

2002-0031

LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MARKED "BTS ENG--SURV"
- = FOUND 5/8" IRON ROD PER 2001-0063
- ⊙ = FOUND 5/8" IRON ROD PER 1998-0053
- △ = COMPUTED POINT

ZONING & UTILITIES:

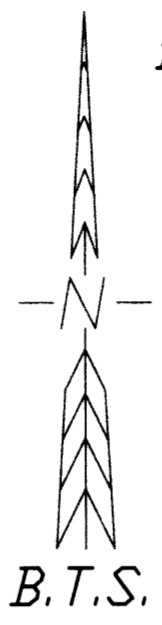
ZONE: R-L-B
 COMP. PLAN: 4.5 DWELLING UNITS/ACRE
 WATER: WINSTON-DILLARD WATER DISTRICT
 SEWER: CITY OF WINSTON

LAND PARTITION PLAT

PARCEL 1, 2001-0063
 LOCATED IN THE SW 1/4 & NW 1/4 OF
 SECTION 20, T28S, R6W, W.M.
 DOUGLAS COUNTY, OREGON

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
 OREGON
 JULY 17, 1981
 KRISTIAN O. DEGROOT
 1941

RENEWAL DATE: 12-31-03



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT JULIEANNE M. ONDERKO 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 EASEMENT SHOWN HEREON TO BE CREATED FOR THE BENEFIT OF PARCELS 1 AND 2.

(SIGNATURE BY AFFIDAVIT)
 JULIEANNA M. ONDERKO

APPROVALS:

[Signature]
 WINSTON PLANNING COMMISSION
 DATE: 6/26/02

[Signature]
 WINSTON CITY ADMINISTRATOR
 DATE: 6/26/02

[Signature]
 DOUGLAS COUNTY SURVEYOR
 DATE: 6-28-02

ACKNOWLEDGMENT BY AFFIDAVIT:

A CONSENT AFFIDAVIT FOR THIS LAND PARTITION PLAT SIGNED BY JULIEANNA M. ONDERKO IS RECORDED IN INSTRUMENT NO. 2002-17903 OF THE RECORDS OF DOUGLAS COUNTY, 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 NO. 1 OF LAND PARTITION PLAT 2001-0063 AS RECORDED IN INSTRUMENT NO. 2001-17819 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

[Signature]
 KRISTIAN O. DEGROOT, P.L.S. NO. 1941

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION PARCEL 1 OF LAND PARTITION PLAT 2001-0063 AS APPROVED BY THE WINSTON PLANNING COMMISSION. MONUMENTS FOUND AT THE CORNERS OF PARCEL 1 PER PARTITION PLAT 1998-0053 AND 2001-0063 CONTROLLED THIS SURVEY. PARCEL 1 WAS PARTITIONED AS SHOWN ON THE FACE OF THIS PLAT. THIS SURVEY WAS PERFORMED BY LES FANNING, MATT DIXON, AND MICKEY CALVERT USING A NIKON DTM 531 TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

IRREVOCABLE PETITION FOR IMPROVEMENTS:

PARCEL 1 AND PARCEL 2 ARE SUBJECT TO AN IRREVOCABLE PETITION FOR IMPROVEMENTS AS RECORDED IN INSTRUMENT NO. 96-00082 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

AGREEMENT:

PARCEL 1 AND PARCEL 2 ARE SUBJECT TO AN AGREEMENT AS RECORDED IN INSTRUMENT NO. 96-00083 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

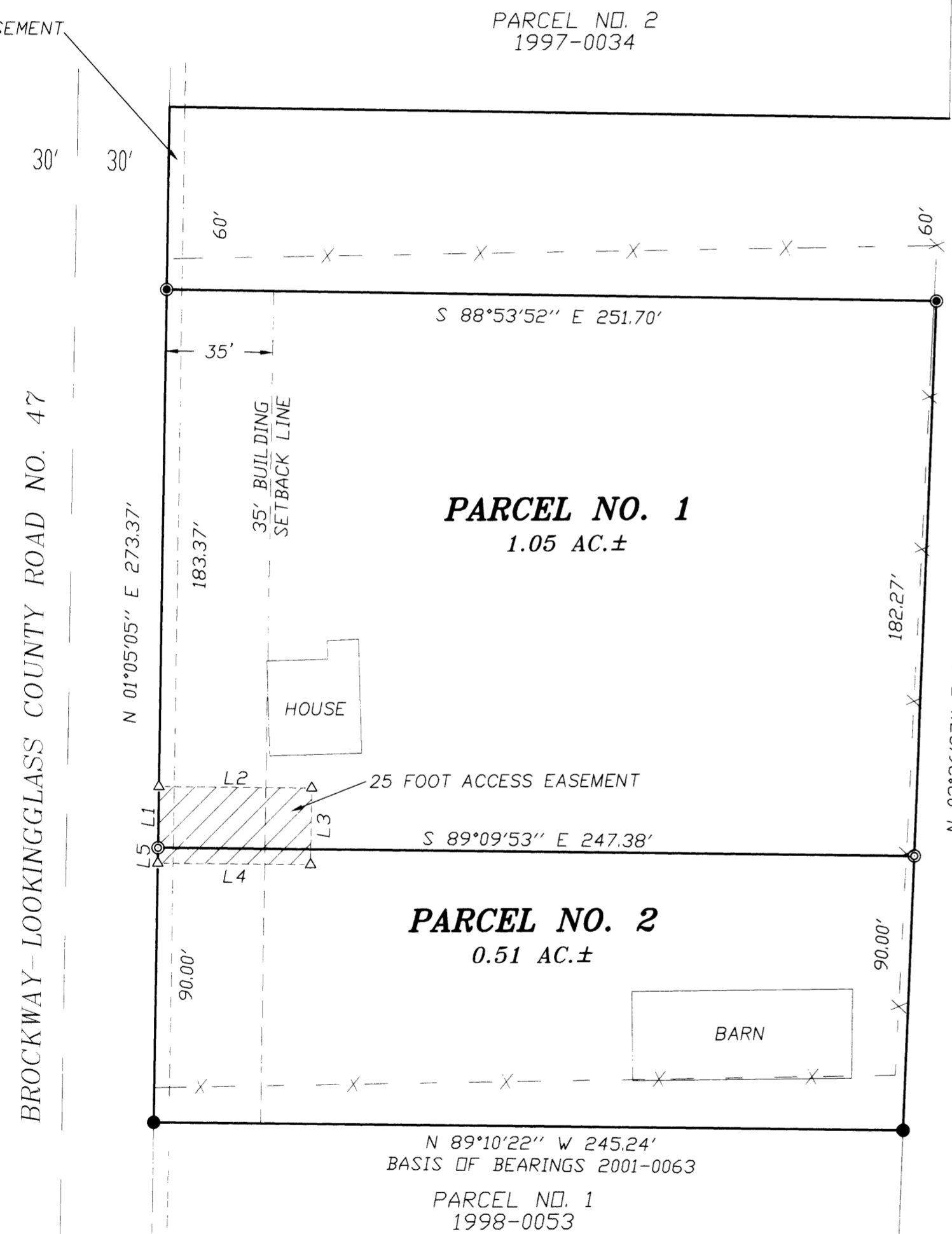
TAX COLLECTORS CERTIFICATE:

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

[Signature]
 SANDRA K. CORRELL
 DOUGLAS COUNTY TAX COLLECTOR
 DATE: 6-28-02

2002-17904

5' WATERLINE EASEMENT
 INST. NO. 311359



NUMBER	DIRECTION	DISTANCE
L1	N 01°05'05" E	20.00'
L2	S 89°09'53" E	50.00'
L3	S 01°05'05" W	25.00'
L4	N 89°09'53" W	50.00'
L5	N 01°05'05" E	5.00'

2002-17904

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

SCALE: 1" = 40'
 DATE: JUNE 17, 2002

FOR: JULIE ONDERKO
 14322 SE UPPER ALDERCREST DR.
 MILWAUKIE, OR 97267

JOB #: 01-086
 FILE: COLN-086.DWG
 SHEET 1 OF 1

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