

1997 - 0031 A

FINAL PARTITION PLAT
LOCATED IN LOTS 10,11,12,13&14 OF BLOCK 4
OF THE PLAT OF WINCHESTER BAY IN THE NE 1/4
OF THE SW 1/4 OF SECTION 7, TOWNSHIP 22 SOUTH,
RANGE 12 WEST, W.M., COOS COUNTY, OREGON.

PAGE 1 OF 2

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

PARTITION PREPARED FOR:
DEE ASHLEY
P.O. BOX 158
ODESSA, WA. 99159

SUBJECT PROPERTY:
TAX LOT 2100
MAP# 22 12 7CA

REFERENCE SURVEYS:
THE PLAT OF WINCHESTER BAY
M87-70
M87-71
CS#58/234-4
CS#55/340-2

REFERENCE DEEDS:
94-3265 BOOK 875 PAGE 474
96-23540 BOOK 1441 PAGE 959
96-23549 BOOK 1441 PAGE 989

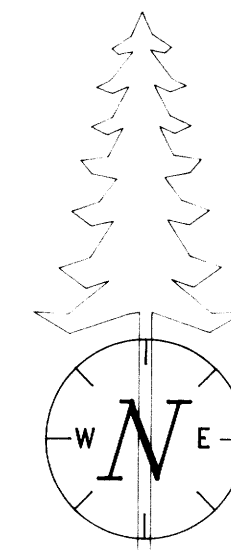
BASIS OF BEARINGS
BASIS OF BEARINGS IS PER PLAT

SURVEYOR'S NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE FINAL LAND PARTITION OF A UNIT OF LAND DESCRIBED IN DOUGLAS COUNTY RECORD DEEDS REFERENCE #94-3265, #96-23540 AND #96-23549. THE PROCEDURE USED WAS AS FOLLOWS: I TIED EXISTING MONUMENTS OF RECORD ESTABLISHED IN M87-70, M87-71, CS#55/340 AND CS#58/234. I THEN CALCULATED THE POSITION OF THE SOUTHWESTERLY CORNER OF BLOCK 4 PER M87-71. I THEN SINGLE PROPORTIONED IN LOT CORNERS PER PLAT. I THEN ESTABLISHED THE BOUNDARIES OF TAX LOT 2100 PER DEEDS AND PARTITIONED AND MONUMENTED AS SHOWN. EQUIPMENT USED IN THIS SURVEY WAS A TOPCON 303 TOTAL STATION THEODOLITE. ASSISTING PERSONNEL WAS DON PORTERFIELD.

LEGEND

- ⊙ FOUND CORNER AS SHOWN
- SET 5/8"X30" I.ROD W/ PLASTIC CAP MKD "ESTABROOK LS2703"
- () RECORD INFORMATION



SCALE 1" = 20'
DATE NOV. 22, 1996

REGISTERED
PROFESSIONAL
LAND SURVEYOR

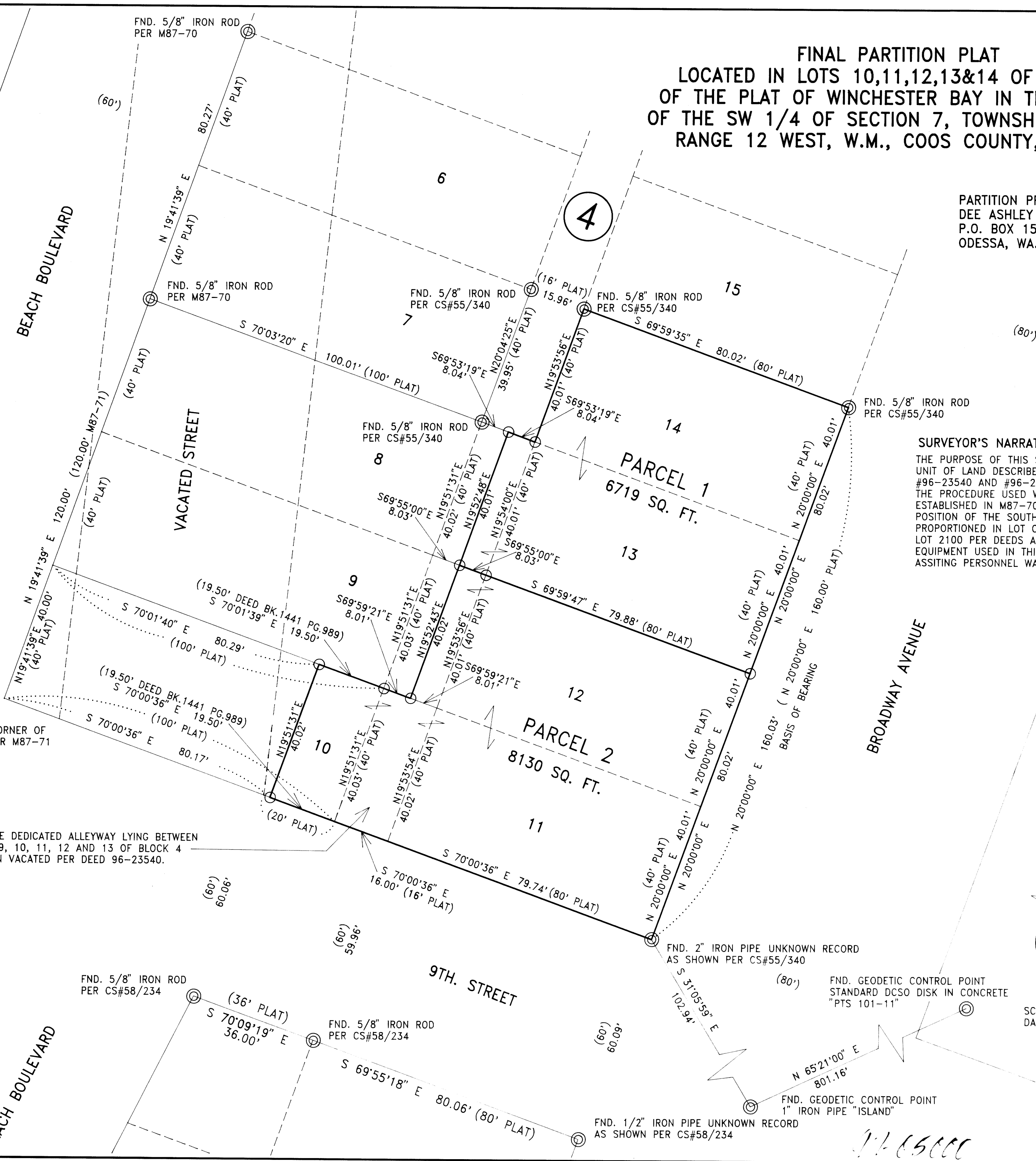
Jerry Lee Estabrook

OREGON
JUNE 30, 1995
JERRY LEE ESTABROOK
2703

RENEWAL 12/31/97

Wilcox & Estabrook
Surveying

7500 HWY 101
North Bend, Oregon 97459 Phone (541) 759-4467



NOTE: THE SOUTHWESTERLY CORNER OF BLOCK 4 WAS CALCULATED PER M87-71

CO. RD. NO. 251

NOTE: THE DEDICATED ALLEYWAY LYING BETWEEN LOTS 8, 9, 10, 11, 12 AND 13 OF BLOCK 4 HAS BEEN VACATED PER DEED 96-23540.

FND. GEODETIC CONTROL POINT
STANDARD DCSO DISK IN CONCRETE
"PTS 101-11"

FND. GEODETIC CONTROL POINT
1" IRON PIPE "ISLAND"

FND. 1/2" IRON PIPE UNKNOWN RECORD
AS SHOWN PER CS#58/234

FND. 2" IRON PIPE UNKNOWN RECORD
AS SHOWN PER CS#55/340

FND. 5/8" IRON ROD
PER CS#58/234

FND. 5/8" IRON ROD
PER CS#58/234

FND. 5/8" IRON ROD
PER M87-70

FND. 5/8" IRON ROD
PER M87-70

FND. 5/8" IRON ROD
PER CS#55/340

FND. 5/8" IRON ROD
PER CS#55/340

FND. 5/8" IRON ROD
PER CS#55/340

FND. 5/8" IRON ROD
PER CS#55/340

BROADWAY AVENUE

BEACH BOULEVARD

VACATED STREET

9TH. STREET

PARCEL 2
8130 SQ. FT.

PARCEL 1
6719 SQ. FT.

17-65000

1997 - 0031 A

FINAL PARTITION PLAT PAGE 2 OF 2
LOCATED IN LOTS 10,11,12,13&14 OF BLOCK 4
OF THE PLAT OF WINCHESTER BAY IN THE NE 1/4
OF THE SW 1/4 OF SECTION 7, TOWNSHIP 22 SOUTH,
RANGE 12 WEST, W.M., COOS COUNTY, OREGON.

SURVEYOR'S CERTIFICATE

I JERRY LEE ESTABROOK CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE IDENTIFIED LAND AS SHOWN AND I HAVE ACCURATELY DESCRIBED THE PARCELS ACCORDING TO STATE LAW.

A UNIT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 22 SOUTH, RANGE 12 WEST, W.M., DOUGLAS COUNTY, OREGON. BEING MORE PRECISELY DESCRIBED AS FOLLOWS:

LOTS 11, 12, 13 AND 14 OF BLOCK 4 OF THE PLAT OF WINCHESTER BAY AND THE SOUTHEASTERLY ONE HALF OF THE VACATED ALLEYWAY ADJOINING THE NORTHWESTERLY BOUNDARY OF SAID LOTS 11, 12 AND 13.

ALSO THE SOUTHEASTERLY 20 FEET OF LOT 10 OF BLOCK 4 OF THE PLAT OF WINCHESTER BAY, SAID 20 FEET BEING EQUIDISTANCE FROM AND PARALLEL TO THE SOUTHEASTERLY BOUNDARY OF SAID LOT 10, AND THE NORTHWESTERLY ONE HALF OF THE VACATED ALLEYWAY ADJOINING THE SOUTHEASTERLY BOUNDARY OF SAID LOT 10.

SAID UNIT OF LAND CONTAINING 0.34 ACRES MORE OR LESS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jerry Lee Estabrook

OREGON
JUNE 30, 1995
JERRY LEE ESTABROOK
2703

RENEWAL 12/31/97

1/15/97
DATE

PROPERTY INFORMATION

WATER SUPPLY: CITY OF REEDSPORT
SEWAGE SESTEM: WINCHESTER BAY SANITATION DISTRICT
PLANNING FILE NO.: 96-134
ZONING: SINGLE FAMILY RESIDENTIAL
COMPREHENSIVE PLAN DESIGNATION: RESIDENTIAL HIGH DENSITY
WATER RIGHTS: NONE APPURTENANT

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

97111-7 01 8:03

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *[Signature]*
DEPUTY
FEE

COUNTY PLANNING
DIRECTOR CERTIFICATE

I THE PLANNING DIRECTOR OF DOUGLAS COUNTY, OREGON
HEREBY CERTIFY THAT THIS PLAT IS IN CONFORMITY WITH THE
APPLICABLE REQUIREMENTS OF DOUGLAS COUNTY PLANNING STATUTES.

Keith L. Cubic
KEITH L. CUBIC
PLANNING DIRECTOR
DOUGLAS COUNTY, OREGON

3/4/97
DATE

OWNERS

PARTITION PREPARED FOR:
DEE ASHLEY
P.O. BOX 158
ODESSA, WA. 99159

OWNERS DECLARATION

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE PARTIES OF TITLE INTEREST IN THE LANDS SUBJECT TO THIS APPLICATION, AND WE CONSENT TO THE PREPARATION OF THIS PLAT.

Dee A. Ashley

STATE OF OREGON
COUNTY OF *Douglas*

THIS IS TO CERTIFY THAT *Dee A. Ashley* PERSONALLY APPEARED BEFORE ME ON THIS *27th* DAY OF *February* 1997, WHO HAVE ACKNOWLEDGED THAT THEY HAVE SIGNED THE ABOVE OWNER'S CERTIFICATE AS THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY SEAL THIS *27th* DAY OF *Feb*, 1997. MY COMMISSION EXPIRES ON: *6-4-97*

Alana L. Bague
NOTARY PUBLIC FOR OREGON

I THE TAX COLLECTOR OF DOUGLAS COUNTY, OREGON CERTIFY THAT ALL AD VALOREM TAXES AND ALL SPECIAL ASSESSMENTS FEES OR OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE TAX ROLLS WHICH HAVE BECOME OR WHICH WILL BECOME A LIEN DURING THE CALENDAR YEAR, HAVE BEEN PAID.

Anne E. Schroeder
TAX COLLECTOR
DOUGLAS COUNTY, OREGON

3/6/97
DATE

COUNTY CLERK
CERTIFICATE

I THE COUNTY CLERK OF DOUGLAS COUNTY, OREGON HEREBY CERTIFY THAT THIS LAND PARTITION PLAT WAS RECORDED INTO THE DOUGLAS COUNTY RECORDS IN VOLUME *199* ON PAGES *31 THRU 32*. RECORD OF PLATS, THIS *11th* DAY OF *March*, 1997 at *8:13 Am*.

DOYLE SHAVER JR., County Clerk
[Signature]
COUNTY CLERK
DOUGLAS COUNTY, OREGON

3-7-97
DATE

COUNTY SURVEYOR
CERTIFICATE

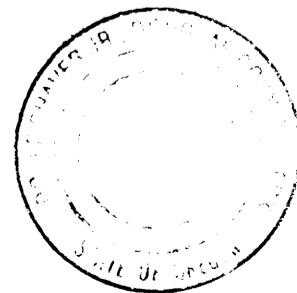
I THE COUNTY SURVEYOR OF DOUGLAS COUNTY, OREGON HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS FOR ACCURACY AND COMPLETENESS UNDER COUNTY AND STATE STATUTES.

Ed Morrison DEPUTY
COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON

MARCH 5, 1997
DATE

*Wilcox & Estabrook
Surveying*

7500 HWY 101
North Bend, Oregon 97459 Phone (541) 759-4467



77-5500