

LAND PARTITION

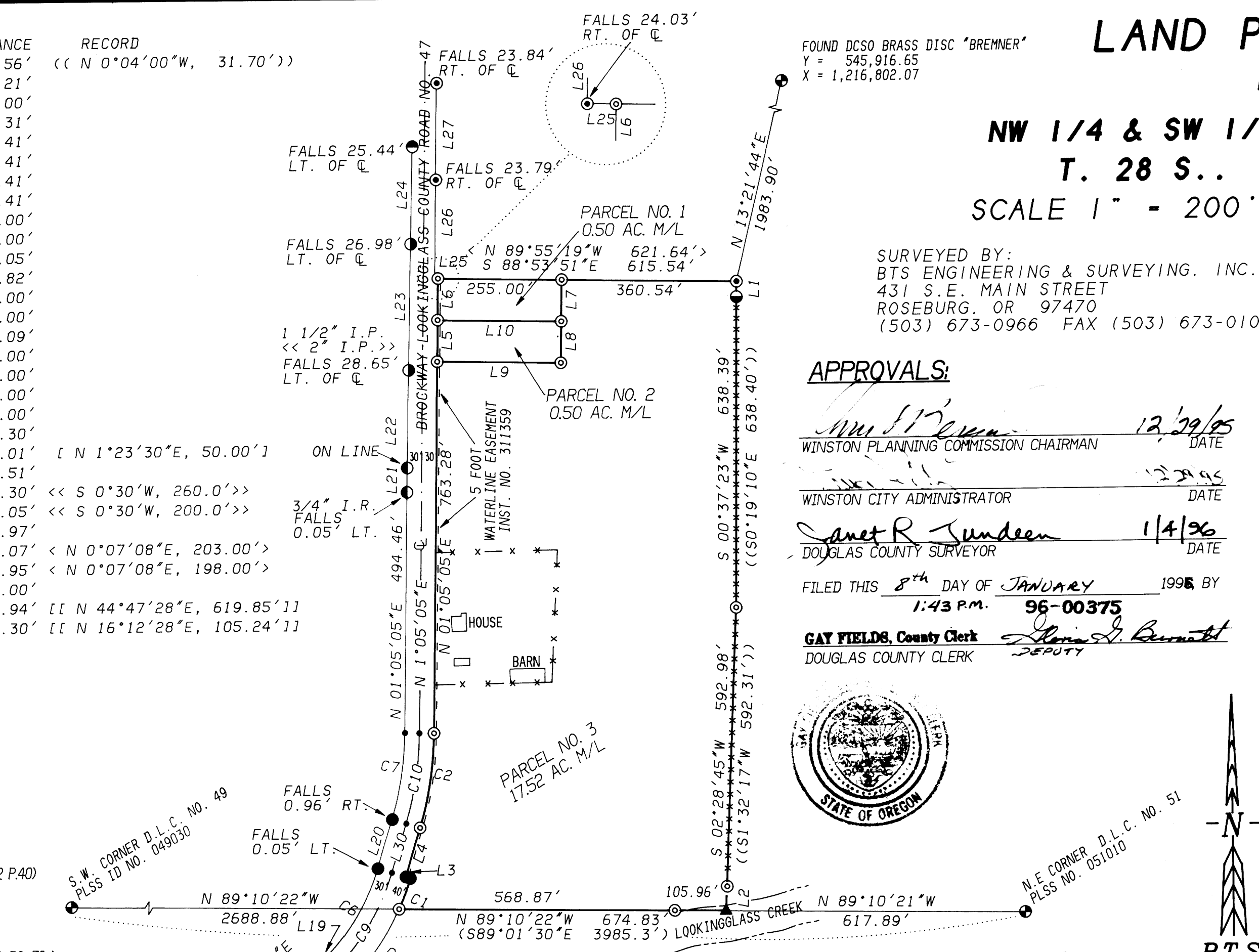
IN THE NW 1/4 & SW 1/4 OF SECTION 20 T. 28 S.. R. 6 W.. W.M. SCALE 1" = 200' NOVEMBER, 1995

FOUND DCSO BRASS DISC "BREMNER"
Y = 545,916.65
X = 1,216,802.07

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

SURVEYED FOR:
EDWIN D. AND JEANNETTE COLLINS
2231 BROCKWAY ROAD
WINSTON, OR 97496

LINE	BEARING	DISTANCE	RECORD
L 1	S 00°48'15"W	31.56'	((N 0°04'00"W, 31.70'))
L 2	S 02°28'45"W	30.21'	
L 3	N 73°01'40"W	10.00'	
L 4	N 16°58'20"E	105.31'	
L 5	N 01°05'05"E	85.41'	
L 6	N 01°05'05"E	85.41'	
L 7	S 01°05'05"W	85.41'	
L 8	S 01°05'05"W	85.41'	
L 9	N 88°53'51"W	255.00'	
L 10	S 88°53'51"E	255.00'	
L 11	N 11°15'28"E	223.05'	
L 12	N 45°34'00"E	197.82'	
L 13	S 44°25'59"E	10.00'	
L 14	N 78°47'20"W	30.00'	
L 15	N 45°34'00"E	198.09'	
L 16	N 44°25'59"W	20.00'	
L 17	N 45°34'00"E	150.00'	
L 18	S 44°25'59"E	10.00'	
L 19	S 44°25'59"E	10.00'	
L 20	N 16°58'20"E	105.30'	
L 21	N 01°05'05"E	50.01'	[N 1°23'30"E, 50.00']
L 22	N 01°28'13"E	200.51'	
L 23	N 01°27'11"E	259.30'	<< S 0°30'W, 260.0' >>
L 24	N 01°31'33"E	200.05'	<< S 0°30'W, 200.0' >>
L 25	N 88°54'40"W	5.97'	
L 26	N 01°01'00"E	203.07'	< N 0°07'08"E, 203.00' >
L 27	N 01°06'04"E	197.95'	< N 0°07'08"E, 198.00' >
L 28	N 78°47'20"W	30.00'	
L 29	N 45°34'01"E	622.94'	[[N 44°47'28"E, 619.85']]
L 30	N 16°58'20"E	105.30'	[[N 16°12'28"E, 105.24']]



APPROVALS:

Winston Planning Commission Chairman 12/29/95
 WINSTON PLANNING COMMISSION CHAIRMAN DATE
Winston City Administrator 12/29/95
 WINSTON CITY ADMINISTRATOR DATE
Janet R. Sundeen 1/4/96
 DOUGLAS COUNTY SURVEYOR DATE
 FILED THIS 8th DAY OF JANUARY 1996 BY
 1:43 P.M. 96-00375
GAY FIELDS, County Clerk *Deputy*
 DOUGLAS COUNTY CLERK

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT EDWIN D. COLLINS AND JEANNETTE COLLINS ARE THE OWNERS OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS PARTITION PLAT.

Edwin D. Collins *Jeannette Collins*
 EDWIN D. COLLINS JEANNETTE COLLINS

ACKNOWLEDGMENT:

STATE OF OREGON)
) SS
 COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 15th DAY OF Dec 1995, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED EDWIN D. COLLINS AND JEANNETTE COLLINS, TO ME KNOWN TO BE THE PERSONS DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT THEY 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 L. Kame
 NOTARY PUBLIC, STATE OF OREGON
 COMMISSION NO. 037554
 MY COMMISSION EXPIRES OCT. 14, 1998

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 THE THIS LAND PARTITION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

THAT PARCEL OF LAND DESCRIBED IN A DEED TO EDWIN D. COLLINS AND JEANNETTE COLLINS AS RECORDED IN INST. NO. 85-13629 OF THE RECORDS OF DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE JOHN COX D.L.C. NO. 49 FROM WHICH THE NORTHEAST CORNER OF THE JOSEPH GAGE D.L.C. NO. 51 BEARS S.89°10'22"E., 617.89 FEET; THENCE N.89°10'22"W., 674.83 FEET TO A 5/8" IRON ROD ON THE EASTERLY RIGHT OF WAY LINE OF BROCKWAY COUNTY ROAD NO. 47; THENCE THE FOLLOWING COURSES ALONG SAID EASTERLY RIGHT OF WAY LINE: 67.88 FEET ALONG THE ARC OF A 511.31 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N.20°46'31"E., 67.83 FEET) TO A 3/4" IRON ROD, N.73°01'40"W., 10.00 FEET TO A 3/4" IRON ROD, N.16°58'20"E., 105.30 FEET TO A 5/8" IRON ROD, 196.68 FEET ALONG THE ARC OF A 709.28 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N.9°01'43"E., 196.04 FEET) TO A 5/8" IRON ROD, N.1°05'05"E., 934.10 FEET TO A 5/8" IRON ROD ON THE NORTH LINE OF SAID INST. NO. 85-13629; THENCE S.88°53'51"E., LEAVING SAID EASTERLY RIGHT OF WAY LINE AND ALONG SAID NORTH LINE, 615.54 FEET TO A 5/8" IRON ROD AT THE NORTHEAST CORNER OF SAID INST. NO. 85-13629; THENCE THE FOLLOWING COURSES ALONG THE EAST LINE OF SAID INST. NO. 85-13629: S.0°48'15"W., 31.56 FEET TO A 5/8" IRON ROD, S.0°37'23"W., 638.39 FEET TO A 5/8" IRON ROD, S.2°28'45"W., 623.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.52 ACRES, MORE OR LESS.

TAX COLLECTOR CERTIFICATE:

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

Vicky Awindra DPTY
 DOUGLAS COUNTY TAX COLLECTOR
 1-8-96
 DATE 96-00375

LEGEND:

- ⊙ = SET 5/8" x 30" I. ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
- ⊕ = FOUND 1" BCIP PER M 8-28, OR AS NOTED
- ⊙ = FOUND 5/8" IRON ROD PER M 43-32
- = FD. 3/4" IR. 1957 PLANS COUNTY ROAD NO.47
- ⊙ = FD. 3/4" IRON PIPE PER WOODLAND TERRACE (V.12 P.40)
- ⊙ = FOUND 5/8" IRON ROD PER 1991-0009
- ⊙ = FD. 5/8" IRON ROD OR AS NOTED PER M 34-57
- ⊙ = FD. 5/8" IRON ROD PER SAFARI VIEW SUB.(VOL. 16, PG. 76)
- ▲ = COMPUTED POINT
- = COUNTY ROAD NO. 47 COMPUTED POINT
- () = RECORD CALLS PER M8-28
- [] = RECORD CALLS PER M34-57
- < > = RECORD CALLS PER M43-32
- (()) = RECORD CALLS PER 1991-0009
- [[]] = RECORD CALLS PER 1957 PLANS COUNTY ROAD NO. 47
- << >> = RECORD CALLS PER WOODLAND TERRACE VOL. 12, PG. 40
- * * = FENCE LINE

ZONING AND UTILITIES:

ZONE: R-L-B
 COMP. PLAN: 4.5 DWELLING UNITS/ACRE
 WATER: WINSTON-DILLARD WATER DISTRICT
 SEWER: CITY OF WINSTON
 EXISTING WATER RIGHT: NONE APPURTANANT

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE COLLINS PROPERTY DESCRIBED IN INST. NO. 85-13629 OF THE RECORDS OF DOUGLAS COUNTY, OREGON AS APPROVED BY THE WINSTON PLANNING COMMISSION. THE NORTH LINE WAS CONTROLLED BY M 43-32 MONUMENTS, THE EAST LINE BY 1991-0009 MONUMENTS AND THE SOUTH LINE BY THE N.E. CORNER OF D.L.C. NO. 51 AND THE S.W. CORNER OF D.L.C. NO. 49. THE WEST LINE FALLS ON THE EASTERLY RIGHT OF WAY LINE OF BROCKWAY ROAD WHICH WAS CONTROLLED BY MONUMENTS FOUND PER THE 1957 PLANS FOR COUNTY ROAD NO. 47. M 43-32, M 34-57 AND WOODLAND TERRACE MONUMENTS FOUND ALONG BROCKWAY ROAD FELL OFF THE RIGHT OF WAY LINES AS NOTED.

THIS SURVEY WAS PERFORMED BY LES FANNING, MATT DIXON AND KIRK COPSEY USING A SOKKIA SET 5-A AND SET 2B11 TOTAL STATIONS WITH COMPUTATIONS AND DRAFTING BY KRIS DEGROOT.

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	07°36'21"	511.31'	67.88'	33.99'	67.83'	N 20°46'31"E
C 2	15°53'15"	709.28'	196.68'	98.97'	196.04'	N 09°01'43"E
C 3	34°20'42"	351.97'	210.98'	108.77'	207.84'	N 28°26'18"E
C 4	20°59'20"	511.31'	187.31'	94.71'	186.26'	N 35°04'21"E
C 5	34°18'33"	411.97'	246.69'	127.17'	243.02'	N 28°24'44"E
C 6	28°35'41"	441.31'	220.25'	112.47'	217.97'	N 31°16'10"E
C 7	15°53'15"	649.28'	180.04'	90.60'	179.46'	N 09°01'43"E
C 8	34°18'33"	381.97'	228.73'	117.91'	225.32'	N 28°24'44"E
C 9	[[34°20'30"]]	381.97'	228.94'	118.03']]		
	28°35'41"	471.31'	235.22'	120.11'	232.78'	N 31°16'10"E
	[[28°35'00"]]	477.46'	238.19'	121.63']]		
C 10	15°53'15"	679.28'	188.36'	94.79'	187.75'	N 09°01'43"E
	[[15°56'00"]]	636.62'	177.04'	89.08']]		

STATE OF OREGON)
) SS
 COUNTY OF DOUGLAS)
 GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED
 96 JAN -8 PM 1:43
 DOUGLAS COUNTY CLERK
 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
 BY *Louis J. Burnett* DEPUTY
 FEE: *PP*

COUNTY SURVEYORS FILE DATA
 DO NOT REMOVE FROM OFFICE

REGISTRATION
 PROFESSIONAL
 SURVEYOR
Kristian O. Degroot
 OREGON
 JULY 17 1981
 KRISTIAN O. DEGROOT
 EXPIRES 12/31/95