

2001-0056

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

ZONING & UTILITIES:

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

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 DOES HEREBY CAUSE THE 25 FOOT ACCESS AND UTILITY EASEMENT SHOWN HEREON TO BE CREATED FOR THE BENEFIT OF PARCEL 3 SHOWN HEREON.

Rudolf Ebenbeck
RUDOLF EBENBECK
Joanne R. Fowler
JOANNE R. FOWLER

Sabine Ebenbeck
SABINE EBENBECK

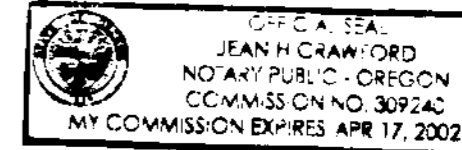
ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 20th DAY OF June, 2001, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JOANNE R. FOWLER, TO ME KNOWN TO BE THE PERSON 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.

Jean H. Crawford
NOTARY PUBLIC, STATE OF OREGON



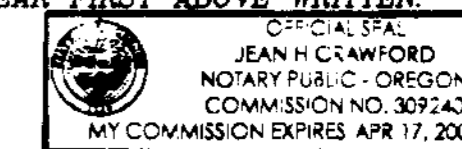
ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 28th DAY OF June, 2001, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED 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.

Jean H. Crawford
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: PARCEL 3 OF LAND PARTITION PLAT 2000-0081 AS RECORDED IN INST. NO. 2000-23040 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 2000-0081 WITH NEW PARCELS MONUMENTED AS SHOWN ON THE FACE OF THIS MAP. A NEW 25' ACCESS EASEMENT FOR PARCEL 2 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.

TAX COLLECTORS CERTIFICATE:

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

James R. Kuyper
DOUGLAS COUNTY TAX COLLECTOR
DATE: 6-29-01

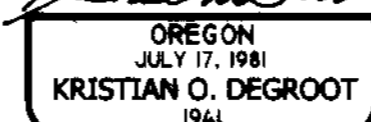
IRREVOCABLE PETITION FOR IMPROVEMENTS:

PARCEL 1, 2 AND 3 ARE SUBJECT TO AN IRREVOCABLE PETITION FOR IMPROVEMENTS AS RECORDED IN INST. NO. 2000-07556 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

NUMBER	DIRECTION	DISTANCE
L1	N 00°30'18" E	16.15'
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°34'06" E	24.53'
L9	S 89°36'44" E	50.03'

LEGEND:

- = SET 5/8" x 30" IRON ROD w/PLASTIC CAP STAMPED "BTS ENG-SURV"
- = FOUND 5/8" IRON ROD PER 2000-0081
- ⊗ = FOUND NAIL AND BRASS WASHER "PLS 1941" PER 2000-0081
- = 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



RENEWAL DATE: 12-31-01

APPROVALS:

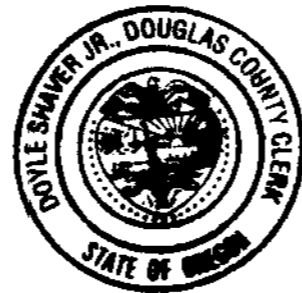
[Signature] 6/20/01
WINSTON CITY ADMINISTRATOR DATE

[Signature] 6/28/01
WINSTON PLANNING COMMISSION DATE

[Signature] 6-29-01
DOUGLAS COUNTY SURVEYOR DATE

FILED THIS 29th DAY OF June 2001

AT 11:55 AM
BY DOYLE SHAVER JR. *By Carl Cuyler, Deputy*
DOUGLAS COUNTY CLERK



STATE OF OREGON
COUNTY OF DOUGLAS) SS
I, DOYLE SHAVER JR., COUNTY CLERK AND
RECORDER OF INSTRUMENTS, DO HEREBY CERTIFY
THAT THE INSTRUMENT WAS RECORDED

01 JUN 29 AM 11:55

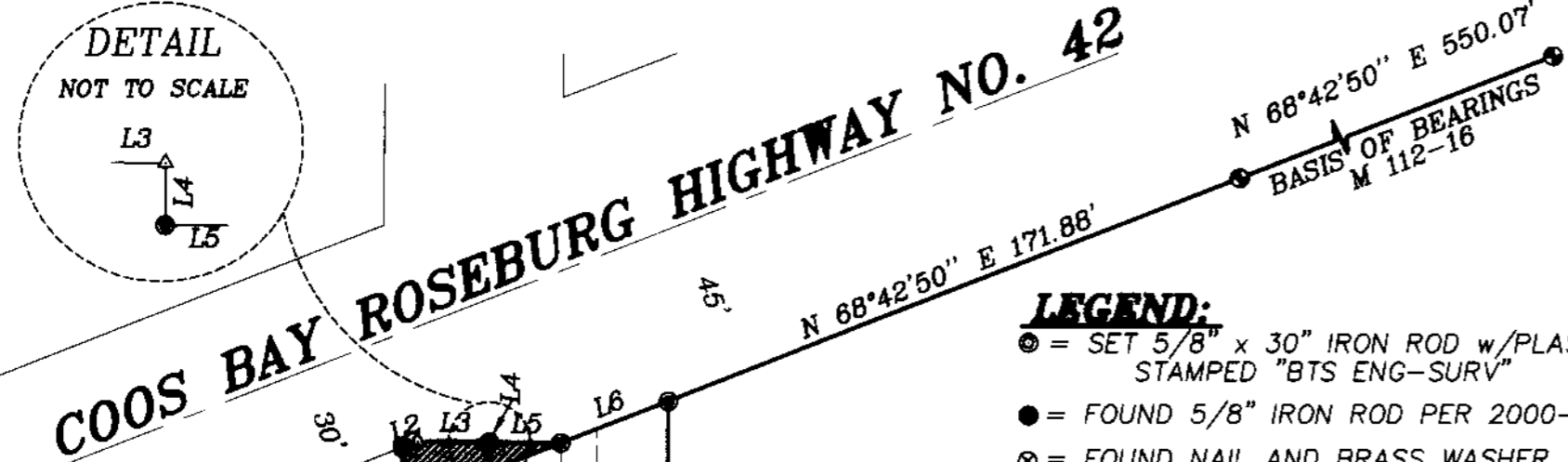
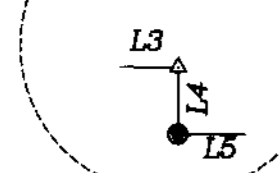
DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK

BY THE OFFICIAL RECORDS OF DOUGLAS COUNTY

[Signature]
BY [Signature]

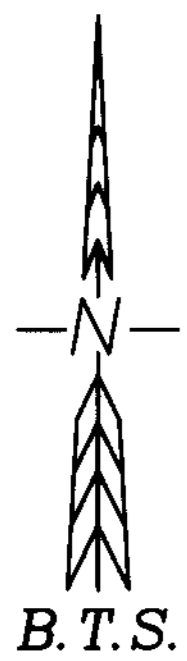
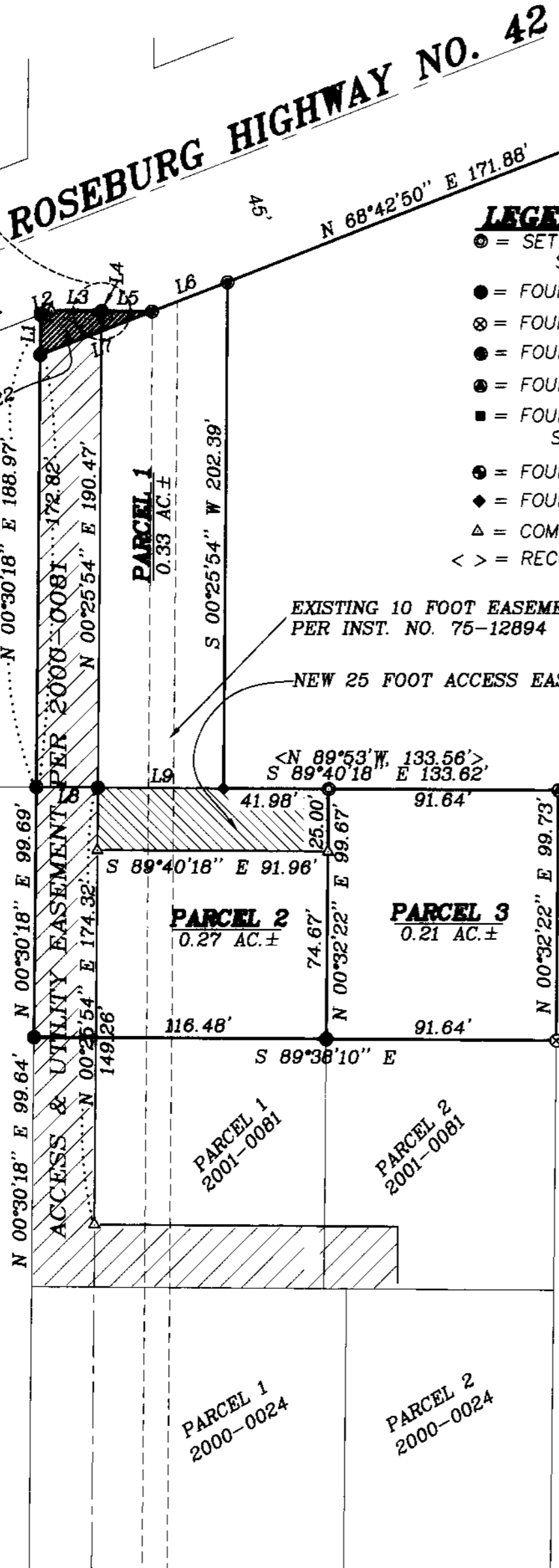
2001-14967

DETAIL
NOT TO SCALE



IRREVOCABLE OFFER
TO DEDICATE
INST. NO. 2000-22822

KOEBLER
INST. NO. 95-22887



2001-14967

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

SCALE: 1" = 50'
DATE: JUNE 19, 2001

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

JOB #: 01-059
FILE: DGSQUAR3.DWG
SHEET 1 OF 1

2001-0056