

# LAND PARTITION

IN THE  
**NW 1/4 & SW 1/4 OF**  
**SEC. 20, T28 S, R 6 W, W.M.**  
**DOUGLAS COUNTY, OREGON**

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE JEANNETTE M. COLLINS 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 O.R.S. 92.075 HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT.

*Jeannette M. Collins*  
 JEANNETTE M. COLLINS

**ACKNOWLEDGMENT:**

STATE OF OREGON )  
 ) SS  
 COUNTY OF DOUGLAS )

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 9th DAY OF May, 2001, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JEANNETTE M. COLLINS

TO ME KNOWN TO BE THE PERSON DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT SHE 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.

*Mary J. Moore*  
 NOTARY PUBLIC, STATE OF OREGON

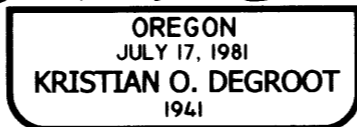


**SURVEYOR'S CERTIFICATE:**

I, KRISTIAN O. DEGROOT, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE THIS LAND PARTITION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

PARCEL NO. 3 OF LAND PARTITION 1998-0053 AS RECORDED IN INST. NO. 98-12990 OF THE RECORDS OF DOUGLAS COUNTY, OREGON. SUBJECT TO AN IRREVOCABLE PETITION FOR IMPROVEMENTS AS RECORDED IN INST. NO. 96-00082 OF THE RECORDS OF DOUGLAS COUNTY, OREGON AND AN AGREEMENT AS RECORDED IN INST. NO. 96-00083 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

*Kristian O. Degroot*  
 KRISTIAN O. DEGROOT, P.L.S. NO. 1941



RENEWAL DATE: 12-31-01

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO PARTITION PARCEL NO. 3 OF LAND PARTITION 1998-0053 INTO 2 PARCELS AS APPROVED BY THE WINSTON PLANNING COMMISSION. THE BOUNDARIES OF PARCEL NO. 2 WERE FOUND AS MONUMENTED UNDER PREVIOUS PARTITIONS 1996-002, 1996-0096, 1997-0034 AND 1998-0053. THE NEW 1.56 ACRE PARCEL WAS MONUMENTED FROM 1998-0053 CONTROL POINTS AS SHOWN ON THE FACE OF THE PLAT.

THIS SURVEY WAS PERFORMED BY LES FANNING, MATT DIXON AND MICKEY CALVERT USING A SET 2BII TOTAL STATION WITH COMPUTATIONS BY KRIS COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

FOUND DCSD BRASS DISC "BREMNER"  
 Y = 545,916.65  
 X = 1,216,802.07

**TAX COLLECTOR CERTIFICATE:**

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

*James R. D. Meigs* 8-1-01  
 DOUGLAS COUNTY TAX COLLECTOR DATE

**LEGEND:**

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
- ⊙ = FOUND 5/8" IRON ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV" PER 1998-0053
- ⊙ = FOUND 5/8" IRON ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV" PER 1997-0034
- ⊙ = 5/8" IRON ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV" PER 1996-0096
- ⊙ = 5/8" IRON ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV" PER 1996-0002
- ⊙ = 1" BCIP PER M 8-28, OR AS NOTED
- ⊙ = 5/8" IRON ROD PER M 43-32
- ⊙ = 3/4" IRON ROD 1957 PLANS COUNTY ROAD NO.47
- ⊙ = 5/8" IRON ROD PER 1991-0009
- ▲ = COMPUTED POINT
- ( ) = RECORD CALLS PER M 8-28

**APPROVALS:**

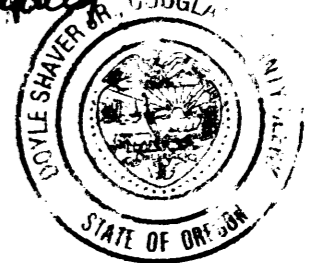
*Christina* 05/15/01  
 WINSTON PLANNING COMMISSION CHAIRMAN DATE

*Paul* 5-15-01  
 WINSTON CITY ADMINISTRATOR DATE

*Roy* 7-25-01  
 DOUGLAS COUNTY SURVEYOR DATE

FILED THIS 2 DAY OF August, 2001  
 at 8:27 AM

BY DOYLE SHAVER JR.  
 COUNTY CLERK *by Laurel Engle, Deputy*

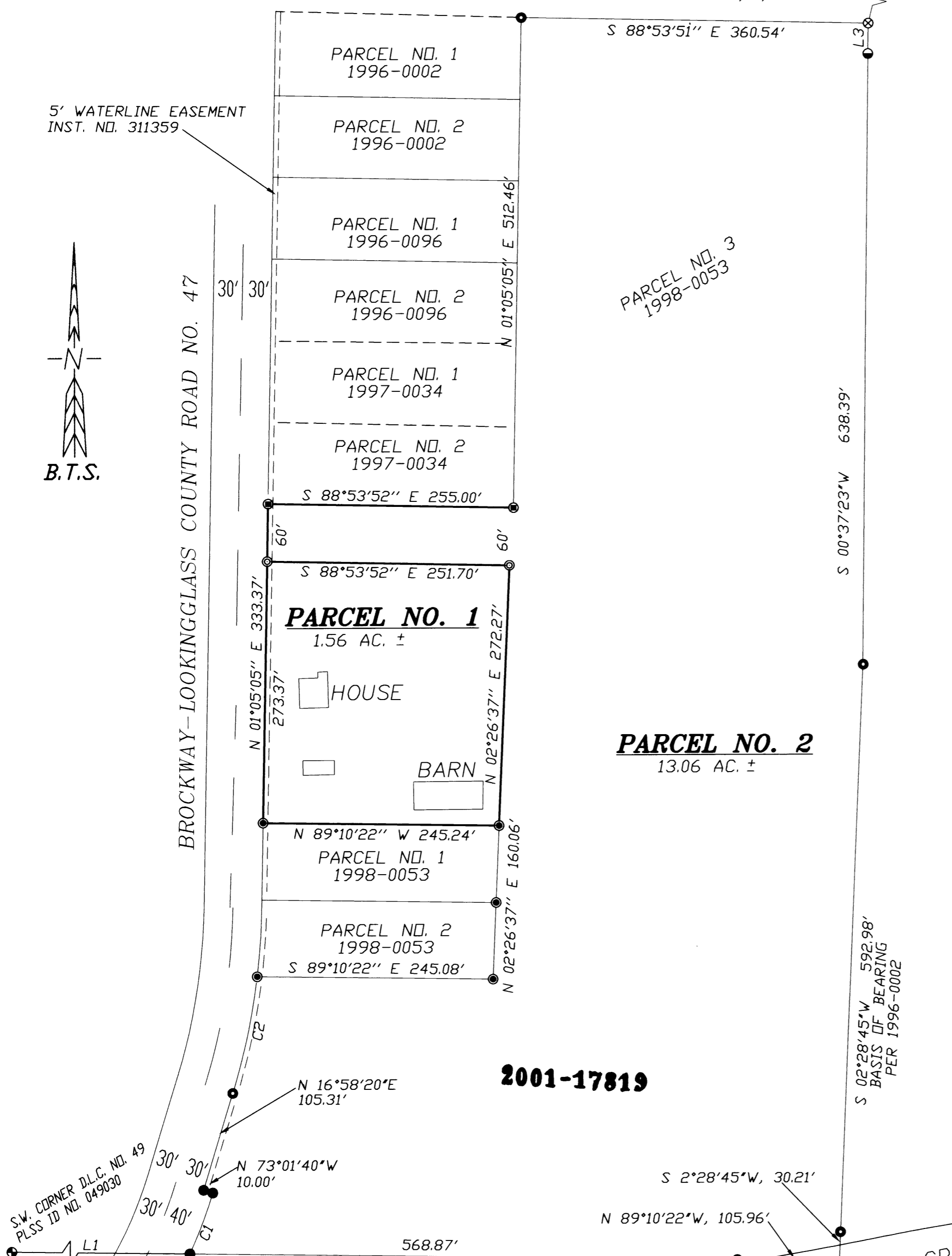


STATE OF OREGON )  
 COUNTY OF DOUGLAS ) SS  
 I, DOYLE SHAVER JR., COUNTY CLERK AND  
 RECORDER OF CONVEYANCES, DO HEREBY CERTIFY  
 THAT THIS INSTRUMENT WAS RECORDED

01 AUG -2 AM 8:27

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

BY *Laurel Engle*  
 DEPUTY



CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING	NUMBER	DIRECTION	DISTANCE
C 1	07°36'21"	511.31'	67.88'	33.99'	67.83'	N 20°46'31"E	L1	N 89°10'22" W	2688.88'
C 2	10°04'54"	709.28	124.80	62.56	124.64	N 11°55'53" E	L2	N 89°10'21" W	617.89'
							L3	S 00°48'16" W	31.56'

**ZONING AND UTILITIES:**

ZONE: R-L-B  
 COMP. PLAN: 4.5 DWELLING UNITS/ACRE  
 WATER: WINSTON-DILLARD WATER DISTRICT  
 SEWER: CITY OF WINSTON

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

SCALE: 1" = 100'  
 DATE: MARCH 26, 2001

FOR: JEANNETTE COLLINS  
 2231 BROCKWAY RD.  
 WINSTON, OREGON 97496

JOB #: 00-084  
 FILE: COLN-084.DWG  
 SHEET 1 OF 1