

1997 - 0034

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' ] ]
L 31	S 88°53'51"E	255.00'	
L 32	S 01°05'05"W	85.41'	
L 33	S 01°05'05"W	85.41'	
L 34	N 01°05'05"E	85.41'	
L 35	N 01°05'05"E	85.41'	
L 36	N 01°05'05"E	85.41'	
L 37	N 01°05'05"E	85.41'	
L 38	N 01°05'05"E	85.41'	
L 39	N 01°05'05"E	85.41'	

**LEGEND:**

- = SET 5/8" x 30" I. ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
- = FD. 5/8" I. ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV" PER 1996-0096
- = FD. 5/8" I. ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV" PER 1996-0002
- = 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

**LAND PARTITION**  
IN THE

**NW 1/4 & SW 1/4 OF SECTION 20**  
**T. 28 S.. R. 6 W.. W.M.**  
SCALE 1" = 200' FEBRUARY, 1997

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

SURVEYED FOR:  
JEANNETTE COLLINS  
2231 BROCKWAY ROAD  
WINSTON, OR 97496

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE JEANNETTE M. COLLINS FAMILY TRUST IS THE OWNER OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND IN ACCORDANCE WITH O.R.S. 92.075 HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT.

*Jeannette M. Collins*  
JEANNETTE M. COLLINS  
JEANETTE M COLLINS FAMILY TRUST

**ACKNOWLEDGMENT:**

STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 22<sup>ND</sup> DAY OF FEBRUARY, 1997, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JEANNETTE M. COLLINS TO ME KNOWN TO BE THE PERSON DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT SHE EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN.

*Cheryl A. Schaefer*  
NOTARY PUBLIC, STATE OF OREGON

**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 THIS LAND PARTITION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:  
PARCEL NO. 3 OF LAND PARTITION 1996-0096 AS RECORDED IN INST. NO. 96-00375 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.  
SUBJECT TO AN IRREVOCABLE PETITION FOR IMPROVEMENTS AS RECORDED IN INST. NO. 96-00082 OF THE RECORDS OF DOUGLAS COUNTY, OREGON AND AN AGREEMENT AS RECORDED IN INST. NO. 96-00083 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

*Kristian O. Degroot*  
KRISTIAN O. DEGROOT, P.L.S. NO. 1941

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO PARTITION PARCEL NO. 3 OF LAND PARTITION 1996-0096 INTO 3 PARCELS AS APPROVED BY THE WINSTON PLANNING COMMISSION. THE BOUNDARIES OF PARCEL NO. 3 WERE FOUND AS MONUMENTED UNDER 1996-0002 AND THE NEW 0.50 ACRE PARCELS WERE MONUMENTED FROM 1996-0002 CONTROL POINTS AS SHOWN ON THE FACE OF THE PLAT.  
THIS SURVEY WAS PERFORMED BY LES FANNING, MATT DIXON AND AARON FANNING USING A SOKKIA SET 5-A AND SET 2BII TOTAL STATIONS WITH COMPUTATIONS AND DRAFTING BY KRIS DEGROOT.

**APPROVALS:**

*Winston Planning Commission Chairman*  
WINSTON PLANNING COMMISSION CHAIRMAN DATE 3/1/97  
*Winston City Administrator*  
WINSTON CITY ADMINISTRATOR DATE 3/2/97  
*Ronnie E. Shaver*  
DOUGLAS COUNTY SURVEYOR DATE 3/2/97  
*Doyle Shaver Jr.*  
DOUGLAS COUNTY CLERK DATE 3/2/97 at 12:02 PM

**TAX COLLECTOR CERTIFICATE:**

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

*Anne E. Schroeder*  
DOUGLAS COUNTY TAX COLLECTOR DATE 3/2/1997

**ZONING AND UTILITIES:**

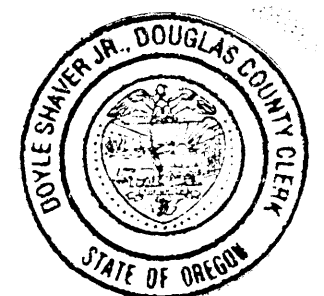
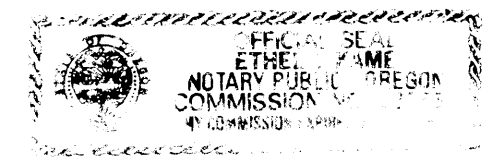
ZONE: R-L-B  
COMP. PLAN: 4.5 DWELLING UNITS/ACRE  
WATER: WINSTON-DILLARD WATER DISTRICT  
SEWER: CITY OF WINSTON  
EXISTING WATER RIGHT: NONE APPURTANANT

B.T.S.

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'	196.67'	98.97'	196.05'	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']]		

REGISTERED PROFESSIONAL SURVEYOR  
*Kristian O. Degroot*

EXPIRES 12/31/97



STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS.  
I, \_\_\_\_\_ COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED  
9:11:21 PM 12-02  
BY *Doyle Shaver Jr.*  
DEPUTY  
17-06/95

1997 - 0034