

1995 - 0103

# LAND PARTITION

IN LOT 9, BLOCK 2, SUKSDORF COOS JUNCTION HILL TRACTS  
NE 1/4 & SE 1/4, SECTION 21, T. 28 S., R. 6 W., W.M.  
SCALE 1" = 50'  
AUGUST, 1995

### APPROVALS:

[Signature] 9/27/95  
WINSTON PLANNING COMMISSION CHAIRMAN  
[Signature] 9/27/95  
WINSTON CITY ADMINISTRATOR

Jamy E. Moman 10-23-95  
DOUGLAS COUNTY SURVEYOR DEPUTY

FILED THIS 30<sup>th</sup> DAY OF OCTOBER 1995, BY

GAY FIELDS, County Clerk [Signature]  
COUNTY CLERK BY DEPUTY  
95-20222 9:27 A.M.

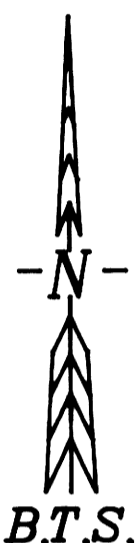
TAX COLLECTOR CERTIFICATE:  
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

Vickey Sanferani, deputy 10-27-95  
DOUGLAS COUNTY TAX COLLECTOR DATE

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

95 OCT 30 AM 9:27

[Signature]  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
BY [Signature]  
DEPUTY  
FEE pp



### DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT WANDA J. HUSKEY IS THE OWNER OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AND HAS CAUSED THE 17 FOOT ACCESS AND UTILITY EASEMENT TO BE CREATED AS SHOWN ON THE FACE OF THIS PARTITION PLAT.

Wanda J. Huskey  
WANDA J HUSKEY

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

SURVEYED FOR:  
WANDA J. HUSKEY  
3808 WILLIS CREEK RD.  
WINSTON, OR 97496

SURVEYED BY:  
BTS ENGINEERING & SURVEYING, INC.  
431 S.E. MAIN STREET  
ROSEBURG, OR 97470  
(503) 673-0966 FAX (503) 673-0105

### ACKNOWLEDGMENT:

STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 11<sup>th</sup> DAY OF Sept., 1995, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED WANDA J. HUSKEY TO ME KNOWN TO BE THE PERSON DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT SHE EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN.

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

Ethel J. Harve  
NOTARY PUBLIC, STATE OF OREGON



### NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THAT PARCEL OF LAND DESCRIBED IN INST. NO. 94-06566 OF THE RECORDS OF DOUGLAS COUNTY, OREGON AS APPROVED BY THE WINSTON PLANNING COMMISSION. THIS SURVEY IS A CONTINUATION OF LAND PARTITION 1995-0059 AND THE BOUNDARY OF INST. NO. 94-06566 WAS FOUND AS MONUMENTED UNDER LAND PARTITION 1995-0059. INST. NO. 94-06566 WAS PARTITIONED AS SHOWN ON THE FACE OF THE MAP UNDER THIS SURVEY.

THIS SURVEY WAS PERFORMED BY LES FANNING AND MATT DIXON USING A SOKKIA SET 4A AND SET 2BII TOTAL STATIONS WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

### SURVEYOR'S CERTIFICATE:

I, KRISTIAN O. DEGROOT, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THIS LAND PARTITION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

A PARCEL OF LAND LOCATED IN LOT 9, BLOCK 2, SUKSDORF COOS JUNCTION HILL TRACTS, A SUBDIVISION RECORDED IN VOLUME 8, PAGE 4 OF THE SUBDIVISION RECORDS OF DOUGLAS COUNTY, OREGON, AS DESCRIBED IN A DEED TO WANDA JEAN HUSKEY AND RECORDED AS INST. NO. 94-06566 IN THE RECORDS OF DOUGLAS COUNTY, OREGON AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" BRASS CAPPED IRON PIPE AT THE 1/4 CORNER COMMON TO SECTIONS 21 AND 22 OF T. 28 S., R. 6 W., W.M.; THENCE S.0°19'06"W. ALONG THE EAST LINE OF SAID LOT 9, 65.26 FEET TO A 5/8" IRON ROD; THENCE N.89°15'03"W., 169.15 FEET TO A 5/8" IRON ROD; THENCE N.0°21'53"E., 111.37 FEET TO A 5/8" IRON ROD ON THE NORTH LINE OF SAID LOT 9, THENCE S.89°23'19"E. ALONG SAID NORTH LINE, 169.15 FEET TO A 5/8" IRON ROD AT THE NORTHEAST CORNER OF SAID LOT 9; THENCE S.0°25'58"W. ALONG THE EAST LINE OF LOT 9, 46.51 FEET TO POINT OF BEGINNING AND CONTAINING 0.43 ACRES, MORE OR LESS.

TOGETHER WITH A 20 FOOT WIDE ACCESS AND UTILITY EASEMENT LYING SOUTHERLY OF AND ADJACENT TO THE NORTH LINE OF PARCEL 1 AND 2 OF LAND PARTITION 1995-0059 AS RECORDED IN INST. NO. 95-12134 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

Kristian O. Degroot  
KRISTIAN O. DEGROOT P.L.S. NO. 1941

### ZONING AND UTILITIES:

ZONE: RLA  
COMP. PLAN: 4.5 DWELLING UNITS PER ACRE  
WATER: WINSTON-DILLARD WATER DISTRICT  
SEWER: CITY OF WINSTON  
EXISTING WATER RIGHT: NONE APPURTENANT

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Kristian O. Degroot

OREGON  
JULY 17, 1981  
KRISTIAN O. DEGROOT  
1941

EXPIRES: 12-31-95

### LEGEND: 95-20222

- ⊙ = FOUND 5/8" IRON ROD PER LAND PARTITION 1995-0059
- = SET 5/8" x 30" I. ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
- = FOUND 1" IRON PIPE WITH 2 1/2" BRASS CAP STAMPED "T28S R6W 1/4 S21/S22 1995 PLS 1941"
- ⊕ = FOUND 3" DCS0 BRASS DISC SET IN CONCRETE, STAMPED "DARRELL 1972" X = 542,768.80' Y = 1,223,914.15'
- ( ) = RECORD CALLS PER LAND PARTITION 1995-0059

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