

LAND PARTITION

REPLAT OF LOT 2, BLOCK 2 WOODLAND TERRACE

BOUNDARY LINE ADJUSTMENT

in the

SW 1/4 of the NW 1/4

Sec. 20, T 28 S, R 6 W, W.M.

SCALE 1' = 40'

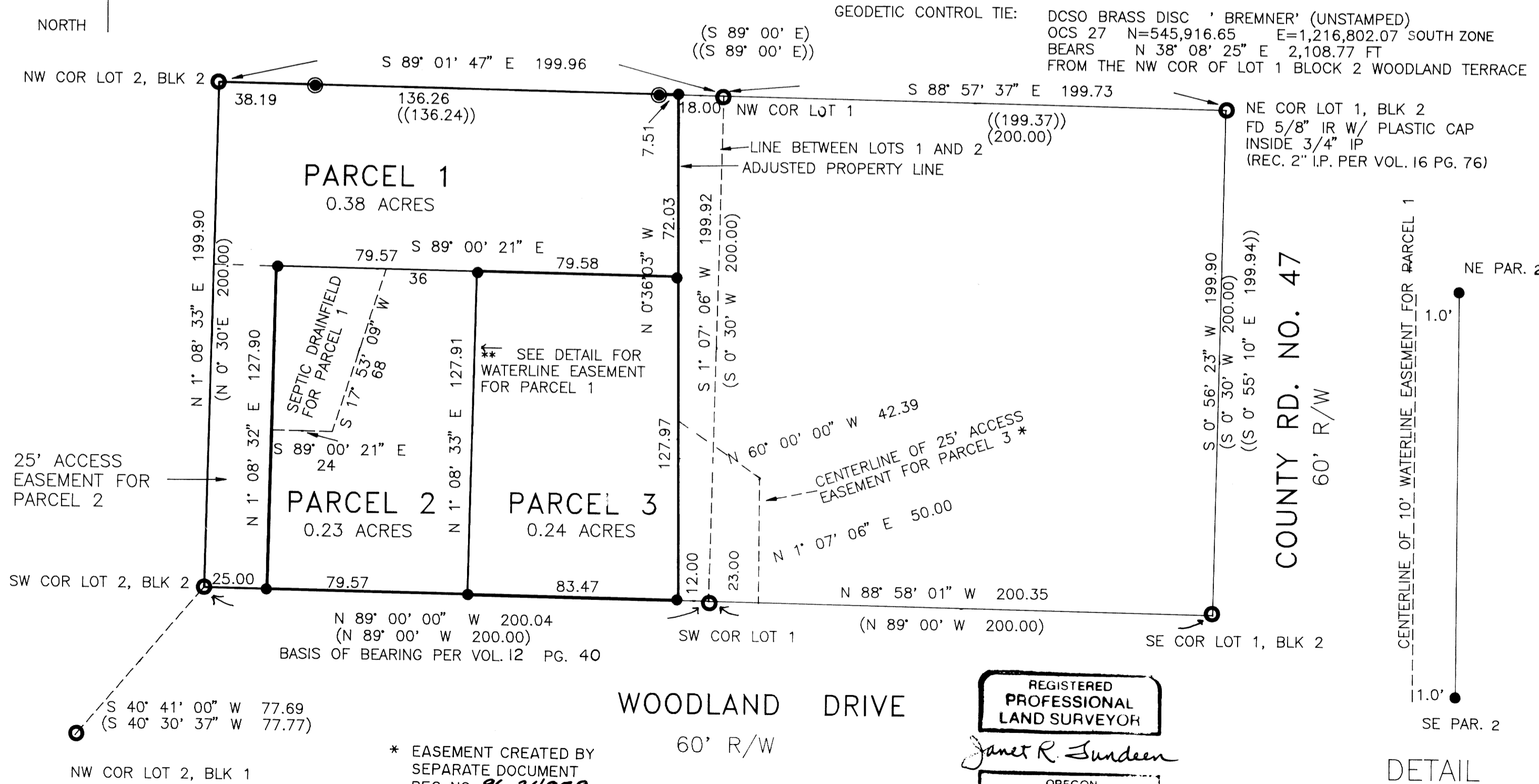
NOVEMBER 1996

SURVEYED FOR:

BERNARD & CLARA MANN
2414 BROCKWAY RD
WINSTON, OR 97496

SURVEYED BY:

JANET R. LUNDEEN, PLS
P.O. BOX 5134
ROSEBURG, OR 97470



* EASEMENT CREATED BY SEPARATE DOCUMENT REC. NO. 96-24979 Book 1445 PAGE 4/40

DECLARATION

KNOWN ALL PEOPLE BY THESE PRESENTS THAT BERNARD J. MANN AND CLARA JEAN MANN 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 TOGETHER WITH THE CREATION OF THE ACCESS AND UTILITY EASEMENTS AS SHOWN.*

Bernard J. Mann *Clara Jean Mann*
BERNARD J. MANN CLARA JEAN MANN

* ALL IN COMPLIANCE WITH ORS 92.

SURVEYOR'S CERTIFICATE

I, JANET R. LUNDEEN, 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: THAT PORTION OF LOT 2 OF BLOCK 2 OF WOODLAND TERRACE, RECORDED IN VOLUME 12 PAGE 40 OF THE DOUGLAS COUNTY PLAT RECORDS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 3/4" IRON PIPE AT THE SW CORNER OF LOT 2 BLOCK 2; THENCE ALONG THE WESTERLY LINE OF LOT 2, N 1° 08' 33" E 199.90 FT. TO A 3/4" IRON PIPE AT THE NW CORNER OF LOT 2, THENCE S 89° 01' 47" E 181.96 FT. ALONG THE NORTH LINE OF LOT 2 TO A 5/8" IRON ROD; THENCE S 0° 36' 03" E 200.00 FT TO A 5/8" IRON ROD ON THE SOUTH LINE OF SAID LOT 2; THENCE N 89° 00' 00" W 188.04 FT. TO THE POINT OF BEGINNING CONTAINING 0.85 ACRES MORE OR LESS.

Janet R. Lundeen
JANET R. LUNDEEN, P.L.S. NO. 2032

GEODETIC CONTROL TIE: DCSO BRASS DISC ' BREMNER' (UNSTAMPED)
OCS 27 N=545,916.65 E=1,216,802.07 SOUTH ZONE
BEARS N 38° 08' 25" E 2,108.77 FT
FROM THE NW COR OF LOT 1 BLOCK 2 WOODLAND TERRACE

ACKNOWLEDGMENT

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 12th DAY OF Nov. 1996, BEFORE ME, A NOTARY PUBLIC IN DOUGLAS COUNTY, OREGON, PERSONALLY APPEARED BERNARD J. MANN AND CLARA JEAN MANN, 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 ABOVE WRITTEN.

Jean H Crawford
NOTARY PUBLIC, STATE OF OREGON



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION A PORTION OF THE MANN'S PROPERTY DESCRIBED IN INSTRUMENT NO. 88-13410 OF THE RECORDS OF DOUGLAS COUNTY AS APPROVED BY THE WINSTON PLANNING COMMISSION. THIS SURVEY COMBINES A BOUNDARY LINE ADJUSTMENT AND A PARTITION TO DIVIDE A PORTION OF LOT 2 BLOCK 2 OF WOODLAND TERRACE. THE EXTERIOR LINES WERE CONTROLLED BY FOUND ORIGINAL MONUMENTS. INTERIOR LINES WERE ESTABLISHED AT THE OWNER'S DIRECTION. THE BOUNDARY ADJUSTMENT LINE ON THE EAST BOUNDARY OF PARCELS 1 AND 3 FOLLOWS AN EXISTING FENCELINE. THE REMAINDER OF LOT 2 AND LOT 1 BLOCK 2 WILL BE SURVEYED IN A SUBSEQUENT PARTITION. THIS SURVEY WAS PERFORMED USING A KERN DKRV THEODOLITE, CHAIN AND PENTAX PX-10D EDM THEODOLITE.

APPROVALS

Chris B. B... 12/2/96
WINSTON PLANNING COMMISSION CHAIRMAN DATE

[Signature] 11/25/96
WINSTON CITY ADMINISTRATOR DATE

K. Robert Ezell 12/6/96
LANE COUNTY SURVEYOR (RE: ORS 92) DATE
96-24980 3:25 P.M.

FILED THIS 9th DAY OF DECEMBER 1996, BY

DOYLE SHAVER JR., County Clerk *Gloria J. Burnett*
DOUGLAS COUNTY CLERK BY: DEPUTY

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

Suzanne E. Woods, Dep 12-9-96
DOUGLAS COUNTY TAX COLLECTOR DATE

ZONING

ZONE: R-L-B
COMP. PLAN: 4.5 DWELLING UNITS/ACRE
WATER: WINSTON-DILLARD WATER DISTRICT
SEWER: CITY OF WINSTON



LEGEND

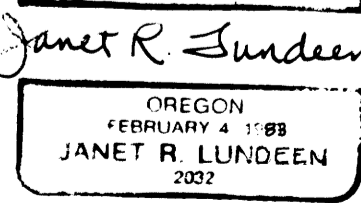
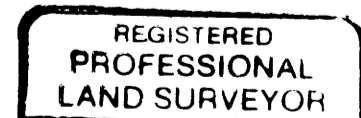
- SET 5/8" X 30" IRON ROD WITH BRASS WASHER STAMPED LS 2032
- FOUND 3/4" IRON PIPE FROM WOODLAND TERRACE V 12 PG 40
- ⊙ FOUND 5/8" IRON ROD WITH PLASTIC CAP STAMPED "BENTZ SURVEY INC" FROM SAFARI VIEW SUB. V 16 PG 76
- () RECORD FROM WOODLAND TERRACE
- (()) RECORD FROM SAFARI VIEW SUB.

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

RECORDED IN 12/3/96
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY *Gloria J. Burnett* DEPUTY

FEE PP
96-24980



DETAIL
NO SCALE

8010 - 9661

8010 - 9661