

**LAND PARTITION**  
 LYING IN THE NE 1/4 SECTION 21,  
 TOWNSHIP 28 SOUTH, RANGE 6 WEST, W.M.  
 FOR SHANON R. & VIRGINIA FOWLER  
 10 OCT 1994 1 inch : 40 feet

OWNER/PARTITONER: Shanon R. & Virginia Fowler  
 3948 SW Bourne  
 Roseburg, Or. 97470

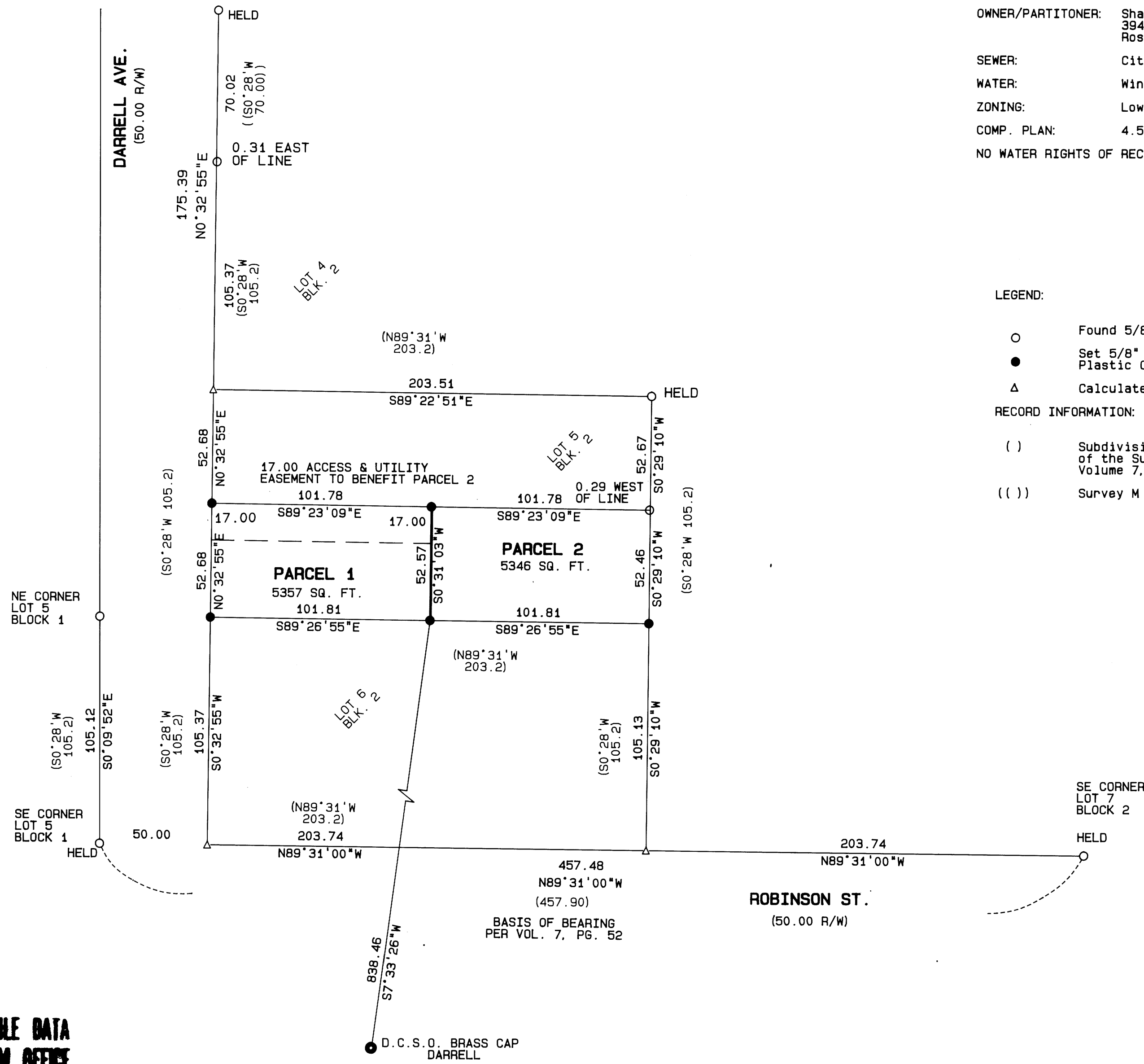
SEWER: City of Winston  
 WATER: Winston Dillard Water Dist.  
 ZONING: Low Density Residential (RLA)  
 COMP. PLAN: 4.5/acre  
 NO WATER RIGHTS OF RECORD

LEGEND:

- Found 5/8" Iron Rod or as noted.
- Set 5/8" x 30" Iron Rod with Yellow Plastic Cap marked "AA SURVEYING INC."
- △ Calculated Point, No Monumentation

RECORD INFORMATION:

- ( ) Subdivision of Lot 23, in Block 3 of the Saksdorf Coos Junction Orchard Tracts Volume 7, Page 52.
- (( )) Survey M 71 - 50



REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Mark A. Heimbarger*

OREGON  
 JULY 16, 1947  
 MARK A. HEIMBURGER  
 2287  
 Exp. 6/30/95



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

1994 - 0098 A

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NARRATIVE

The purpose of this plat is to show the partitioning of the property described in Deed Reference No. 92-08369 of the Deed Records of Douglas County in conformance with a tentative plan shown in the City of Winston's Planning File.

Darrell Ave. Right-Of-Way was computed by holding the most northerly monument found of survey M 71-50 and the monument found at the southeast corner of Lot 5, Block 1 of the original subdivision. Robinson St. was calculated by holding the monument found at the southeast corner of Lot 7, Block 2 and the monument found at the northeast corner of Lot 2 of Darrell Ave. Tracts. Lots 4, 5 and 6 were proportioned from the the above mentioned lines. Parcel 1 and 2 were then created as per the preliminary as filed with the City of Winston.

SURVEYOR'S CERTIFICATE

I, Mark A. Heimburger, being duly sworn, depose and say that I have correctly 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 inch iron rod, said point being S0°29'10"W 52.67 feet from the northeast corner of Lot 5, Block 2, of the Subdivision of Lot 23 in Block 3, of the Saksdorf Coos Junction Orchard Tracts, as recorded in Volume 7, Page 52, of the Plat Records of Douglas County; thence S0°29'10"W 52.46 feet to a 5/8 inch iron rod at the northeast corner of Lot 6, Block 2, said subdivision; thence N89°26'55"W 203.62 along the north line of said Lot 6, Block 2, to a 5/8 inch iron rod at the northwest corner thereof, said point being on the easterly Right-Of-Way line of Darrell Avenue; thence leaving said north line of Lot 6, Block 2, N0°32'55"E 52.68 feet along said easterly Right-Of-Way line of Darrell Avenue to a 5/8 inch iron rod; thence leaving said easterly Right-Of-Way line S89°23'09"E 203.56 feet to the Point Of Beginning and containing 0.25 acres more or less.

*Mark A. Heimburger*  
 Mark A. Heimburger

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Mark A. Heimburger*

OREGON  
 JULY 16, 1987  
 MARK A. HEIMBURGER  
 2287

Exp. 6/30/95

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS: that Shanon R. & Virginia Fowler, 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.

*Shanon R. Fowler*  
 Shanon R. Fowler

*Virginia Fowler*  
 Virginia Fowler

ACKNOWLEDGEMENT:

State of Oregon )  
 ) ss  
 County of Douglas)

KNOW ALL PEOPLE BY THESE PRESENTS: that on this 10th day of Oct, 1994, before me a Notary Public in and for said State and County, did personally appear Shanon R. & Virginia Fowler, 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.

*Seri Whitaker*  
 Notary Public, State of Oregon



APPROVALS

Approved: 10-19-94  
 1994

By *Peter Kelly*  
 City of Winston Administrator

Approved: 10-18-94  
 1994

By *Chris S. Bergum*  
 City of Winston Planning Commissioner

Approved: NOVEMBER 4  
 1994

By *Jerry E. Manning*  
 Douglas County Surveyor DEPUTY

Approved: \_\_\_\_\_  
 1994

By \_\_\_\_\_  
 Douglas County Assessor

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

Approved: 11-17-94  
 1994

By *Anne E. Schroeder*  
 Douglas County Tax Collector

Filed this 29<sup>th</sup> day of NOVEMBER 1994

By *Gay Fields*, County Clerk *Deborah Burnett*  
 Douglas County Clerk, DEPUTY

11:24 AM 94-24832

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

84 NOV 29 AM 11:24

GAY FIELDS  
 DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Deborah Burnett*  
 DEPUTY

30<sup>th</sup> 12

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