

1996 - 9661

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

A MINOR LAND PARTITION IN N 1/2 LOT 15, BLOCK 3,
SUKSDORF COOS JUNCTION ORCHARD TRACTS, NW 1/4 of the SE 1/4 of
SECTION 21, TOWNSHIP 28 SOUTH, RANGE 06 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON
AND IN THE CITY OF WINSTON, OREGON

PARTITIONER: CITY OF WINSTON
201 NW DOUGLAS BLVD.
WINSTON, OREGON 97496
(503) 679-8739

SURVEYOR: JAMES ARTMAN
4271 GREENFIELD LANE NE
SALEM, OREGON 97305
(503) 375-9577



SCALE 1" = 20'
JANUARY 2, 1996

SEWER - CITY OF WINSTON
WATER - WINSTON-DILLARD WATER DISTRICT
ZONING - R H RESIDENTIAL HIGH DENSITY
COMP. PLAN - RESIDENTIAL HIGH DENSITY
WATER RIGHTS ARE NOT APPURTENANT TO
THIS PROPERTY

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT CITY OF WINSTON IS THE
OWNER OF THE LANDS REPRESENTED ON THE ANNEXED MAP, MORE
PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR CERTIFICATE,
AND HAS CAUSED THE SAME TO BE PARTITIONED AND SURVEYED AS SHOWN
ON THE ANNEXED MAP.

James C. McClellan MAYOR
1-29-96 DATE
James C. McClellan CITY ADMINISTRATOR
1-29-96 DATE

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 29th DAY OF
January, 1996; BEFORE ME A NOTARY PUBLIC IN AND FOR SAID
COUNTY AND STATE, PERSONALLY APPEARED JAMES C. McCLELLAN AND
BRUCE KELLY, 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 HEREON.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY
OFFICIAL SEAL, THE DAY AND YEAR FIRST ABOVE WRITTEN.

APPROVALS:

James C. McClellan WINSTON CITY ADMINISTRATOR
James C. McClellan PLANNING COMMISSION CHAIRMAN
Larry E. Monne COUNTY SURVEYOR DEPUTY

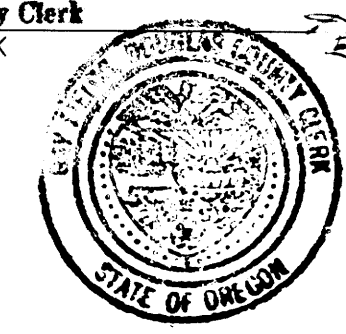
DATE
1-29-96
DATE
3-11-96
DATE

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS
OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.
Anne E. Schroeder COUNTY TAX COLLECTOR
3-11-96 DATE

COUNTY CLERK: 96-05501 1:56 P.M.

FILED THIS 29th DAY OF MARCH, 1996

GAY FIELDS, County Clerk
COUNTY CLERK



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

96 MAR 11 PM 1:56

DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Larry E. Monne DEPUTY
FILE PP

PROFESSIONAL SEAL
JAMES D. ARTMAN
EXPIRES 12/31/97

SURVEYOR'S CERTIFICATE:

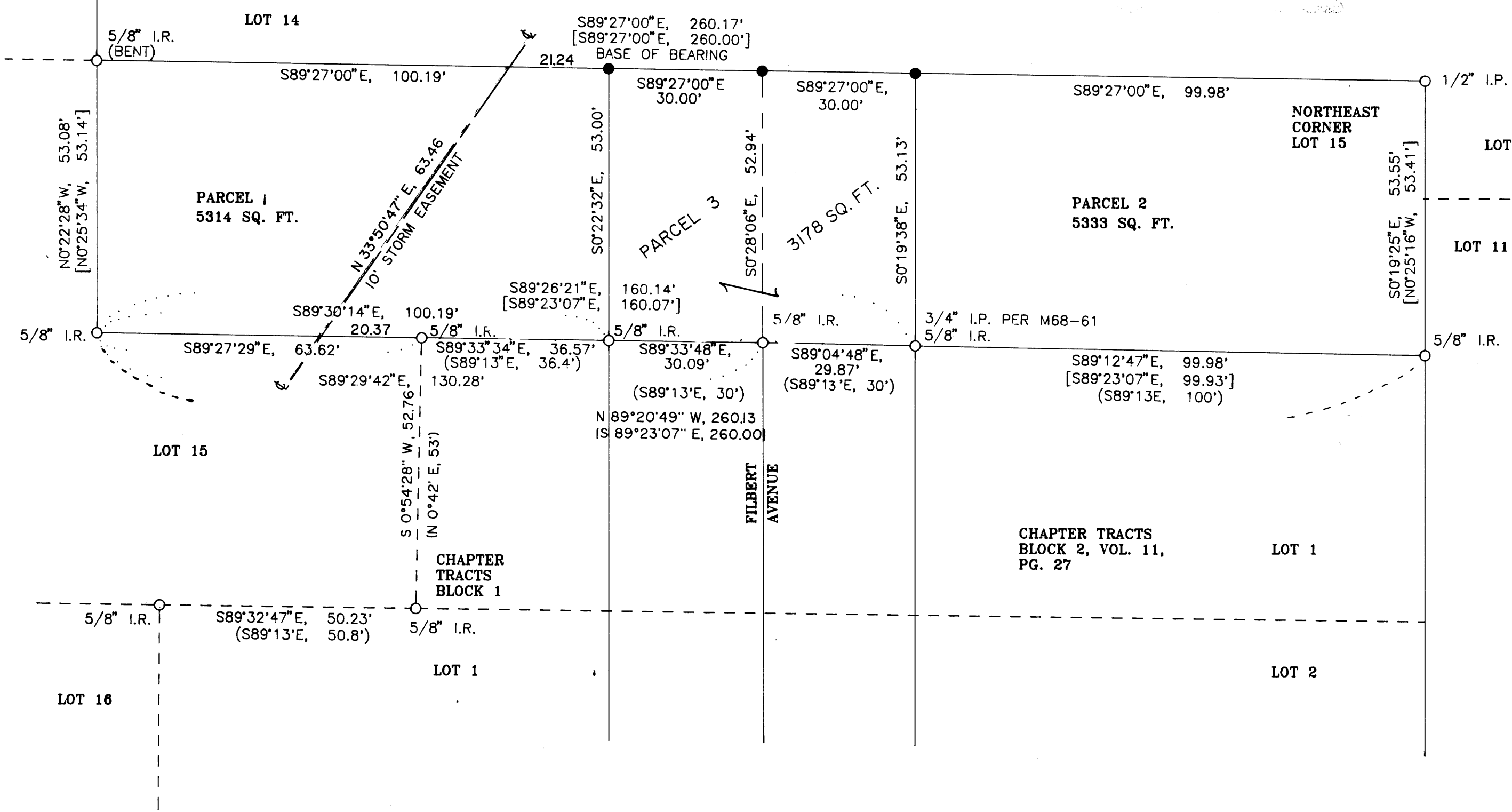
I JAMES D. ARTMAN, OREGON REGISTERED LAND SURVEYOR, CERTIFICATE
NO. 2268, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE
SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS HEREON SHOWN,
MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2" IRON
PIPE AT THE NORTHEAST CORNER OF LOT 15, SUKSDORF COOS JUNCTION
ORCHARD TRACTS; THENCE S0°19'25"E, 53.55 FEET TO A 5/8" IRON
ROD; THENCE N 89°20'49" W, 260.13 FEET TO A 5/8" IRON ROD WITH
CAP; THENCE N0°22'28"W, 53.08 FEET TO A 5/8" IRON ROD WITH CAP
ON THE NORTH LINE OF SAID LOT 15; THENCE S89°27'00"E, 260.17
FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

PARCEL 1 - SUBJECT TO A STORM DRAIN EASEMENT 10 (TEN) FEET IN WIDTH AND DESCRIBED IN INSTRUMENT NO. BK 1370, PG 147 & 148 AS RECORDED IN DEED RECORDS, DOUGLAS COUNTY, OREGON.
PARCEL 3 TO BE DEDICATED TO THE CITY OF WINSTON, FOR FUTURE PUBLIC STREET.

- [] RECORD PER BOOK 3, PAGE 156
MINOR LAND PARTITIONS M68-61
- () RECORD PER VOL. 11, PAGE 27
"CHAPTER TRACTS"
- FOUND AS NOTED
- SET 5/8" X 30" IRON ROD WITH 1"
PLASTIC CAP MARKED "ARTMAN RLS 2268"

96-05501

SUKSDORF COOS JUNCTION ORCHARD TRACTS
VOL. 7, PG. 8



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