

1997 - 0099 A

# LAND PARTITION

LOCATED IN THE N1/2 OF SEC 20, SE 1/4 SEC 17  
T28S, R6W WM DOUGLAS COUNTY, OREGON

A REPLAT OF A PORTION OF PARCEL 1 OF THE LAND PARTITION 1992-0078

SURVEYED FOR: BENJAMIN B. BYRD AND  
CYNTHIA A. BYRD  
13224 LOOKINGGLASS RD  
WINSTON, OREGON

SURVEYED BY: JANET R. LUNDEEN L.S. 2032  
PO BOX 5134 ROSEBURG, OR.

DRAFTED BY: GARY DODGE

ZONE AND UTILITIES  
ZONE: RLA, RH, A-0  
COMP: RLA 4.5 DU/AC, RH16 DU/AC, AO  
SEWER: CITY OF WINSTON  
WATER: WINSTON-DILLARD WATER DISTRICT

1" = 400'  
SEPTEMBER 1997

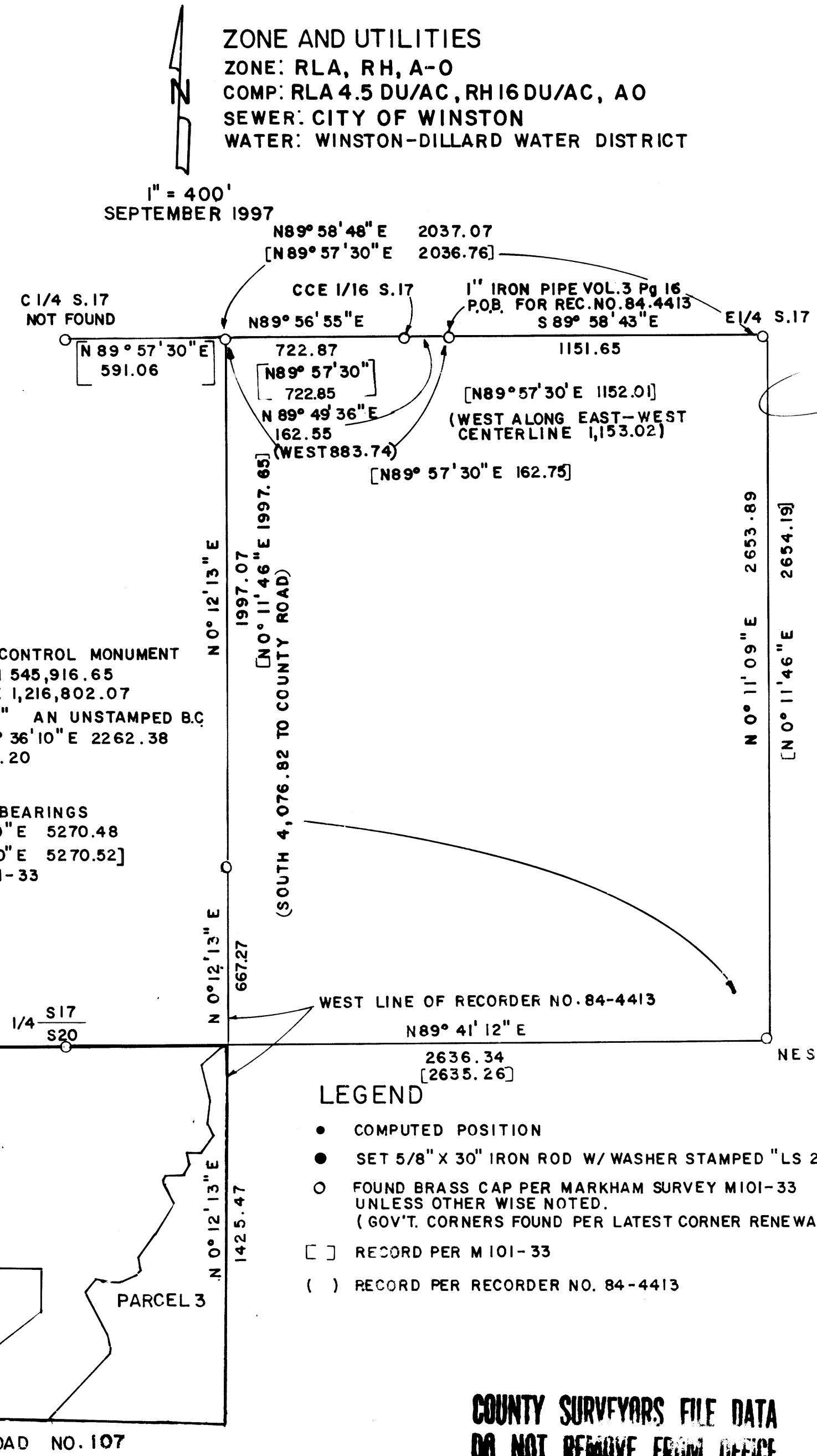
### SURVEYORS CERTIFICATE:

I, JANET R. LUNDEEN, BEING DULY SWORN DEPOSE AND SAY THAT I HAVE NOT SURVEYED PARCEL 1 AND MAKE NO REPRESENTATION AS TO THE ACCURACY OF THAT BOUNDARY. I HAVE CORRECTLY SURVEYED PARCELS 2 AND 3 AND HAVE SET PROPER MONUMENTS IN ACCORDANCE WITH O.R.S. CHAPTER 92. THE BOUNDARY OF THE PARENT PARCEL IS DESCRIBED AS FOLLOWS: THAT PORTION OF PARCEL 1 OF LAND PARTITION 1992-0078 LYING WITHIN SECTION 20, T28S, R6W, W.M. CONTAINING 83.79 ACRES MORE OR LESS.

*Janet R. Lundeen*  
JANET R. LUNDEEN L.S. 2032

GEODETIC CONTROL MONUMENT  
BREMNER N 545,916.65  
(OCS 27) E 1,216,802.07  
"BREMNER" AN UNSTAMPED B.C.  
BEARS S87° 36' 10" E 2262.38  
FROM NW S.20

BASIS OF BEARINGS  
N 89° 40' 00" E 5270.48  
[N 89° 40' 00" E 5270.52]  
M101-33



### LEGEND

- COMPUTED POSITION
- SET 5/8" X 30" IRON ROD W/ WASHER STAMPED "LS 2032"
- FOUND BRASS CAP PER MARKHAM SURVEY M101-33 UNLESS OTHER WISE NOTED. (GOV'T. CORNERS FOUND PER LATEST CORNER RENEWAL RECORD.)
- [ ] RECORD PER M101-33
- ( ) RECORD PER RECORDER NO. 84-4413

### DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT BENJAMIN B. BYRD AND CYNTHIA A. BYRD 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 PARTITIONED AS SHOWN, ALL IN ACCORDANCE WITH ORS. 92, TOGETHER WITH THE 50' ACCESS EASEMENT PARALLEL TO THE WEST BOUNDARY.

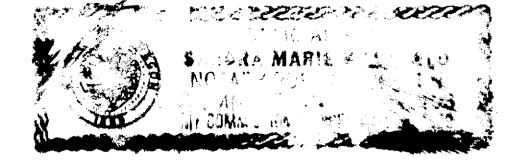
*Benjamin B. Byrd*      *Cynthia A. Byrd*  
BENJAMIN B. BYRD      CYNTHIA A. BYRD

### ACKNOWLEDGEMENT:

STATE OF OREGON }  
COUNTY OF DOUGLAS } SS

KNOW ALL PERSONS BY THESE PRESENTS, ON THIS 10<sup>th</sup> DAY OF September BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BENJAMIN B. BYRD AND CYNTHIA A. BYRD WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FORGOING INSTRUMENT AND THAT THEY DID EXECUTE SAID INSTRUMENT FREELY AND VOLUNTARILY.

*Shirley Marie Helkosa*  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES Oct. 22, 1999



### TAX COLLECTOR CERTIFICATE

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

*Anne E. Schroeder*      9-11-97  
DOUGLAS COUNTY TAX COLLECTOR      DATE

### APPROVALS

STATE OF OREGON }  
COUNTY OF DOUGLAS } SS  
I, DOYLE SHAVER JR., COUNTY CLERK AND  
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY  
THAT THIS INSTRUMENT WAS RECORDED

57 SEP 11 PM 2:30

DOYLE SHAVER JR.  
COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Carl Engle*  
DEPUTY  
9-11-8606 FEE *PS*



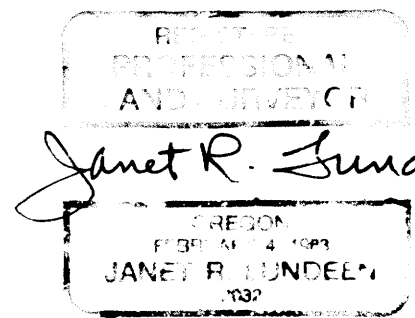
*Winston Planning Commission Chairman*      9/10/97  
WINSTON PLANNING COMMISSION CHAIRMAN      DATE

*Winston City Administrator*      9/10/97  
WINSTON CITY ADMINISTRATOR      DATE

*Ed M... ..*      9-11-97  
DOUGLAS COUNTY SURVEYOR DEPUTY      DATE

FILED THIS 10<sup>th</sup> DAY OF September 1997, BY

DOYLE SHAVER JR., County Clerk      *Carl Engle*  
DOUGLAS COUNTY CLERK



RENEWS 12-31-98

PAGE 1 OF 2

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

*17-8656*

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- [ ] RECORD PER M101-33
- ( ) RECORD PER RECORDER NO. 84-4413

## NARRATIVE:

THE EAST LINE OF THIS PARTITION CALLS FOR THE WEST LINE OF REC. NO. 84-4413. MARKHAM ESTABLISHED THE NORTHWEST CORNER OF 84-4413 AS BEING WESTERLY 2036.76 ALONG THE EAST-WEST CENTERLINE FROM THE E 1/4 S.17. REC. NO. 84.4413 THEN CALLS FOR A LINE "SOUTH" TO THE COUNTY ROAD - MARKHAM INTERPRETED "SOUTH" AS PARALLEL TO THE EAST LINE OF S.17, WHICH I BELIEVE IS REASONABLE. I ESTABLISHED THE WEST LINE OF NO. 84.4413 AS A STRAIGHT LINE PROJECTION THROUGH THE TWO BRASS CAPS MARKHAM SET. I TIED THE EXISTING FENCE. THE ONLY EVIDENCE OF THE OLD FENCE WAS THE TREE WITH WIRE ON THE WEST SIDE, ALL OTHER OLD FENCING AND POSTS WERE PULLED OUT AND THROWN ASIDE. THE NORTHERLY RIGHT-OF-WAY WAS RECONSTRUCTED USING A VARIETY OF SOURCES AND ROTATING THEM TO MY BASIS OF BEARING. SOURCES USED: (1) CURRENT D.C.P.W. PROJECT CONSTRUCTION OF ABRAHAM AVE -LOOKINGGLASS RD. NO.107 MP 1.28 TO HWY 42 (2) 1960 PLANS FOR CO RD NO. 47, (3) M116-44 AND (4) RECORDER NO. 95-18396.

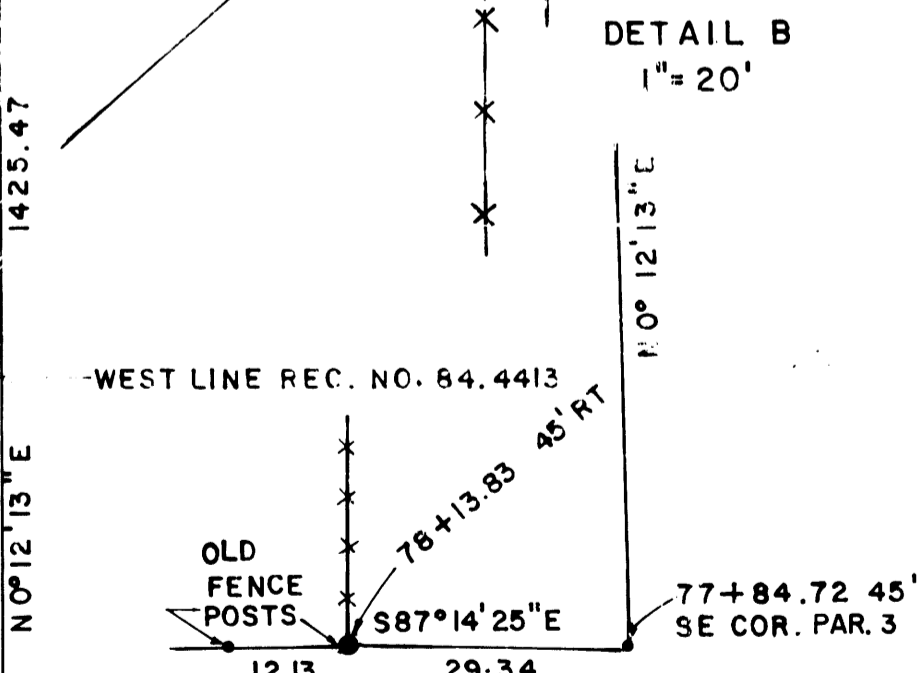
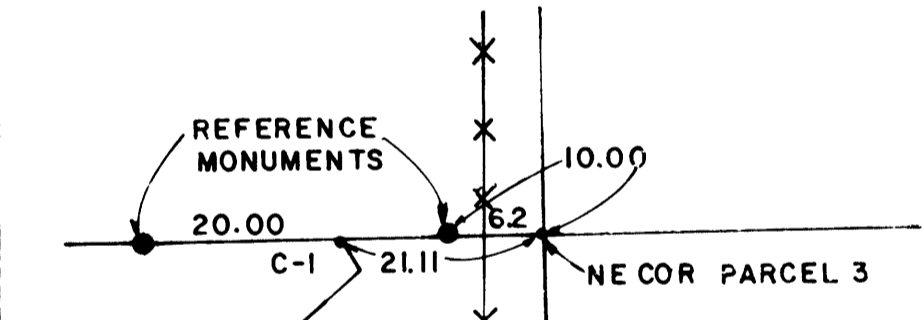
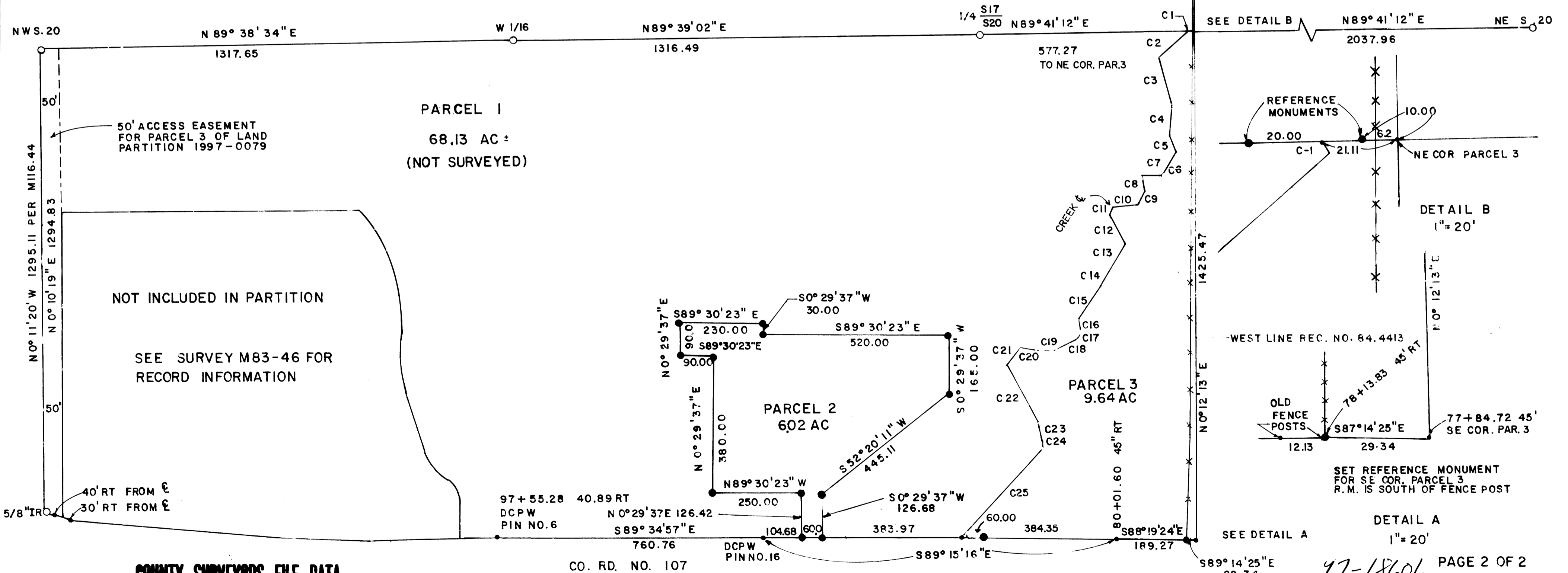
COURSE	DISTANCE	BEARING
C1	3.9	S 31° 53' 07" E
C2	110.8	S 49° 23' 49" W
C3	140.2	S 14° 53' 09" E
C4	86.0	S 4° 31' 44" W
C5	48.5	S 21° 00' 14" E
C6	73.2	S 31° 43' 44" W
C7	56.7	S 88° 30' 19" W
C8	41.2	S 10° 50' 06" E
C9	41.2	S 25° 13' 01" W
C10	72.4	S 84° 23' 19" W
C11	22.2	S 26° 04' 06" W
C12	92.8	S 28° 02' 00" E
C13	91.4	S 30° 50' 27" W
C14	45.8	S 29° 03' 44" W
C15	113.0	S 34° 09' 33" W
C16	40.6	S 8° 54' 43" E
C17	19.8	S 31° 15' 06" W
C18	72.6	S 64° 28' 15" W
C19	34.5	S 90° 00' 00" W
C20	58.9	N 80° 27' 36" W
C21	64.1	S 38° 53' 40" W
C22	183.2	S 28° 14' 09" E
C23	50.0	S 13° 05' 14" E
C24	21.4	S 2° 05' 31" E
C25	339.8	S 43° 04' 42" W



1"=200'

SEPTEMBER 1997

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Janet R. Lundeen*  
REC'D  
JANET R. LUNDEEN  
RENEWS 12-31-98



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