

2100-0012



LAND PARTITION LOT 9, BLOCK 2

OF THE
SUBDIVISION OF LOT 23 IN BLOCK 3
OF THE SUKSDORF COOS JUNCTION ORCHARD TRACTS
SECTION 21AD, T.28S., R.6W., W.M.-CITY OF WINSTON

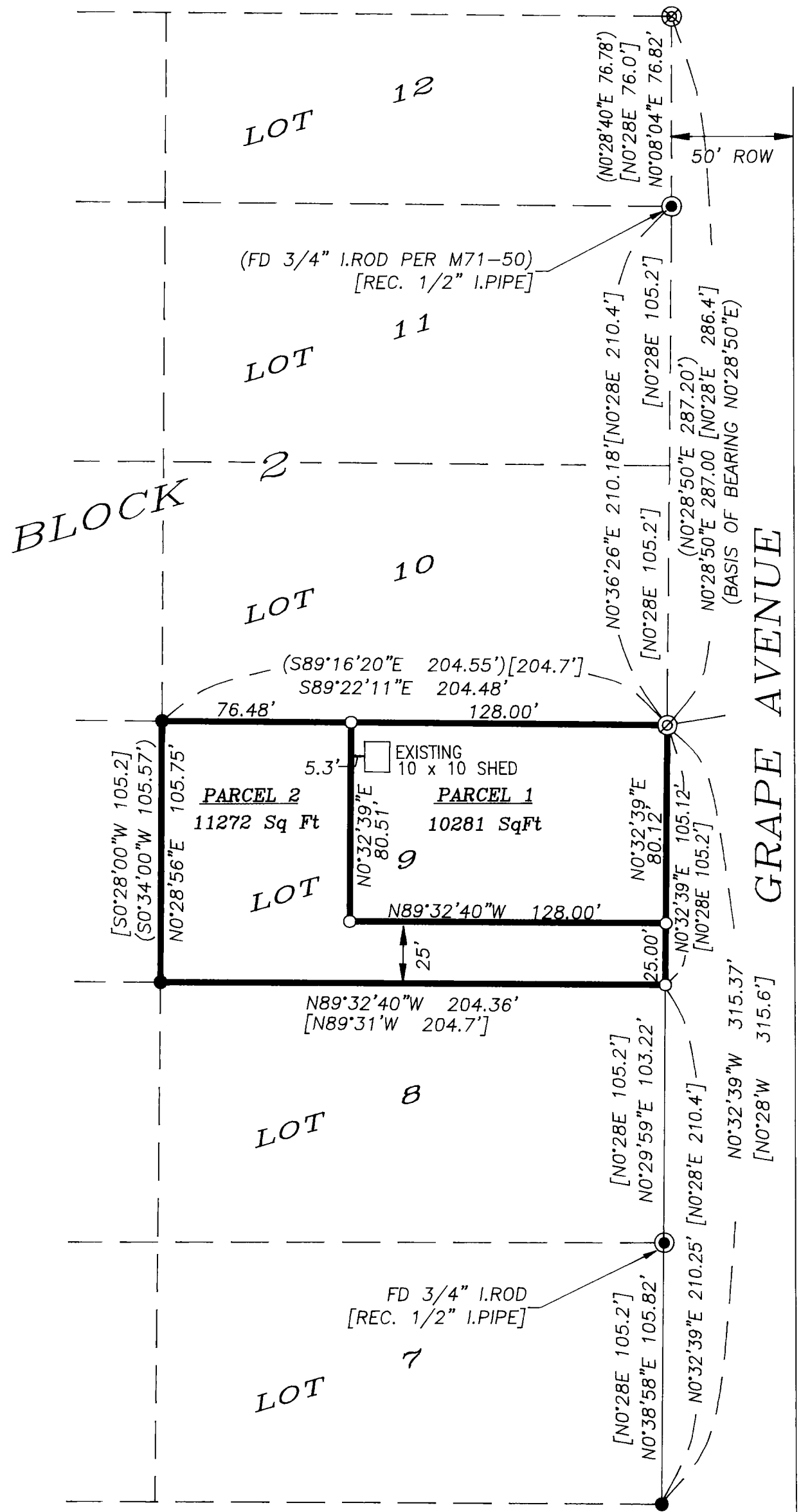
OWNER/PARTITIONER:

RK INVESTMENT PROPERTIES
204 QUARRY ROAD
ROSEBURG, OR 97470

WATER & SEWER: CITY OF WINSTON

NO. OF PARCELS: 2

ZONING: RL



SURVEYOR'S CERTIFICATE:

I, DAVID J. BEEDLE DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE LAND PARTITION SHOWN HEREON AND DESCRIBED IN VOLUME 7, PAGE 52, AS LOT 9, BLOCK 2, SUBDIVISION OF LOT 23, BLOCK 3, SUKSDORF COOS JUNCTION ORCHARD TRACTS, AS REFERENCED IN INSTRUMENT NO. 99-23394 OF THE DOUGLAS COUNTY DEED RECORDS, DOUGLAS COUNTY, OREGON.

THIS SURVEY WAS PERFORMED BY DAVID BEEDLE AND GAYLE BEEDLE USING A SOKKIA SET 4BII TOTAL STATION. COMPUTATIONS AND DRAFTING BY DAVID BEEDLE.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION LOT 9 OF BLOCK 2, SUBDIVISION OF LOT 23, BLOCK 3, SUKSDORF COOS JUNCTION ORCHARD TRACTS, INTO TWO PARCELS AS APPROVED BY THE WINSTON PLANNING COMMISSION ON DECEMBER 22, 1999.

MONUMENTS AS NOTED ON SURVEY MAP M71-50 WERE FOUND ALONG THE WEST RIGHT OF WAY OF GRAPE AVENUE AS SHOWN AND WERE USED TO CONTROL THIS SURVEY. A PIPE OR ROD WAS FOUND EMBEDDED IN A CONCRETE FENCE FOOTING NEAR THE SOUTH EAST LOT CORNER OF LOT 9, BUT DID NOT OCCUPY POSITION OF RECORD AND WAS DISREGARDED. A 3/4" IRON ROD WAS FOUND NEAR SOUTH EAST CORNER POSITION OF LOT 8 BUT WAS NOT RECORDED, WAS OUT OF RECORD POSITION AND WAS NOT USED TO CONTROL THIS SURVEY. THE SOUTH EAST CORNER OF LOT 9 WAS REESTABLISHED BY PROPORTIONING THE DISTANCE OF PLAT RECORD FROM THE SOUTH EAST LOT 7 CORNER TO THE NORTH EAST LOT 9 CORNER ALONG THE WEST RIGHT OF WAY OF GRAPE AVENUE TO MEASURED DISTANCES BETWEEN MONUMENTS FOUND AT THOSE LOCATIONS AS PER M71-50. LOT 9 WAS THEN PARTITIONED AND MONUMENTED AS SHOWN ON THE FACE OF THE PLAT.

LEGEND

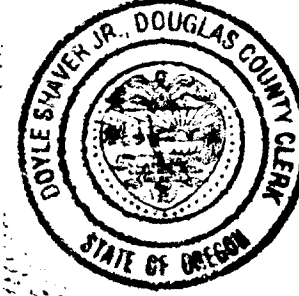
- SET 5/8"X30" IRON ROD W/PC - LS #2798
- ⊙ FOUND 1/2" IRON ROD PER M71-50
- FOUND 5/8" IRON ROD PER M71-50 OR AS NOTED
- ⊗ FOUND 1" IRON PIPE
- FOUND 3/4" IRON ROD
- () AS PER M71-50
- [] AS PER VOL. 7, PAGE 52, PLAT OF RECORD

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David J. Beedle

OREGON
JANUARY 21, 1997
DAVID J. BEEDLE
#2798

EXPIRES 12-31-01



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT ROBERT H. KRUEGER, PRESIDENT OF RK INVESTMENT PROPERTIES OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. 92-075, HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT.

Robert H. Krueger
ROBERT H. KRUEGER, PRESIDENT RK INVESTMENT PROPERTIES

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 9th DAY OF February, 2000, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ROBERT H. KRUEGER, PRESIDENT OF RK INVESTMENT PROPERTIES, TO ME KNOWN TO BE THE PERSON DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT HE EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN.

Colleen Rowland
NOTARY PUBLIC, STATE OF OREGON

APPROVALS:

Paula Kelly 2/23/00
CITY ADMINISTRATOR DATE
CITY OF WINSTON

Chris Bennett 2/23/00
PLANNING COMMISSION CHAIRPERSON DATE

Ed Moore DEPUTY 3-1-2000
DOUGLAS COUNTY SURVEYOR DATE

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

00 MAR -3 AM 8:30

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

Ron Norder 3-1-2000
DOUGLAS COUNTY TAX COLLECTOR DATE

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

FILED THIS 3rd DAY OF March, 2000 8:30 AM. O'CLOCK

2000-05161
DOYLE SHAVER JR. *Doyle Shaver Jr.*
DOUGLAS COUNTY CLERK By: DEPUTY

By: *Deputy*
DEPUTY
FEE PP

2000-05161

2000-05161

2000-05161

PREPARED BY:
DAVID J. BEEDLE
PROFESSIONAL
LAND SURVEYING

TEL 541-874-3258
163 TRAYLOR ROAD
RIDDLE, OREGON 97469

SCALE: 1"=50'
DATE: JANUARY 31, 2000

DRAFTED FOR: RK INVESTMENT PROPERTIES
204 QUARRY ROAD
ROSEBURG, OR 97470

2000-0012