

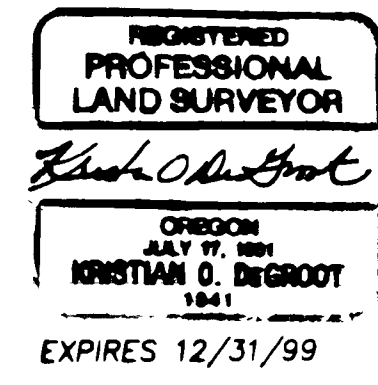
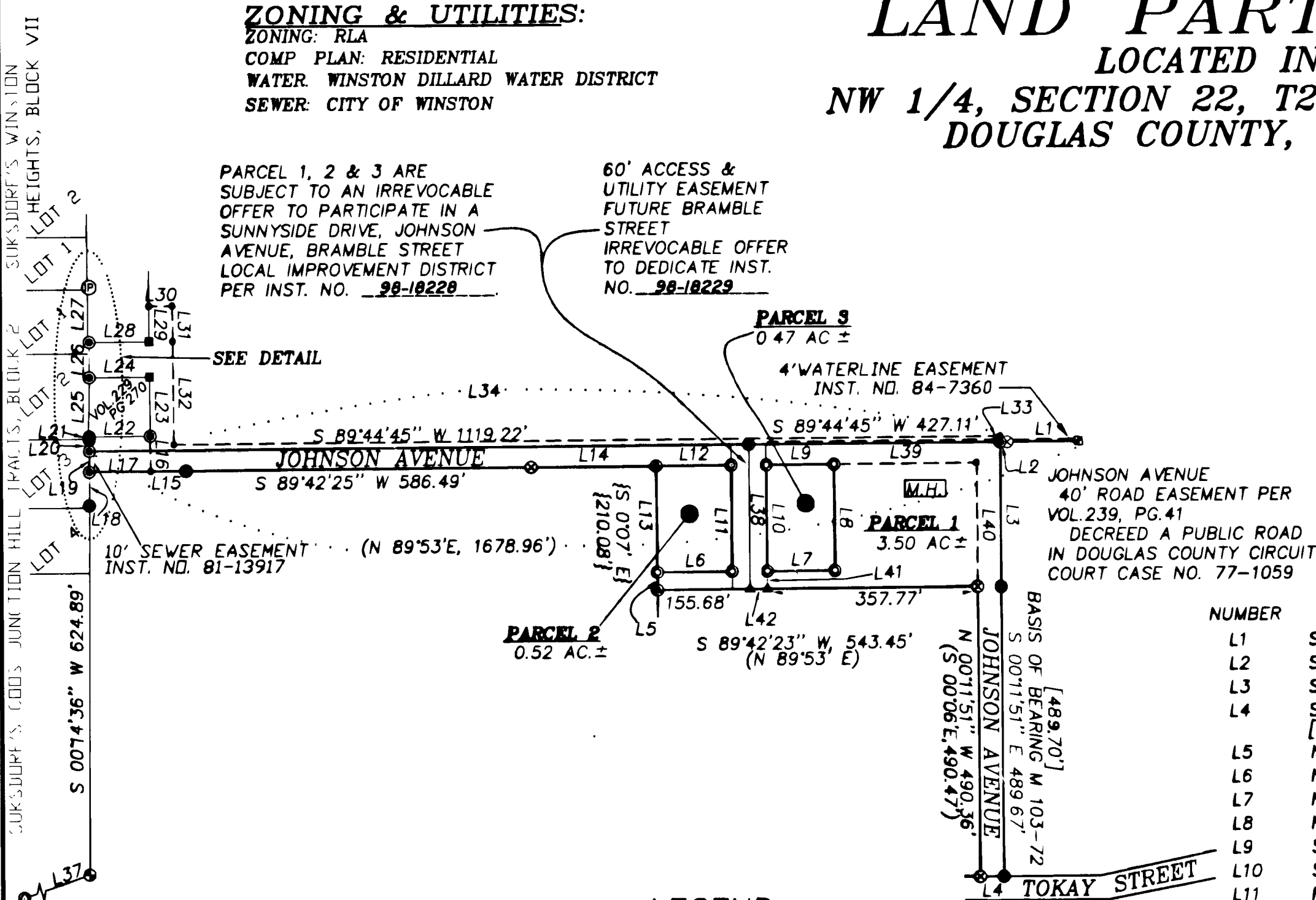
ZONING & UTILITIES:

ZONING: RLA
COMP PLAN: RESIDENTIAL
WATER: WINSTON DILLARD WATER DISTRICT
SEWER: CITY OF WINSTON

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

PARCEL 1, 2 & 3 ARE SUBJECT TO AN IRREVOCABLE OFFER TO PARTICIPATE IN A SUNNYSIDE DRIVE, JOHNSON AVENUE, BRAMBLE STREET LOCAL IMPROVEMENT DISTRICT PER INST. NO. 98-18228

60' ACCESS & UTILITY EASEMENT FUTURE BRAMBLE STREET IRREVOCABLE OFFER TO DEDICATE INST. NO. 98-18229



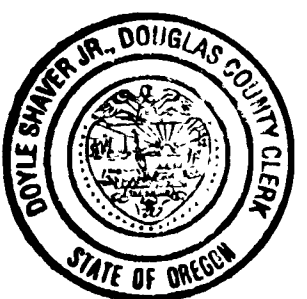
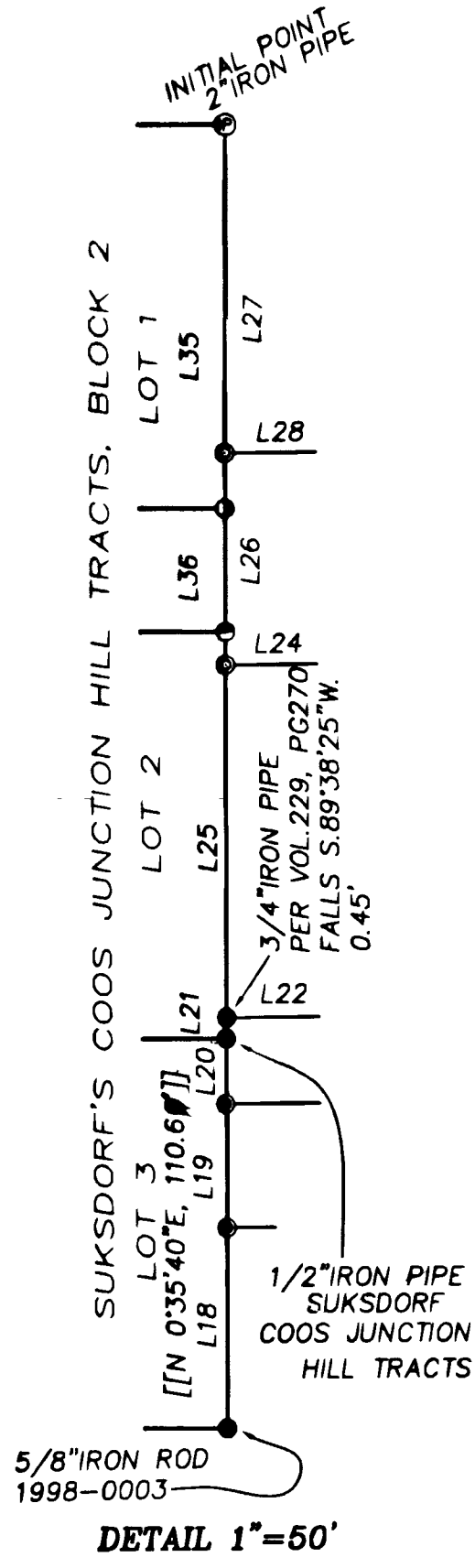
APPROVALS:

Winston City Administrator: *[Signature]* 7/20/98
Winston Planning Commission Chairman: *[Signature]* 7/22/98
Douglas County Surveyor: Ed Moore 9-2-98
Douglas County Clerk: Doyle Shaver Jr. 9-1-98

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 PIPE 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 1998-0067
- = 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" DCS'27 X=542,768.80 Y=1,223,914.15
- = FOUND BCIP PER 1995-0059 PLSS ID# 400340
- ▲ = COMPUTED POINT, NOT SET
- = COMPUTED EASEMENT POINT
- [] = 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

NUMBER	DIRECTION	DISTANCE
L1	S 89°28'51" W	120.51'
L2	S 89°28'51" W	12.02'
L3	S 00°11'51" E	244.91'
L4	S 89°43'19" W	40.11'
	[S 89°45'54" E	40.00']
L5	N 00°22'38" W	30.00'
L6	N 89°42'23" E	126.55'
L7	N 89°42'23" E	115.00'
L8	N 00°11'51" W	179.83'
L9	S 89°44'45" W	115.00'
L10	S 00°11'51" E	179.91'
L11	N 00°11'51" W	179.95'
L12	S 89°44'45" W	127.11'
L13	N 00°22'38" W	180.04'
L14	S 89°44'06" W	211.80'
	[N 89°53'00" E	212.00']
L15	S 89°42'25" W	59.69'
L16	N 00°21'35" W	59.69'
L17	S 89°42'25" W	104.43'
L18	S 00°13'53" W	56.99'
L19	N 00°13'53" E	35.13'
L20	N 00°13'53" E	18.55'
L21	N 00°12'18" E	5.90'
	[[N 04°55'14" W	5.94']]
L22	N 89°38'25" E	103.82'
L23	N 00°21'35" W	100.12'
L24	S 89°38'25" W	102.83'
	<N 89°32' E	103.45'>
L25	N 00°12'18" E	100.12'
L26	N 00°12'18" E	60.09'
L27	N 00°12'18" E	93.09'
L28	N 89°38'25" E	102.08'
	<N 89°32' E	101.32'>
L29	N 00°13'21" W	60.00'
L30	N 89°46'39" E	40.00'
L31	S 00°13'21" E	60.00'
L32	S 00°21'35" E	174.82'
L33	S 00°11'51" E	10.00'
L34	N 89°44'45" E	1402.45'
L35	S 00°22'26" W	108.82'
	<<N 01°01'04" E	108.89'>>
L36	S 00°13'21" W	35.01'
	<<N 01°01'04" E	35.00'>>
L37	S 71°08'36" W	1174.80'
L38	N 00°11'51" W	244.51'
L39	N 89°44'45" E	242.00'
L40	S 00°11'51" E	209.67'
L41	S 00°11'51" E	30.00'
L42	N 89°42'23" E	30.00'



STATE OF OREGON)
COUNTY OF DOUGLAS) SS
DOYLE SHAVER JR., COUNTY CLERK AND
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY
THAT THIS INSTRUMENT WAS RECORDED
98 SEP 10 AM 8:31
DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY: *[Signature]*
PP

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.

Roy D. Garren
ROY D. GARREN
Jimmy R. Zumwalt
JIMMY R. ZUMWALT

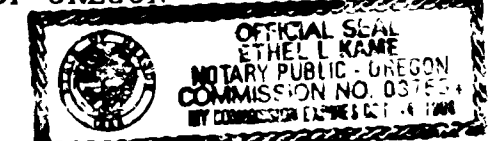
ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 7th DAY OF August, 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. Moore
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 2 OF INST. NO. 73-5250 INTO 3 PARCELS AS APPROVED BY THE WINSTON PLANNING COMMISSION. THIS SURVEY IS AN EXTENSION OF 1998-0067. THE NORTH, EAST AND WEST LINES AND JOHNSON AVENUE WERE SURVEYED UNDER 1998-0067. THE SOUTH LINE IS CONTROLLED BY MONUMENTS FOUND PER CS 40/147, 1998-0067 AND M 45-69. THE CENTERLINE OF FUTURE BRAMBLE STREET WAS EXTENDED SOUTHERLY TO THE SOUTH LINE OF PARCEL 1.

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.

Margaret Combs Deputy
DOUGLAS COUNTY TAX COLLECTOR 9-1-98

1998-0094

1998-0094

98-20873

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-LP2.DWG
SHEET 1 OF 1