

1998-0067

APPROVALS:

Winston City Administrator 6/8/98 DATE
 Winston Planning Commission Chairman 6/9/98 DATE
 Douglas County Surveyor 6-25-98 DATE
 98-14939
 FILED THIS 26th DAY OF JUNE 1998 AT 8:54 AM BY
 DOYLE SHAVER JR., County Clerk
 DOUGLAS COUNTY CLERK
 BY: Gloria G. Burnett DEPUTY

LAND PARTITION
 LOCATED IN
 NW 1/4, SECTION 22, T28S, R6W, W.M.
 DOUGLAS COUNTY, OREGON

ZONING & UTILITIES:

ZONING: RLA, AO, EFU
 COMP. PLAN: RESIDENTIAL
 WATER: WINSTON DILLARD WATER DISTRICT
 SEWER: CITY OF WINSTON

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT CONSTRUCTION RENTALS, INC. AND ROY D. GARREN CORP. ARE THE OWNERS OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYORS CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. 92-075 HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT AND DO HEREBY CAUSE THE 60 FOOT ACCESS AND UTILITY EASEMENT SHOWN HEREON TO BE CREATED.

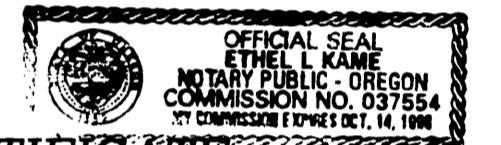
ACKNOWLEDGMENT:

STATE OF OREGON)
) SS
 COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 3rd DAY OF June 1998, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JIMMY R. ZUMWALT AS PRESIDENT OF CONSTRUCTION RENTALS, INC. AND ROY D. GARREN AS PRESIDENT OF ROY D. GARREN CORP. TO ME KNOWN TO BE THE PERSONS DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT THEY 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. Hamu
 NOTARY PUBLIC, STATE OF OREGON



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:

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF SECTION 22, T.28S., R.6W., W.M., BEING PARCEL 1 OF THAT PARCEL OF LAND DESCRIBED IN A DEED TO ARCHIE G. ZUMWALT, JIMMY R. ZUMWALT AND ROY D. GARREN AS RECORDED IN INST. NO. 73-5250 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION PARCEL 1 OF INST. NO. 73-5250 INTO 3 PARCELS AS APPROVED BY THE WINSTON PLANNING COMMISSION. THE SOUTH LINE WAS CONTROLLED BY THE NORTH LINE OF LOTS 1, 2 & 3 OF PLAT "F", ROSEBURG HOME ORCHARD TRACTS WITH THE NW CORNER OF LOT 3 COMPUTED AND PLAT "F" RECORD DISTANCE NORTH OF THE 1/4 CORNER OF SECTIONS 21 AND 22. THE WESTERLY LINES WERE CONTROLLED BY MONUMENTS FOUND PER SUKSDORF COOS JUNCTION HILL TRACTS, SUKSDORF'S WINSTON HEIGHTS, CS 45/260, 1995-0083, 1993-0079, 1995-0034, 1998-0003 AND M 122-11. I FOUND A DISCREPANCY IN THE EAST LINE OF LOTS 1, 2 & 3 OF BLOCK 2, SUKSDORF COOS JUNCTION HILL TRACTS AS NOTED IN 1998-0003 AND I HELD THE 2" I.P. AT THE NE CORNER OF LOT 1, THE 1/2" I.P. AT THE NE CORNER OF LOT 3 AND THE 5/8" I.R. PER 1998-0003 AT THE SE CORNER OF LOT 3 TO CONTROL THIS PORTION OF THE WEST LINE. THE NORTH LINE AND THE EAST LINE WERE CONTROLLED BY INST. NO. 73-5250 AND MONUMENTS FOUND PER M 56-40.

THIS SURVEY WAS PERFORMED BY LES FANNING, MATT DIXON AND AARON FANNING USING A SOKKIA SET 2BII AND SET 5A TOTAL STATIONS WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

TAX COLLECTORS CERTIFICATE:

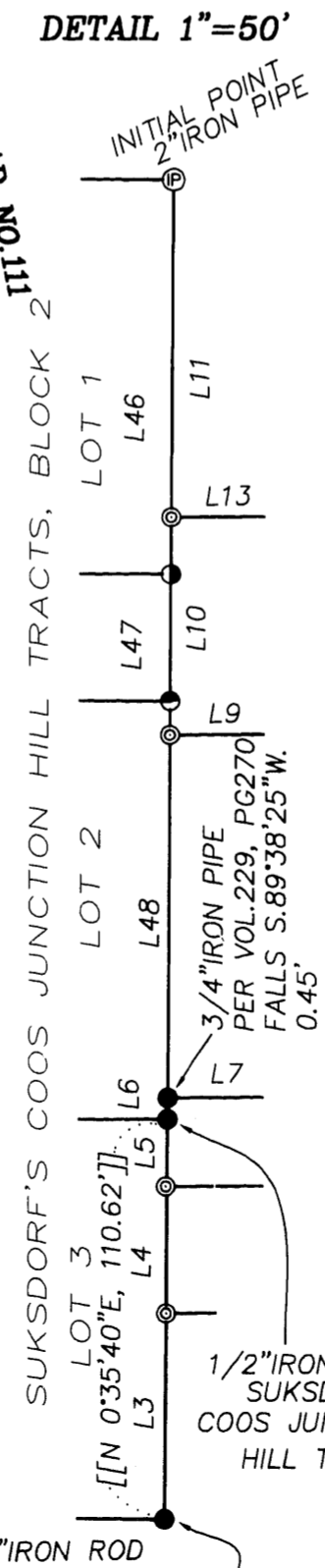
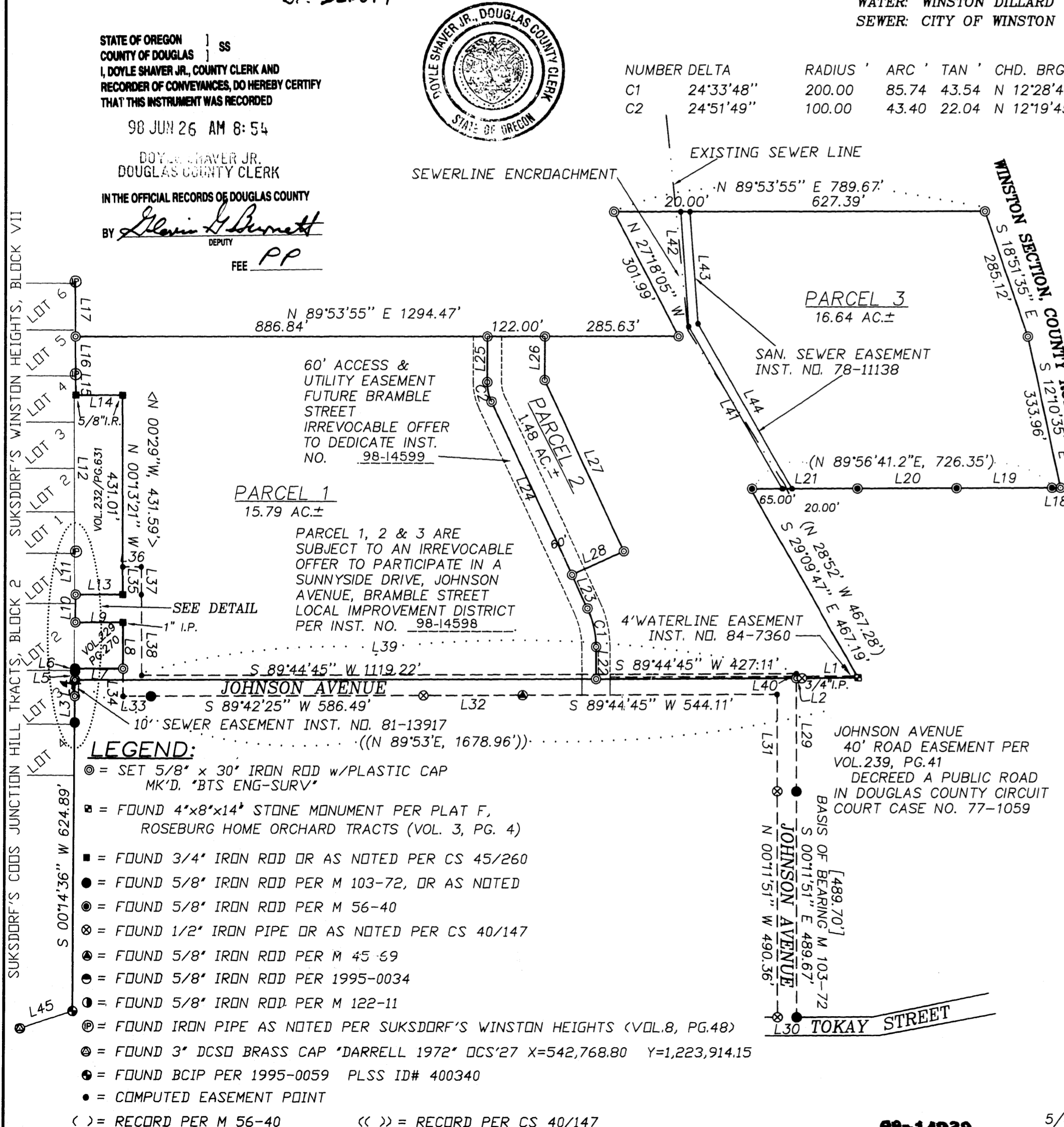
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

Anne E. Schroeder 6-25-98
 DOUGLAS COUNTY TAX COLLECTOR

NUMBER	DELTA	RADIUS	ARC	TAN	CHD. BRG.	CHORD
C1	24°33'48"	200.00	85.74	43.54	N 12°28'45" W	85.09
C2	24°51'49"	100.00	43.40	22.04	N 12°19'45" W	43.06

NUMBER	BEARING	DISTANCE
L1	S 89°28'51" W	120.51'
L2	S 89°28'51" W	12.02'
L3	N 00°13'53" E	56.99'
L4	N 00°13'53" E	35.13'
L5	N 00°13'53" E	18.55'
L6	N 00°12'18" E	5.90'
	[[N 04°55'14" W	5.94']]
L7	N 89°38'25" E	103.82'
L8	N 00°21'35" W	100.12'
L9	S 89°38'25" W	102.83'
	<N 89°32'E	103.45'>
L10	N 00°12'18" E	60.09'
L11	N 00°12'18" E	93.09'
L12	N 00°10'47" W	338.27'
L13	N 89°38'25" E	102.08'
	<N 89°32' E	101.32'>
L14	S 89°50'02" W	101.13'
	<S 89°32' W	100.94'>
L15	N 00°48'41" W	45.18'
L16	N 00°13'12" W	81.28'
L17	N 00°13'12" W	118.84'
L18	S 89°48'25" W	18.31'
L19	S 89°49'09" W	202.68'
L20	S 89°48'33" W	209.90'
L21	S 89°47'37" W	225.15'
L22	N 00°11'51" W	69.57'
L23	N 24°45'39" W	79.70'
L24	N 24°45'39" W	411.51'
L25	N 00°06'10" E	98.31'
L26	S 00°06'10" W	93.89'
L27	S 24°45'39" E	406.66'
L28	S 65°14'21" W	122.00'
L29	S 00°11'51" E	244.91'
L30	S 89°43'19" W	40.11'
	[S 89°45'54" W	40.00']
L31	N 00°11'51" W	209.67'
L32	S 89°44'06" W	211.80'
	{N 89°53'00" E	212.00'} 59.66'
L33	S 89°42'25" W	59.66'
L34	N 00°21'35" W	59.69'
L35	N 00°13'21" W	60.00'
L36	N 89°46'39" E	40.00'
L37	S 00°13'21" E	60.00'
L38	S 00°21'35" E	174.82'
L39	N 89°44'45" E	1402.45'
L40	S 00°11'51" E	10.00'
L41	N 29°52'39" W	403.10'
L42	N 04°11'37" W	248.23'
L43	S 04°11'37" E	242.14'
L44	S 29°30'35" E	408.57'
L45	S 71°08'36" W	1174.80'
L46	S 00°22'26" W	108.82'
	<<N 01°01'04" E	108.89'>>
L47	S 00°13'21" W	35.01'
	<<N 01°01'04" E	35.00'>>
L48	N 00°12'18" E	100.12'

REGISTERED PROFESSIONAL SURVEYOR
 KRISTIAN O. DEGROOT
 OREGON JULY 17, 1991
 EXPIRES 12/31/99
 DETAIL 1"=50'



- LEGEND:**
- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
 - ⊠ = FOUND 4"x8"x14" STONE MONUMENT PER PLAT F, ROSEBURG HOME ORCHARD TRACTS (VOL. 3, PG. 4)
 - = FOUND 3/4" IRON ROD OR AS NOTED PER CS 45/260
 - = FOUND 5/8" IRON ROD PER M 103-72, OR AS NOTED
 - ⊙ = FOUND 5/8" IRON ROD PER M 56-40
 - ⊗ = FOUND 1/2" IRON PIPE OR AS NOTED PER CS 40/147
 - ⊙ = FOUND 5/8" IRON ROD PER M 45-69
 - ⊙ = FOUND 5/8" IRON ROD PER 1995-0034
 - ⊙ = FOUND 5/8" IRON ROD PER M 122-11
 - ⊙ = FOUND IRON PIPE AS NOTED PER SUKSDORF'S WINSTON HEIGHTS (VOL.8, PG.48)
 - ⊙ = FOUND 3" DCSD BRASS CAP "DARRELL 1972" OCS'27 X=542,768.80 Y=1,223,914.15
 - ⊙ = FOUND BCIP PER 1995-0059 PLSS ID# 400340
 - = COMPUTED EASEMENT POINT
 - () = RECORD PER M 56-40
 - [] = RECORD PER M 103-72
 - < > = RECORD PER CS 45/260
 - () = RECORD PER M 45-69
 - << >> = RECORD PER CS 40/147
 - [] = RECORD PER 1998-0003
 - << >> = RECORD PER M 122-11

98-14939 5/8" IRON ROD 1998-0003

BTS ENGINEERING & SURVEYING, INC.
 431 S.E. MAIN ST., ROSEBURG, OR 97470
 PHONE (541) 673-0966 FAX (541) 673-0105

SCALE: 1" = 200'
 DATE: MAY, 1998

ROY D. GARREN CORP. CONSTRUCTION RENTALS, INC.
 435 S.E. MAIN ST. P.O. BOX 1290
 ROSEBURG, OR 97470 BUCKLEY, WA 98321

JOB #: 98-028
 FILE NAME: GZ-LP1.DWG
 SHEET 1 OF 1

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