COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

1998-0053

LAND PARTITION
IN THE
NW 1/4 & SW 1/4 OF
SEC. 20, T. 28 S., R. 6 W., W.M.

SURVEYOR'S CERTIFICATE:

I, KRISTIAN O. DEGROOT, HEREBY CERTIFY 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 1997-0034 AS RECORDED IN INST. NO. 97-06105 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

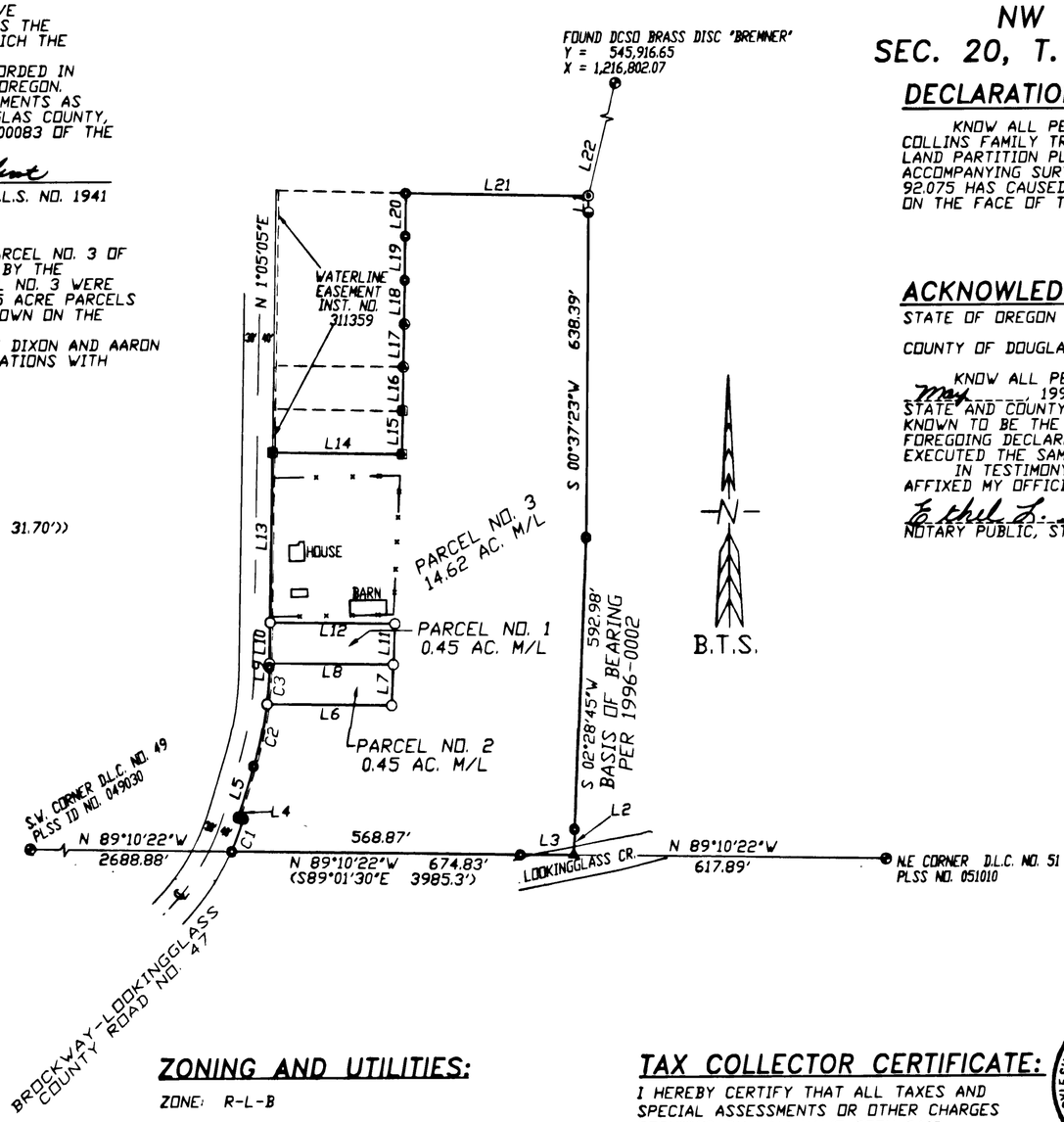
KRISTIAN O. DEGROOT, P.L.S. NO. 1941

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION PARCEL NO. 3 OF LAND PARTITION 1997-0034 INTO 3 PARCELS AS APPROVED BY THE WINSTON PLANNING COMMISSION. THE BOUNDARIES OF PARCEL NO. 3 WERE FOUND AS MONUMENTED UNDER 1997-0034 AND THE NEW 0.45 ACRE PARCELS WERE MONUMENTED FROM 1997-0034 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.

NUMBER	DIRECTION	DISTANCE	RECORD
L1	S 00°48'15" W	31.56'	((N 00°04'00" W 31.70'))
L2	S 02°28'45" W	30.21'	
L3	N 89°10'22" W	105.96'	
L4	N 73°01'40" W	10.00'	
L5	N 16°58'20" E	105.31'	
L6	S 89°10'22" E	245.08'	
L7	N 02°26'37" E	80.03'	
L8	N 89°10'22" W	243.34'	
L9	N 01°05'05" E	8.26'	
L10	N 01°05'05" E	80.00'	
L11	N 02°26'37" E	80.03'	
L12	N 89°10'22" W	245.24'	
L13	N 01°05'05" E	333.37'	
L14	S 88°53'51" E	255.00'	
L15	N 01°05'05" E	85.41'	
L16	N 01°05'05" E	85.41'	
L17	N 01°05'05" E	85.41'	
L18	N 01°05'05" E	85.41'	
L19	N 01°05'05" E	85.41'	
L20	N 01°05'05" E	85.41'	
L21	S 88°53'51" E	360.54'	
L22	N 13°21'44" E	1983.90'	



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, TRUSTEE
JEANETTE M. COLLINS FAMILY TRUST

ACKNOWLEDGMENT:

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 12 DAY OF May, 1998, 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.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET FORTH MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Ethel L. Kaime
NOTARY PUBLIC, STATE OF OREGON

OFFICIAL SEAL
ETHEL L. KAIME
NOTARY PUBLIC - OREGON
COMMISSION NO. 037554
MY COMMISSION EXPIRES OCT. 14, 1998

APPROVALS:

John Bennett — 5/27/98
WINSTON PLANNING COMMISSION CHAIRMAN — DATE

5/28/98
WINSTON CITY ADMINISTRATOR — DATE

Ed Mannon — 6-4-98
DOUGLAS COUNTY SURVEYOR DEPUTY — DATE

FILED THIS 5th DAY OF June 1998 AT 10:18 AM
BY DOYLE SHAVER JR., County Clerk by Carol Cryer, Deputy
COUNTY CLERK

LEGEND:

- ○ = SET 5/8" x 30" I. ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV "
- ■ = F.D. 5/8" I. ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV" PER 1997-0034
- ● = F.D. 5/8" I. ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV" PER 1996-0096
- ⊙ = F.D. 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
- ● = F.D. 3/4" I.R. 1957 PLANS COUNTY ROAD NO.47
- ⊖ = F.D. 5/8" IRON ROD PER 1991-0009
- ▲ = COMPUTED POINT

( ) = RECORD CALLS PER M 8-28

98-12990

REGISTERED PROFESSIONAL LAND SURVEYOR
Kristian O. DeGroot
OREGON JULY 17, 1991 KRISTIAN O. DeGROOT 1941

EXPIRES 12/31/99

ZONING AND UTILITIES:

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

TAX COLLECTOR CERTIFICATE:

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

Anne E. Schroeder — 6-5-98
DOUGLAS COUNTY TAX COLLECTOR — DATE

DOYLE SHAVER JR., DOUGLAS COUNTY CLERK STATE OF OREGON

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

98 JUN -5 AM 10: 18

DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Carol Cryer DEPUTY
FEE PP

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	10°04'54"	709.28	124.80	62.56	124.64	N 11°55'53" E
C 3	05°48'23"	709.28	71.88	35.97	71.85	N 03°59'14" E

98-12990

98-12990

BTS ENGINEERING & SURVEYING, INC. 431 S.E. MAIN ST., ROSEBURG, OR 97470 PHONE (541) 673-0966 FAX (541) 673-0105	SCALE: 1" = 200'	FOR: JEANETTE COLLINS 2231 BROCKWAY RD. WINSTON, OREGON 97496	JOB #: 97-170
	DATE: APRIL 1998		FILE NAME: COLLINS7.DWG
			SHEET 1 OF 1

1998-0053