

2000-0024

ZONING & UTILITIES:

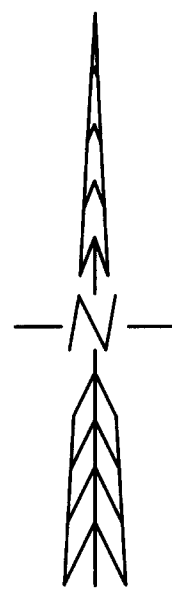
ZONING: RESIDENTIAL MEDIUM DENSITY (R-M)
GENERAL COMMERCIAL (C-G)

WATER: WINSTON-DILLARD WATER DISTRICT

SEWER: CITY OF WINSTON

ASSESSOR LEGAL DESCRIPTION: 28-6-21BD TL5900

TAX ACCOUNT #65594.04



B.T.S.

NO.	BEARING	DISTANCE
L1	N 68°42'50" E	4.62'
L2	S 88°57'22" E	20.00'
L3	S 89°34'06" E	20.00'
L4	N 68°42'50" E	5.38'
L5	N 68°42'50" E	26.94'
L6	S 89°50'23" E	44.86'
L7	S 89°34'06" E	24.53'
L8	S 00°25'54" W	217.46'
L9	N 89°34'06" W	25.00'
L10	S 00°25'54" W	149.32'
L11	S 89°36'47" E	120.80'
L12	NORTH	25.00'
L13	N 89°36'47" W	20.00'
L14	N 68°42'50" E	550.07' (550.70')
L15	N 00°25'54" E	308.71'
L16	S 89°34'06" E	30.00'
L17	N 00°25'54" E	297.21'
L18	S 89°57'35" E	20.06'
L19	N 00°18'13" E	20.03'
L20	N 00°30'18" E	8.57'

PARCEL 3 IS SUBJECT TO AN IRREVOCABLE OFFER TO DEDICATE PROPERTY PER INST. NO. 2000-07555 AND AN IRREVOCABLE PETITION FOR IMPROVEMENTS PER INST. NO. 2000-07556.

COOS BAY ROSEBURG HIGHWAY NO. 42
N 68°42'50" E 171.88'

TOWER STREET 50' R/W

THIELE STREET 40' R/W

LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
- = FOUND 1/2" IRON PIPE OR AS NOTED PER TOWER SUBDIVISION (VOL.10, PG.3)
- ⊙ = FOUND 3/4" IRON PIPE PER CS 55/342-3
- ▲ = FOUND 3/4" IRON ROD PER M 22-21
- ⊗ = FOUND 1/2" IRON ROD PER M 74-24
- △ = COMPUTED POINT
- = FOUND 5/8" IRON ROD W/ALUM CAP PER OSHD 9B-7-5
- ◆ = FOUND 1" IRON PIPE PER CARTER SUBDIVISION, (VOL. 7, PG. 71)
- () = RECORD PER TOWER SUBDIVISION (VOL.10, PG. 3)
- [] = RECORD PER CS 55/342
- < > = RECORD PER M 22-21
- (()) = RECORD PER M 112-16

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 17, 1981 KRISTIAN O. DEGROOT 1941

RENEWAL DATE: 12-31-01

APPROVALS:

WINSTON CITY ADMINISTRATOR 3/31/00 DATE

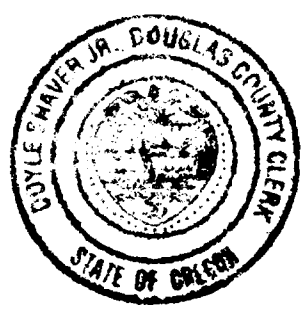
WINSTON PLANNING COMMISSION 4/14/00 DATE

Ed M... DEPUTY DOUGLAS COUNTY SURVEYOR 4-17-00 DATE

FILED THIS 18th DAY OF APRIL, 2000

AT 9:37 A.M. 2000-08558

BY DOYLE SHAVER JR. DOUGLAS COUNTY CLERK 34: DEPUTY



TAX COLLECTORS CERTIFICATE:

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

James R. Kuey DOUGLAS COUNTY TAX COLLECTOR 4-17-00 DATE

2000-08558

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

SCALE: 1" = 50'
DATE: FEBRUARY, 2000

FOR: DOUGLAS SQUARE, L.L.C.
101 EAST BROADWAY, SUITE 200
EUGENE, OR 97401-3114

JOB #: 99-125
FILE: DGSQUARE.DWG
SHEET 1 OF 1

LAND PARTITION PLAT
LOCATED IN
LOT 5 & LOT 6, GLEN D. HART TRACT
SE1/4, NW1/4, SECTION 21,
T.28S., R.6W., W.M.
CITY OF WINSTON, OREGON

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT DOUGLAS SQUARE, L.L.C. IS THE OWNER 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 HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT AND HAS CAUSED THE ACCESS AND UTILITY EASEMENT SHOWN HEREON TO BE CREATED.

RUDOLF EBENBECK

SABINE EBENBECK

JOANNE R. FOWLER

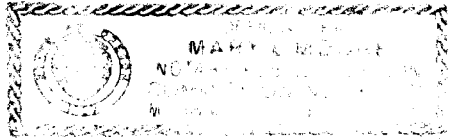
ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 26th DAY OF March, 2000, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JOANNE R. FOWLER, RUDOLF EBENBECK AND SABINE EBENBECK, 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.

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:

ALL THAT PARCEL OF LAND DESCRIBED IN A DEED TO DOUGLAS SQUARE, L.L.C. AS RECORDED IN INST. NO. 2000-05053 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE ABOVE DESCRIBED PARCEL OF LAND INTO 3 PARCELS AS APPROVED BY THE CITY OF WINSTON PLANNING COMMISSION. THE SOUTHERLY RIGHT OF WAY OF STATE HIGHWAY NO. 42 WAS CONTROLLED BY MONUMENTS FOUND PER OSHD DWG. 9B-7-5. THE EAST LINE WAS CONTROLLED BY MONUMENTS FOUND PER M 22-21 AND CS 55/342. THE SOUTH LINE WAS CONTROLLED BY MONUMENTS FOUND PER CS 55/342. THE WEST LINE WAS CONTROLLED BY MONUMENTS FOUND PER TOWER SUBDIVISION WITH THE NORTHEAST CORNER OF LOT 5, TOWER SUBDIVISION BEING RESTORED AT THE BEARING INTERSECTION OF THE EAST LINE OF LOT 8 AND THE NORTH LINE OF LOTS 1 AND 5. THE LOCATION OF GLENHART AVENUE WAS CONTROLLED BY A MONUMENT FOUND PER M 22-21 ON THE SOUTH LINE OF THIELE STREET AND A MONUMENT FOUND AT THE SOUTHEAST CORNER OF CARTER SUBDIVISION AS SHOWN ON THE FACE OF THE MAP. THAT PORTION OF GLENHART AVENUE LYING SOUTH OF HIGHWAY 42 WAS VACATED BY CITY OF WINSTON ORDINANCE 214 AS RECORDED IN INST. NO. 77-9915. I HAVE SHOWN A PRESCRIPTIVE USE EASEMENT OVER THE EASTERLY PORTION OF THE KOEGLER PARCEL FOR A DRIVEWAY THAT HAS BEEN SERVING THE EXISTING HOUSE ON PARCEL 1 SINCE 1927.

AN APPROXIMATE 5 FOOT STRIP OF LAND EXISTS BETWEEN THE WEST LINE OF VACATED GLENHART AVENUE AND THE EAST LINE OF TOWER SUBDIVISION AND INST. NO. 95-22887. THIS 5 FOOT STRIP AND THE VACATED WEST HALF OF GLENHART AVENUE ARE DESCRIBED IN INST. NO. 2000-05053 AND HAVE BEEN OCCUPIED BY PREVIOUS OWNERS SINCE THE EXISTING HOUSE ON PARCEL 1 WAS CONSTRUCTED IN 1927 BUT WAS NOT DESCRIBED IN PREVIOUS DEEDS. THE 5 FOOT STRIP WAS SHOWN BUT NOT DESCRIBED IN LECLIDER'S 1962 SURVEY, M 22-21. THE REVISION RIGHTS TO THE VACATED WEST HALF OF GLENHART AVENUE DESCRIBED IN INST. NO. 95-22887 MAY NOT BE VALID BECAUSE OF THE 5 FOOT STRIP.

THIS SURVEY WAS PERFORMED BY MATT DIXON AND NOLAN FROMDAHL USING A SOKKIA SET 5A TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

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