

2100-8661

A BOUNDARY LINE ADJUSTMENT SURVEY & LAND PARTITION FOR SAM & MARIAN JEFFERS IN THE NE 1/4 OF THE NW 1/4 OF SECTION 21, T 28 S, R 6 W, W. M., DOUGLAS COUNTY, OREGON

OWNERS OF RECORD

SAMUEL & MARIAN JEFFERS
P.O. BOX 2095
WINSTON, OR 97496

SURVEYED BY:

GREG LANG
7550 WILLIS CR. RD.
WINSTON, OR 97496
(541)679-5542

REGISTERED PROFESSIONAL LAND SURVEYOR

Gregory D. Lang

OREGON
JULY 16, 1987
GREGORY D. LANG
#2235

EXPIRES 12-31-98

ZONE: RLA
COMP. PLAN: 4.5 DWELLING UNITS PER ACRE (RESIDENTIAL)

WATER: WINSTON-DILLARD WATER DISTRICT
SEWAGE DISPOSAL: CITY OF WINSTON
TAX LOT #4500 SECTION 21 BA, T28S, R6W
SUBJECT PROPERTY: LOT #1 OF MLP FILED AS M 74-70
IN THE DOUGLAS COUNTY SURVEY RECORDS

- ### LEGEND
- FOUND AS NOTED
 - SET 5/8" X 30" I.R./PLASTIC CAP MARKED "LANG SURVEYING"
 - △ COMPUTED POINT

FD. STATE PLANE MONUMENT
O.S.H.D. CAP MKD. "G. 675"
BEARS S 56°53'02" E 1982.59'
FROM THIS FD. 5/8" I.R.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS PER THE OREGON STATE PLANE CO-ORDINATE SYSTEM (SOUTH ZONE). GRID BEARING & DISTANCE IS N19°10'00"E 3052.08 FEET BETWEEN MONUMENTS "S 444" (B. CAP) & "G 675". A THETA ANGLE OF -1°59'46" WAS APPLIED TO THIS LINE YIELDING A BEARING OF N17°10'14"E. MEASURED DISTANCE BETWEEN SAID MONUMENTS IS 3052.50 FEET.

"G 675"	"S 444"
Y(N) 543,963.56	Y(N) 541,080.66
X(E) 1,222,767.19	X(E) 1,221,765.14

98-16812

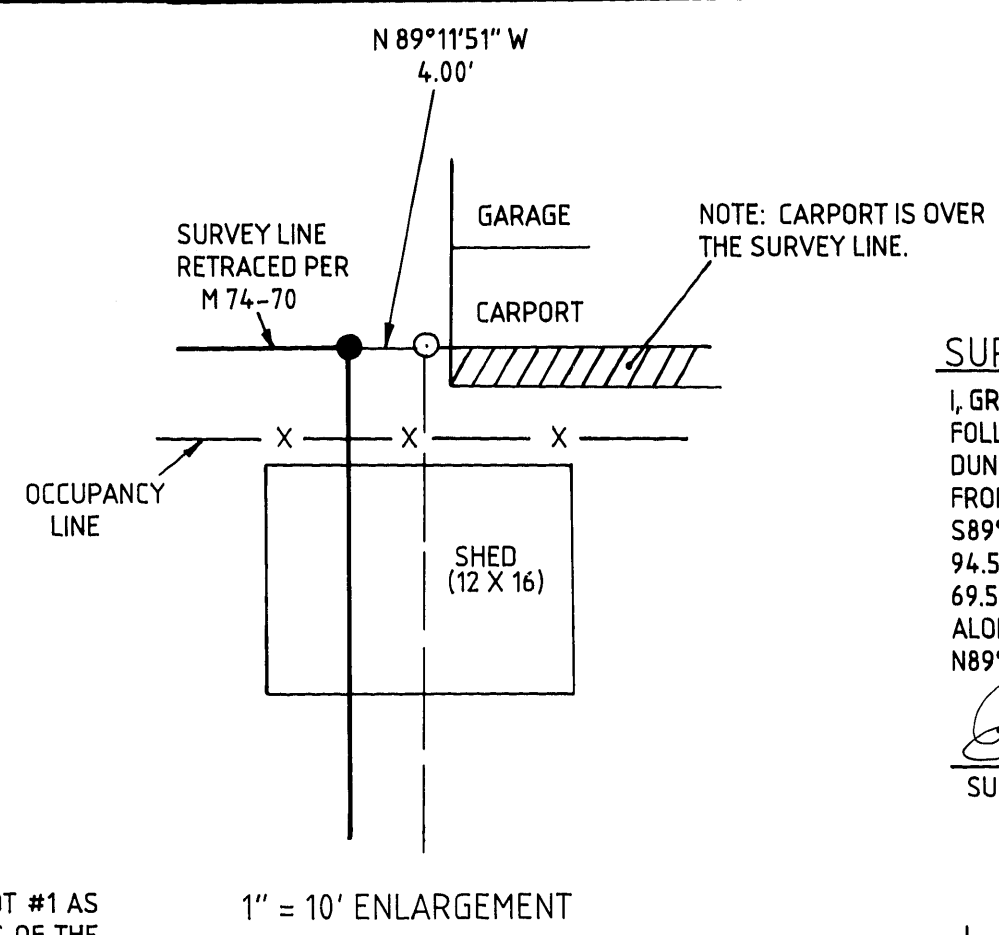
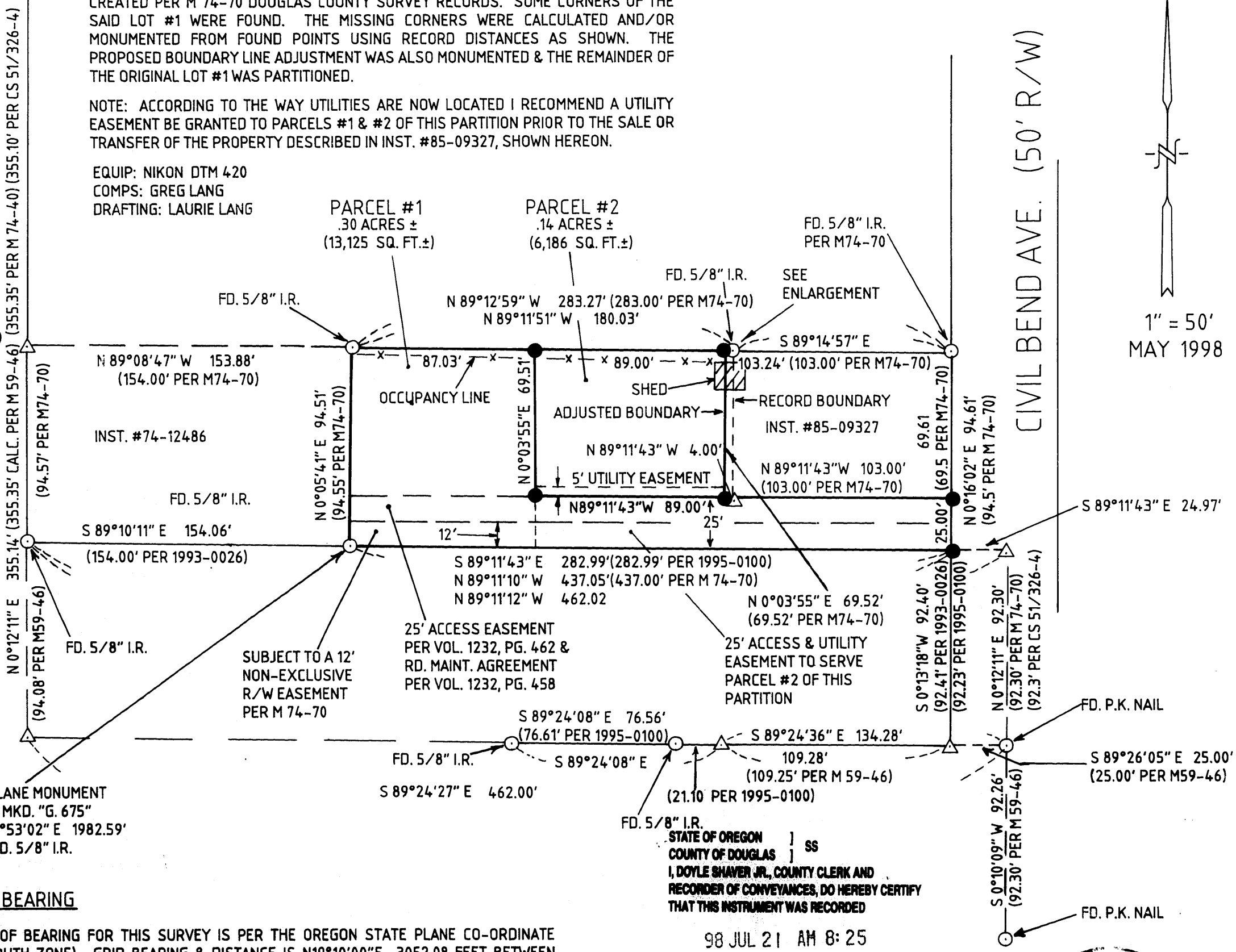
CORNER TIE
FD. 2" I.P.
INITIAL POINT OF
DUNHAM SUBDIVISION
(FD. 3/8" I.R. BEARS
S 7°46'26" E 5.33')

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS FOR THE ADJUSTMENT & REDIVISION OF LOT #1 AS CREATED PER M 74-70 DOUGLAS COUNTY SURVEY RECORDS. SOME CORNERS OF THE SAID LOT #1 WERE FOUND. THE MISSING CORNERS WERE CALCULATED AND/OR MONUMENTED FROM FOUND POINTS USING RECORD DISTANCES AS SHOWN. THE PROPOSED BOUNDARY LINE ADJUSTMENT WAS ALSO MONUMENTED & THE REMAINDER OF THE ORIGINAL LOT #1 WAS PARTITIONED.

NOTE: ACCORDING TO THE WAY UTILITIES ARE NOW LOCATED I RECOMMEND A UTILITY EASEMENT BE GRANTED TO PARCELS #1 & #2 OF THIS PARTITION PRIOR TO THE SALE OR TRANSFER OF THE PROPERTY DESCRIBED IN INST. #85-09327, SHOWN HEREON.

EQUIP: NIKON DTM 420
COMPS: GREG LANG
DRAFTING: LAURIE LANG



SURVEYOR'S AFFIDAVIT

I, GREG LANG, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT A 1" IRON PIPE ON THE EAST BOUNDARY OF THE DUNHAM SUBDIVISION, IN THE NW 1/4 OF SECTION 21, T28S, R6W, W.M., IN THE CITY OF WINSTON, OREGON, FROM WHICH THE INITIAL POINT OF SAID DUNHAM SUBDIVISION BEARS N0°12'11"E 355.14 FEET; THENCE S89°10'11"E 154.06 FEET TO A 5/8" REBAR AND THE TRUE POINT OF BEGINNING; THENCE N0°05'41"E 94.51 FEET TO A 5/8" REBAR; THENCE S89°11'51"E 176.03 FEET TO A 5/8" REBAR; THENCE S0°03'55"W 69.52 FEET TO A 5/8" REBAR; THENCE S89°11'43"E 107.00 FEET TO A 5/8" REBAR; THENCE S0°16'02"W ALONG THE WEST RIGHT-OF-WAY LINE OF CIVIL BEND AVENUE 25.00 FEET TO A 5/8" REBAR; THENCE N89°11'43"W 282.99 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 0.44 ACRES, MORE OR LESS.

Gregory D. Lang
SURVEYOR
6/21/98
DATE

DECLARATION

WE, SAMUEL F. & MARIAN L. JEFFERS, DO HEREBY DECLARE THAT WE ARE THE OWNERS OF THE LANDS DESCRIBED HEREON, AND HAVE CAUSED THE SAME TO BE PARTITIONED AS SHOWN HEREON. WE ARE ALSO HEREBY CREATING THE 25' ACCESS & UTILITY EASEMENT & THE 5' UTILITY EASEMENT AS INDICATED.

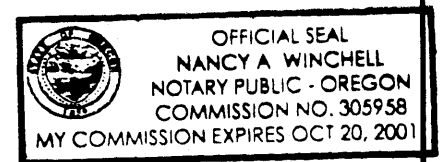
Samuel F. Jeffers
Marian L. Jeffers

ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF DOUGLAS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
ON July 6, 1998 BY
SAMUEL F. & MARIAN L. JEFFERS.

Nancy A. Winchell
NOTARY PUBLIC - STATE OF OREGON

MY COMMISSION EXPIRES: 10/20/2001



APPROVALS

Chris B...
CITY OF WINSTON PLANNING COMMISSION CHAIRPERSON
6/15/98
DATE

[Signature]
CITY OF WINSTON-CITY ADMINISTRATOR
6/12/98
DATE

Ed M...
DOUGLAS COUNTY SURVEYOR DEPUTY
7-6-98
DATE

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

Vicky Sanjerani, deputy
DOUGLAS COUNTY TAX COLLECTOR
7-20-98
DATE

FILED THIS 21st DAY OF July, 1998 at 8:25AM

Carl Engels, deputy
DOUGLAS COUNTY CLERK
7-21-98
DATE

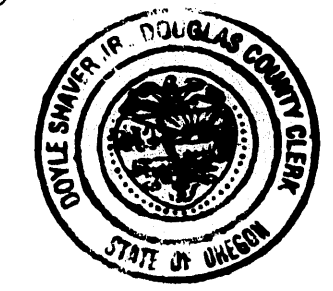
STATE OF OREGON
COUNTY OF DOUGLAS
I, DOYLE SHAVER JR., COUNTY CLERK AND
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY
THAT THIS INSTRUMENT WAS RECORDED

98 JUL 21 AM 8:25

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

BY *Carl Engels*
DEPUTY

98-16812 FEE PP



1998-0072

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE