

2000-0081

# 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 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 AND HEREBY RESCINDS THAT ACCESS AND UTILITY EASEMENT CREATED UNDER LAND PARTITION PLAT 2000-0024 AND TERMINATES ALL RIGHTS AND INTEREST CREATED THEREIN AND DOES HEREBY CAUSE THE ACCESS AND UTILITY EASEMENT SHOWN HEREON TO BE CREATED FOR THE BENEFIT OF PARCELS 1, 2 AND 3 OF LAND PARTITION PLAT 2000-0024 AND FOR THE BENEFIT OF PARCELS 1, 2 AND 3 SHOWN HEREON.

*Rudolf Ebenbeck*  
RUDOLF EBENBECK

*Sabine Ebenbeck*  
SABINE EBENBECK

*Joanne R. Fowler*  
JOANNE R. FOWLER

### DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT JOANNE R. FOWLER IS THE OWNER OF PARCEL 1 OF LAND PARTITION PLAT 2000-0024 HEREBY RELEASES ALL RIGHTS AND INTEREST IN THAT ACCESS AND UTILITY EASEMENT CREATED UNDER LAND PARTITION PLAT 2000-0024.

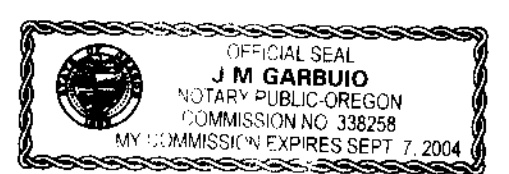
*Joanne R. Fowler*  
JOANNE R. FOWLER

### ACKNOWLEDGMENT:

STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 4 DAY OF November, 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 DECLARATIONS, 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. 2000-16946 TOGETHER WITH PARCEL 3 OF LAND PARTITION PLAT 2000-0024 AS RECORDED IN INST. NO. 2000-08558 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. THIS SURVEY WAS CONTROLLED BY MONUMENTS FOUND PER LAND PARTITION PLAT 2000-0024 WITH NEW PARCELS MONUMENTED AS SHOWN ON THE FACE OF THIS MAP. UNDER INST. NO. 2000-16946, DOUGLAS SQUARE L.L.C. ACQUIRED TITLE TO THE 5 FOOT STRIP AND VACATED GLENHART AVENUE RIGHT OF WAY DESCRIBED IN THE 2000-0024 SURVEY NARRATIVE WHICH WAS A PORTION OF THE KOEGLER PARCEL, INST. NO. 95-22887. THE ACCESS AND UTILITY EASEMENT CREATED UNDER 2000-0024 IS BEING RESCINDED UNDER THIS PARTITION PLAT AND IS BEING REPLACED BY A NEW EASEMENT OVER THE INST. NO. 2000-16946 PARCEL AS SHOWN ON THE FACE OF THE MAP.  
THIS SURVEY WAS PERFORMED BY LES FANNING AND MICKEY CALVERT USING A SOKKIA SET 2BII TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

2000-23040

### TAX COLLECTORS CERTIFICATE:

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

*Armen K. Krucan*  
DOUGLAS COUNTY TAX COLLECTOR  
DATE: 11-14-00

NUMBER	DIRECTION	DISTANCE
L1	N 00°30'18" E	18.15'
L2	N 68°42'50" E	4.62'
L3	S 89°34'06" E	20.00'
L4	S 00°25'54" W	0.21'
L5	S 89°34'06" E	20.00'
L6	N 68°42'50" E	32.32'
L7	N 68°42'50" E	47.69'
L8	S 89°36'47" E	120.80'
L9	NORTH	25.00'

### LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP STAMPED "BTS ENG-SURV"
- ⊗ = SET NAIL AND BRASS WASHER "PLS 1941" IN CONCRETE
- ⊙ = FOUND 5/8" IRON ROD PER 2000-0024
- ⊙ = FOUND 3/4" IRON ROD PER M 22-21
- = FOUND 4"x4" WOOD FENCE CORNER, SET NAIL AND BRASS WASHER "PLS 1941"
- ⊙ = FOUND 5/8" IRON ROD W/ALUM CAP PER OSHD 9B-7-5
- ◆ = FOUND 3" IRON BAR PER CS 30/54
- △ = COMPUTED POINT
- < > = RECORD PER M 22-21

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 17, 1981  
KRISTIAN O. DEGROOT 1941

RENEWAL DATE: 12-31-01

### APPROVALS:

*[Signature]* 11-9-00  
WINSTON CITY ADMINISTRATOR DATE

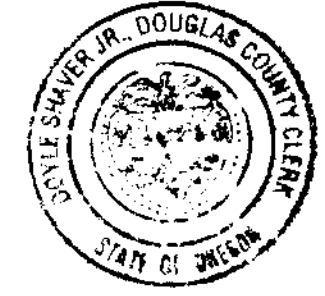
*[Signature]* 11/9/2000  
WINSTON PLANNING COMMISSION CHRM. DATE

*[Signature]* 11-13-00  
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

FILED THIS 14<sup>th</sup> DAY OF NOVEMBER 2000

AT 3:41 P.M. 2000-23040

BY *[Signature]* DOYLE SHAWER JR. DEPUTY DOUGLAS COUNTY CLERK



STATE OF OREGON )  
COUNTY OF DOUGLAS )  
I, DOYLE SHAWER JR., COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED  
00 NOV 14 PM 3:41

DOYLE SHAWER JR.  
DOUGLAS COUNTY CLERK

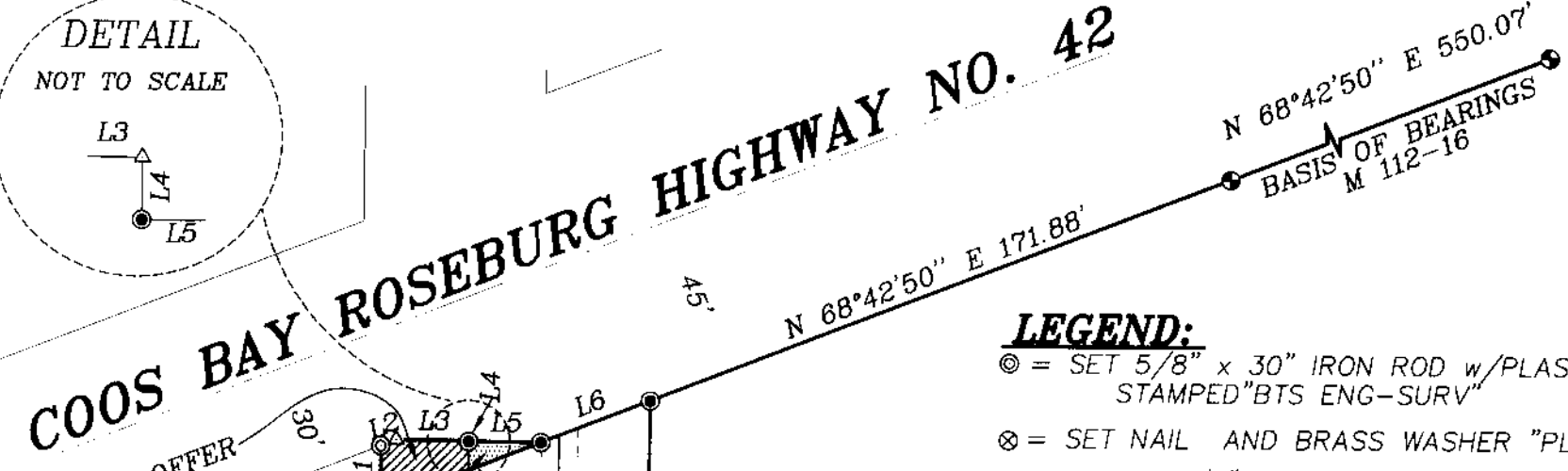
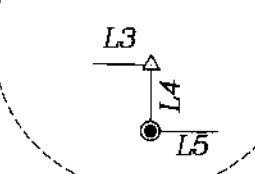
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *[Signature]*

### ZONING & UTILITIES:

ZONING: RESIDENTIAL MEDIUM DENSITY (R-M)  
GENERAL COMMERCIAL (C-G)  
WATER: WINSTON-DILLARD WATER DISTRICT  
SEWER: CITY OF WINSTON

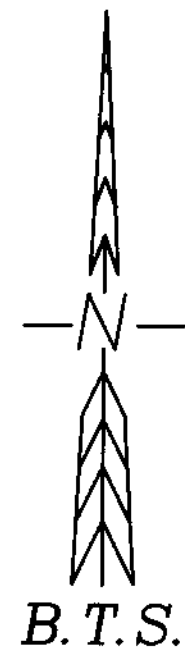
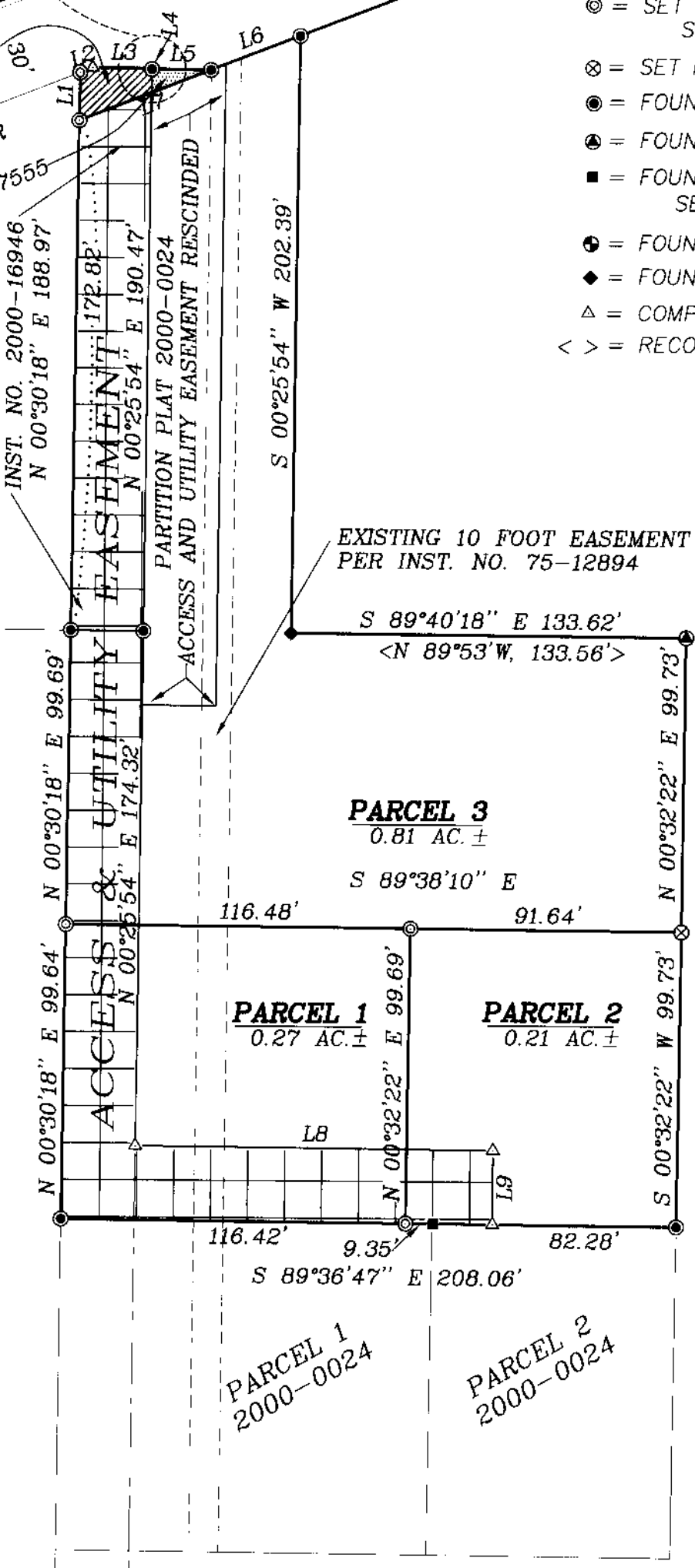
DETAIL  
NOT TO SCALE



IRREVOCABLE OFFER TO DEDICATE  
INST. NO. 2000-07555

IRREVOCABLE OFFER TO DEDICATE  
INST. NO. 2000-16946

KOEGLER  
INST. NO. 95-22887



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2000-23040

<b>BTS ENGINEERING &amp; SURVEYING, INC.</b> 431 S.E. MAIN ST., ROSEBURG, OR 97470 PHONE (541) 673-0966 FAX (541) 673-0105	SCALE: 1" = 50'	FOR: DOUGLAS SQUARE, L.L.C. 101 EAST BROADWAY, SUITE 200 EUGENE, OR 97401-3114	JOB #: 00-087
	DATE: SEPTEMBER, 2000		FILE: DGSQUAR2.DWG SHEET 1 OF 1