

2001-0033

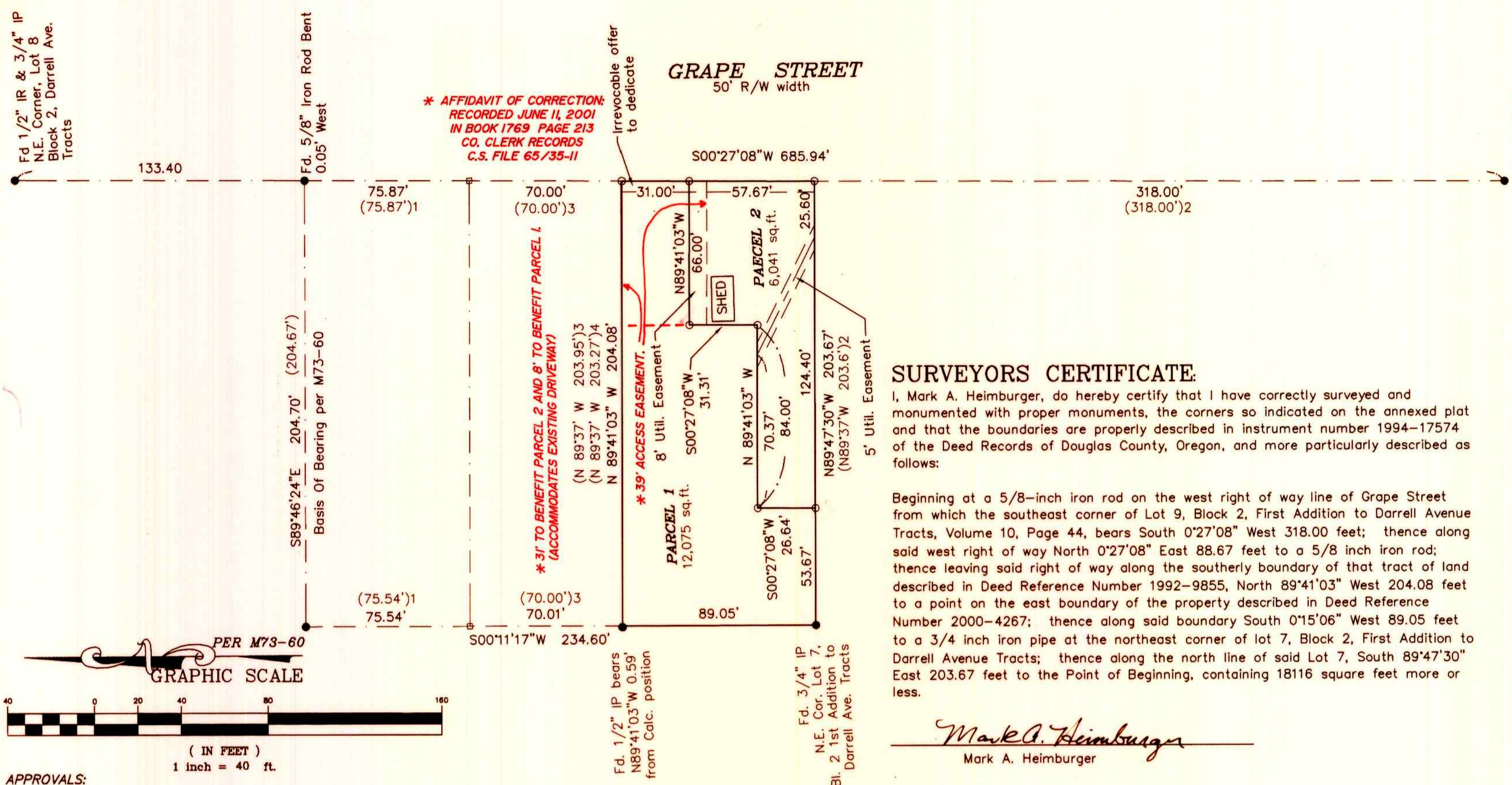
STATE OF OREGON }
COUNTY OF DOUGLAS } ss
I, DOYLE SHAVER JR., COUNTY CLERK AND
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY
THAT THIS INSTRUMENT WAS RECORDED

01 MAY 23 AM 9:46

DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Mark A. Heimbürger
DEPUTY
FEE PP



* AFFIDAVIT OF CORRECTION:
RECORDED JUNE 11, 2001
IN BOOK 1769 PAGE 213
CO. CLERK RECORDS
C.S. FILE 65/35-11

SURVEYORS CERTIFICATE:

I, Mark A. Heimbürger, do hereby certify that I have correctly surveyed and monumented with proper monuments, the corners so indicated on the annexed plat and that the boundaries are properly described in instrument number 1994-17574 of the Deed Records of Douglas County, Oregon, and more particularly described as follows:

Beginning at a 5/8-inch iron rod on the west right of way line of Grape Street from which the southeast corner of Lot 9, Block 2, First Addition to Darrell Avenue Tracts, Volume 10, Page 44, bears South 0°27'08" West 318.00 feet; thence along said west right of way North 0°27'08" East 88.67 feet to a 5/8 inch iron rod; thence leaving said right of way along the southerly boundary of that tract of land described in Deed Reference Number 1992-9855, North 89°41'03" West 204.08 feet to a point on the east boundary of the property described in Deed Reference Number 2000-4267; thence along said boundary South 0°15'06" West 89.05 feet to a 3/4 inch iron pipe at the northeast corner of lot 7, Block 2, First Addition to Darrell Avenue Tracts; thence along the north line of said Lot 7, South 89°47'30" East 203.67 feet to the Point of Beginning, containing 18116 square feet more or less.

Mark A. Heimbürger
Mark A. Heimbürger

LEGEND:

- Found 5/8" Iron Rod unless otherwise noted
- Set 5/8" x 30" reinforcing rod with yellow plastic cap marked "LAND MARK PLS 2287".
- Calculated Point, No Monumentation

RECORD INFORMATION:

- () 1 M73-60 by Russell T. Pinard
- () 2 First Addition to Darrell Avenue Tracts.
- () 3 Deed Reference Number 1992-9855.
- () 4 Deed Reference Number 1994-17574.

CONDITIONS OF APPROVAL

"Irrevocable Offer to Dedicate" a 5 foot wide strip of land along the west right-of-way line of Grape Street is recorded in Volume 1762, Page 105-107, of the Deed Records of Douglas County, Oregon.

"Irrevocable Offer to Participate" in a local improvement district is recorded in Volume 1762, Page 104, of the Deed Records of Douglas County, Oregon.

ACKNOWLEDGEMENT:

State of Oregon) ss
Douglas County) 17th of MAY, 2001
On this 17th of MAY, 2001 before me appeared Karen L. Cook, who being duly sworn acknowledged to me that she is the owner of the property described hereon and that she executed the foregoing Declaration of her own freewill.

In witness whereof I have hereunto set my hand and affixed my seal this day of 17th MAY, 2001

Notary Public for Oregon

My commission expires: 02/07/04



NARRATIVE:

The purpose of this survey was to demarcate the boundaries of that property described in instrument number 1994-17574 of the Deed Records of Douglas County in conformance with a Land Partition Conditional Approval granted by the City of Winston Planning Commission dated March 16, 2001.

The boundary of the subject tract was resolved as follows: The south and west boundaries was established by holding the monumentation found as shown. The east boundary was determined by holding the monuments found as shown along the westerly right-of-way line of Grape Street.

The north boundary was established by holding monuments found per M73-60 as shown and record distances were used to determine the south line of Darrell Avenue Tracts. The north boundary of the subject parcel was established by holding record distances from said calculated south boundary of Darrell Avenue Tracts.

The south boundary was established by holding the found monuments per the First Addition to Darrell Avenue Tracts. The southeast corner of the property was established using record distance per said plat along Grape Street right-of-way.

APPROVALS:

[Signature] 5-15-01
City of Winston Administrator Date

[Signature] 05/15/01
City of Winston Planning Commission Chairperson Date

[Signature] 5-22-01
Douglas County Surveyor DEPUTY Date

I hereby certify that all taxes and special assessments or other charges required by law, have been paid.

James R. Krueger 5-22-01
Douglas County Tax Collector Date

Filed this 23rd day May of 2001 at 9:46 AM
DOYLE SHAVER JR. by Carol Engel, Deputy
Douglas County Clerk



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS that Karen L. Cook is the owner of the land described in the accompanying Surveyors Certificate and did cause the same to be partitioned and platted as shown hereon.

Karen L. Cook, Allen
Karen L. Cook

2001-11678

OWNER: Karen Allen
291 Grape Street
Winston, Oregon 97496

PARTITIONER: Doloris Cook
P.O. Box 128
Dillard, Oregon 97432

NO. OF PARCELS: 2

WATER: Winston-Dillard Water District

SEWER: City of Winston

ZONING: RLA Residential Low Density

COMP. PLAN 4.5 Dwelling Units/ac. Residential

2001-11678
Sheet 1 of 1
PARTITION PLAT
In the SE 1/4, Section 21
Township 28 South, Range 6 West, W.M.
City of Winston, Douglas County, Oregon
April 11, 2001

REGISTERED PROFESSIONAL LAND SURVEYOR
Mark A. Heimbürger
OREGON
JULY 16, 1987
MARK A. HEIMBURGER
2287
EXPIRES JUNE 30, 2001

OR: Doloris Cook
P.O. Box 128
Dillard, Oregon 97432

Land Mark
SURVEYING & DEVELOPMENT
3329 N.E. Stephens Street
Roseburg, Oregon 97470
Tel (541) 677-9400
Fax (541) 677-9401
LM Proj. No. 2001-0024

2001-0033