

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

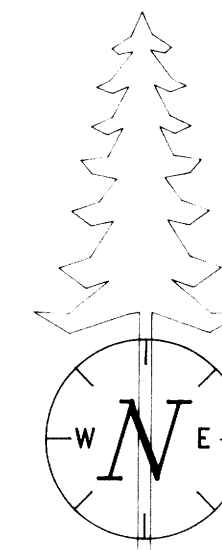
BASIS OF BEARINGS
BASIS OF BEARINGS IS PER PLAT

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

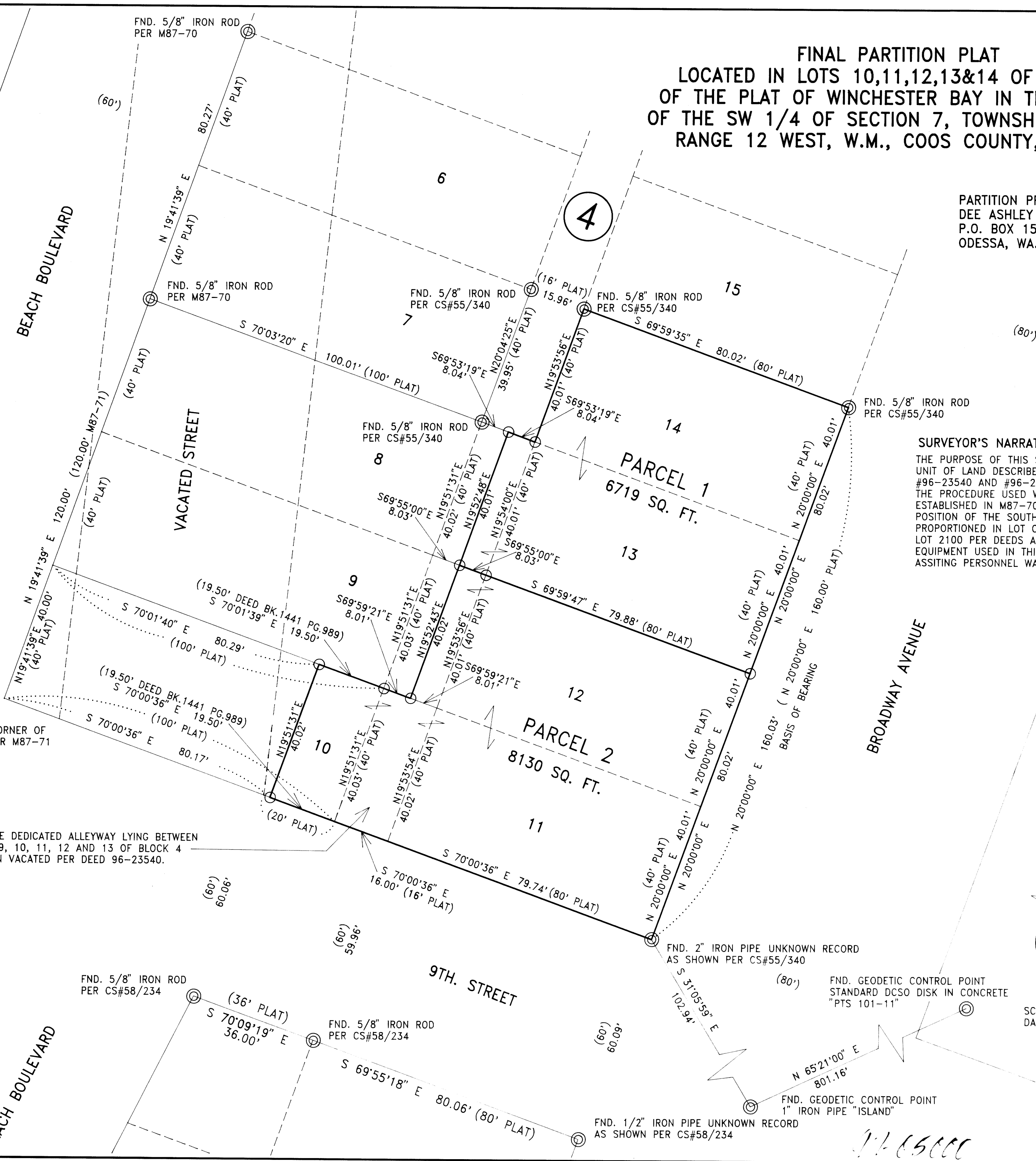
Jerry Lee Estabrook

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

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

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J. Lee Estabrook