF WAY LINE OF LOST LANE; THENCE N. 89°25'11"W., ALONG SAID NORTH RIGHT OF WAY LINE, 440.27 FEET TO A 5/8" IRON ROD; THENCE N. 89°34'40"W., CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, 374.36 FEET TO A 5/8" IRON ROD ON THE SOUTH RIGHT OF WAY LINE OF SAID LOOKINGGLASS COUNTY ROAD; THENCE N. 17°14'12"W., ALONG SAID SOUTH RIGHT OF WAY LINE, 21.40 FEET TO A 5/8" IRON ROD; THENCE N. 72°45'03"E., CONTINUING ALONG SAID RIGHT OF WAY LINE, 450.34 FEET TO A 5/8" IRON ROD; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE N. 72°07'36"E., 330.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.63 ACRES, MORE OR LESS LOCATED IN THE SOUTH 1/2 OF SECTION 16, T. 28 S., R. 6 W., W.M.

PARCEL 1: 265.75 AC. ±
 PARCEL 2: 6.34 AC. ±
 PARCEL 3: 2.63 AC. ±

NE CORNER LOT 2 WINSTON VIEW HOME SITES
 LOT 3
 LOT 4
 LOT 5
 NE CORNER LOT 5 WINSTON VIEW HOME SITES

A LAND PARTITION

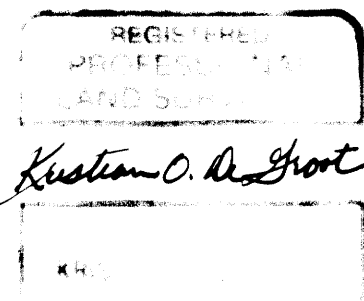
IN S1/2 OF SECTION 16 T28S. R6W. W.M.
 DOUGLAS COUNTY, OREGON

SCALE: 1" = 100' JUNE 1994

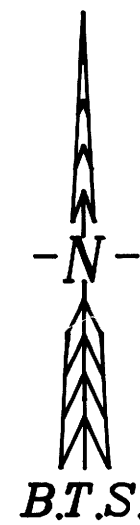
PREPARED BY:
 BTS ENGINEERING & SURVEYING INC.
 431 S.E. MAIN STREET
 ROSEBURG, OR 97470

PREPARED FOR:
 SOUTH UMPQUA INVESTMENT CORP.
 1717 WHISTLERS PARK DRIVE
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8
 JEHOVAH'S WITNESS OF WINSTON, INC.
 P.O. BOX 438
 WINSTON, OREGON 97496



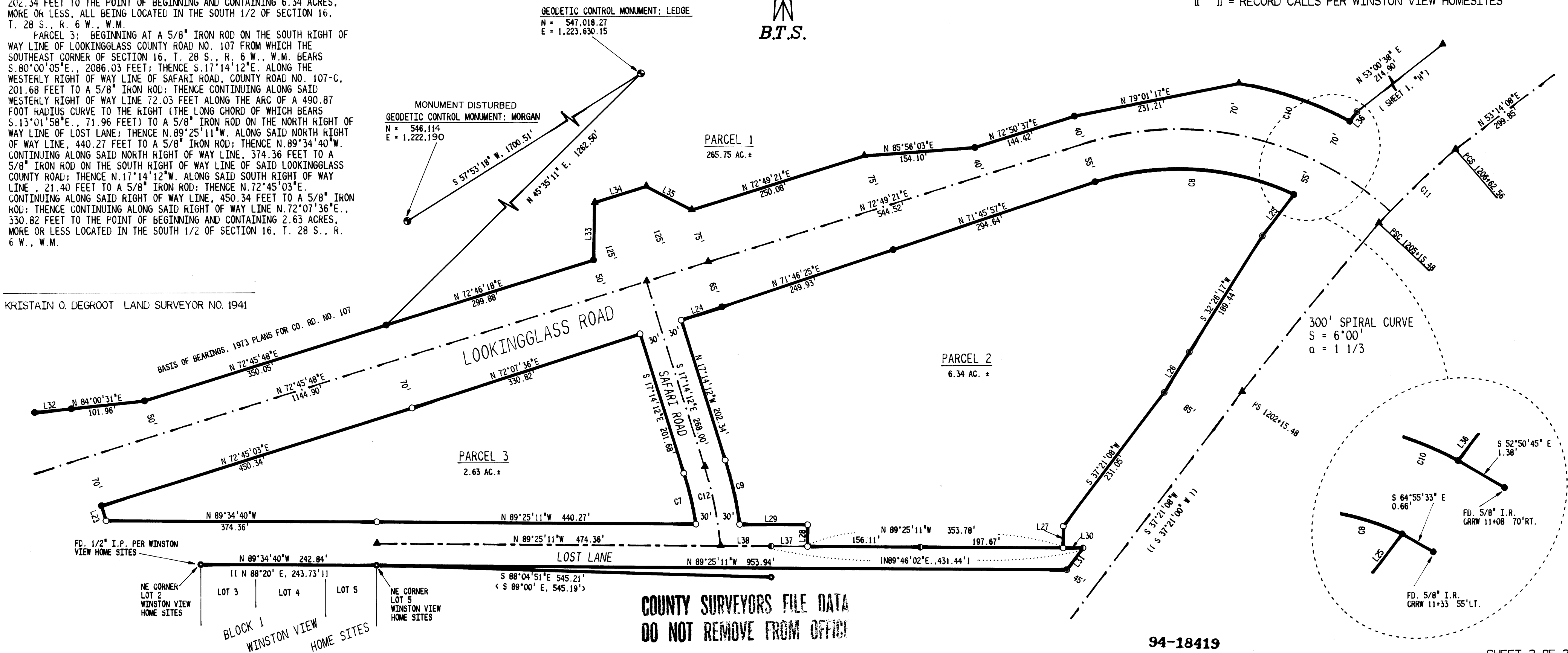
EXPIRES: 12-31-95



LINE	BEARING	DISTANCE	CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
L 1	S 17°14'12"E	201.68'	C 1	08°24'27"	490.87'	72.03'	36.08'	71.96'	S 13°01'58"E
L 2	N 17°14'12"W	21.40'	C 2	42°13'46"	382.01'	281.56'	147.52'	275.23'	S 86°05'26"E
L 3	N 72°07'36"E	59.00'	C 3	09°26'24"	550.87'	90.76'	45.48'	90.66'	N 12°30'59"W
L 4	S 37°37'37"W	71.64'	C 4	18°24'43"	507.00'	162.92'	82.17'	162.22'	S 11°05'47"E
L 5	S 32°26'17"W	189.44'	C 5	05°53'00"	1432.39'	147.08'	73.61'	147.02'	N 46°17'38"E
L 6	S 32°05'03"W	65.76'	C 6	12°16'50"	520.87'	111.64'	56.04'	111.43'	S 11°05'47"E
L 7	S 00°34'49"W	30.00'	C 7	08°24'27"	490.87'	72.03'	36.08'	71.96'	S 13°01'58"E
L 8	N 00°34'49"E	30.00'	C 8	42°13'46"	382.00'	281.56'	147.52'	275.23'	S 86°05'26"E
L 9	N 89°25'11"W	94.15'	C 9	09°26'24"	550.87'	90.76'	45.48'	90.66'	N 12°30'59"W
L 10	N 17°14'12"W	202.34'	C 10	18°24'43"	507.00'	162.92'	82.17'	162.22'	S 11°05'47"E
L 11	S 89°30'23"E	27.50'	C 11	05°53'00"	1432.39'	147.08'	73.61'	147.02'	S 11°05'47"E
L 12	S 37°17'30"W	37.47'	C 12	12°16'50"	520.87'	111.64'	56.04'	111.43'	S 11°05'47"E
L 13	N 84°29'32"E	51.13'							
L 14	N 84°00'31"E	101.96'							
L 15	N 01°08'11"E	79.07'							
L 16	N 72°45'48"E	75.00'							
L 17	S 62°14'11"E	70.71'							
L 18	N 85°56'03"E	154.10'							
L 19	N 72°50'37"E	144.42'							
L 20	N 37°37'37"E	16.81'							
L 21	N 37°21'08"E	65.48'							
L 22	N 89°22'05"W	50.21'							
L 23	N 17°14'12"W	21.40'							
L 24	N 72°07'36"E	59.00'							
L 25	S 37°37'37"W	71.64'							
L 26	S 32°05'03"W	65.76'							
L 27	S 00°34'49"W	30.00'							
L 28	N 00°34'49"E	30.00'							
L 29	N 89°25'11"W	94.15'							
L 30	S 89°30'23"E	27.50'							
L 31	S 37°17'30"W	37.47'							
L 32	N 84°29'32"E	51.13'							
L 33	N 01°08'11"E	79.07'							
L 34	N 72°45'48"E	75.00'							
L 35	S 62°14'11"E	70.71'							
L 36	N 37°37'37"E	16.81'							
L 37	N 89°22'05"W	50.21'							
L 38	N 89°27'24"W	70.49'							

LEGEND:

- = FD. 5/8" IROD PER CO. RD. NO. 107, 1973 PLANS
- = SET 5/8" x 30" IR. w/PLASTIC CAP MK'D. "BTS ENG-SURV"
- ⊙ = FD. 5/8" IROD PER SHRW
- ⊙ = FD. 5/8" IROD PER M117-40
- ⊙ = FD. 5/8" IROD PER M42-25, OR AS NOTED
- ⊙ = FD. MONUMENT AS NOTED
- ▲ = COMPUTED POINT, NOT SET
- () = RECORD CALLS PER M105-55
- < > = RECORD CALLS PER M42-25
- [] = RECORD CALLS PER M117-40
- (()) = OREGON STATE HIGHWAY DIVISION MAP #9B-7-5
- (| |) = RECORD CALLS PER WINSTON VIEW HOMESITES



KRISTIAN O. DEGROOT LAND SURVEYOR NO. 1941

COUNTY SURVEYORS FILE DATA
 DO NOT REMOVE FROM OFFICE

94-18419

SHEET 2 OF 2

1994 - 0068 B

1994 - 0068 B