

# LAND PARTITION

NW 1/4, SECTION 22, TWP 28 S, R 6 W, WM  
 WINSTON, OR 97496  
 PARCEL 3 OF LAND PARTITION 98-0067  
 OCTOBER 2003  
 SCALE 1" = 200'

### LEGEND:

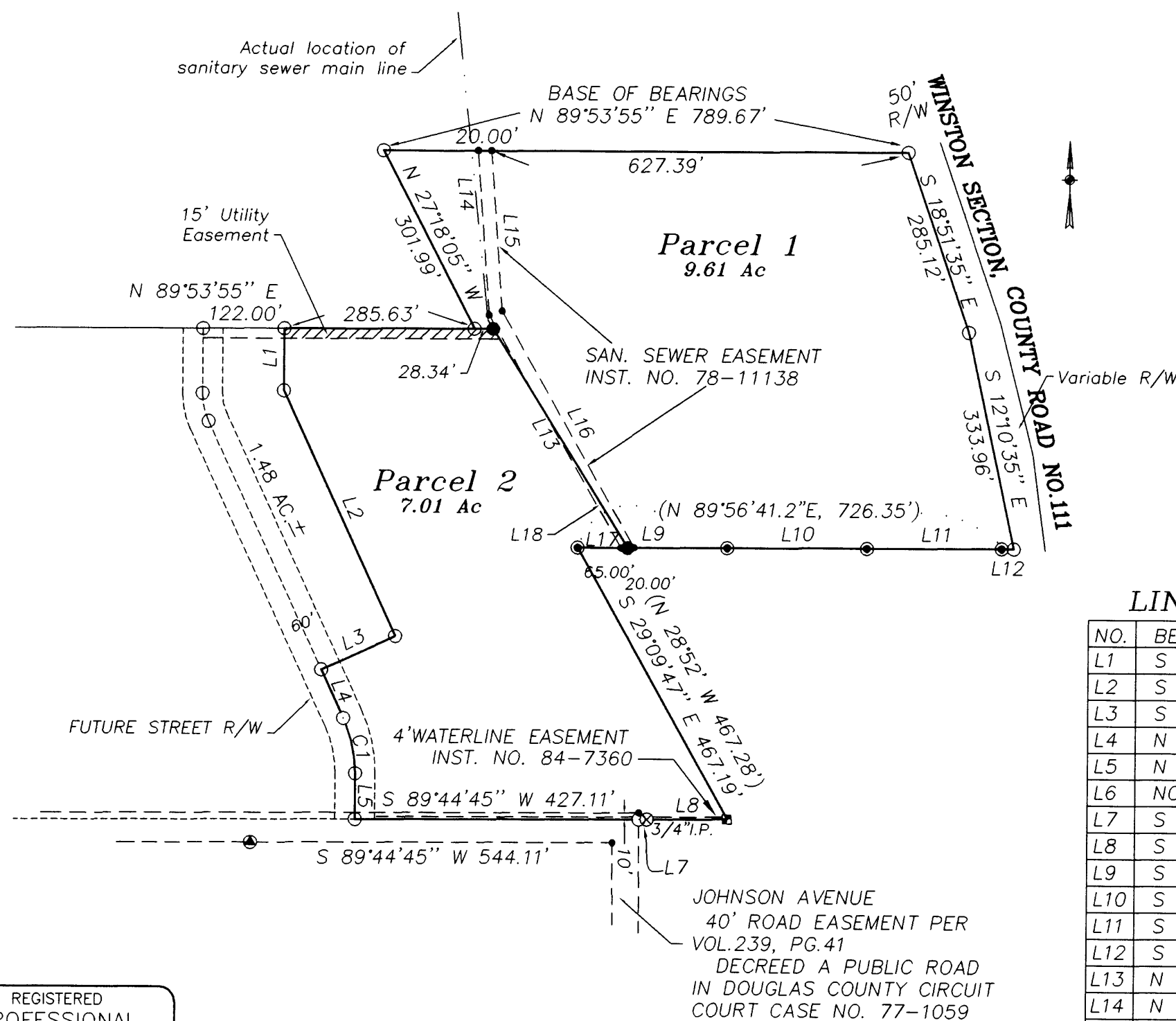
- ⊗ = FOUND 1/2" IRON PIPE OR AS NOTED
- = COMPUTED EASEMENT POINT
- = FOUND 5/8" x 30" IRON ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
- ⊠ = FOUND 4"x8"x14" STONE MONUMENT PER PLAT F, ROSEBURG HOME ORCHARD TRACTS (VOL. 3, PG. 4)
- ⊙ = FOUND 5/8" IRON ROD PER M 45-69
- = SET 5/8" IRON ROD w/PLASTIC CAP MK'D. "ME FARR 1181"

CONSTRUCTION RENTALS, INC.  
 P.O. BOX 1290  
 BUCKLEY, WA 98321

DAVE YORK  
 UMPQUA VALLEY CHRISTIAN SCHOOLS, INC  
 359 ROBERTS CREEK ROAD  
 ROSEBURG, OR 97470

### CURVE TABLE

NUMBER	DELTA	RADIUS	ARC	TAN	CHD. BRG.	CHORD
C1	24°33'48"	200.00	85.74	43.54	N 12°28'45" W	85.09



### DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT CONSTRUCTION RENTALS, INC. IS THE OWNER OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYORS 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.

*Jimmy R. Zumwalt, Pres.*  
 JIMMY R. ZUMWALT

### ACKNOWLEDGEMENT

STATE OF Washington )  
 COUNTY OF King ) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS DAY OF November, 2003, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JIMMY R. ZUMWALT AS PRESIDENT OF CONSTRUCTION RENTALS, INC. TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT HE 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 L. Kroll*  
 NOTARY PUBLIC, STATE OF Washington

### LINE TABLE

NO.	BEARING	DIST.
L1	S 00°06'10" W	93.89'
L2	S 24°45'39" E	406.66'
L3	S 65°14'21" W	122.00'
L4	N 24°45'39" W	79.70'
L5	N 00°11'51" W	69.57'
L6	NOT USED	
L7	S 89°28'51" W	12.02'
L8	S 89°28'51" W	120.51'
L9	S 89°47'37" W	149.99'
L10	S 89°48'33" W	209.90'
L11	S 89°49'09" W	202.68'
L12	S 89°48'25" W	18.31'
L13	N 29°52'39" W	403.10'
L14	N 04°11'37" W	248.23'
L15	S 04°11'37" E	242.14'
L16	S 29°30'35" E	408.57'
L17	S 89°47'37" W	75.15'
L18	N 31°54'24" W	386.97'

MARY L. KROLL  
 NOTARY PUBLIC  
 STATE OF WASHINGTON  
 COMMISSION EXPIRES  
 MARCH 1, 2005

### APPROVALS

*Barbara E. Nielsen* 11-12-03  
 WINSTON CITY ADMINISTRATOR DATE

*Kevin G. Manning* 11/12/03  
 WINSTON PLANNING COMMISSION CHAIRMAN DATE

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

*Sandra K. Corree* 11/21/03  
 DOUGLAS COUNTY TAX COLLECTOR DATE

*Barbara E. Nielsen* 11-19-03  
 DOUGLAS COUNTY SURVEYOR DEPUTY DATE

FILED 24th DAY OF November, 2003, 8:00AM

BARBARA E. NIELSEN  
 DOUGLAS COUNTY CLERK  
*Carol Engle, Deputy*



### DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT UMPQUA VALLEY CHRISTIAN SCHOOLS IS THE OWNER OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYORS 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.

*Dave York*  
 DAVE YORK

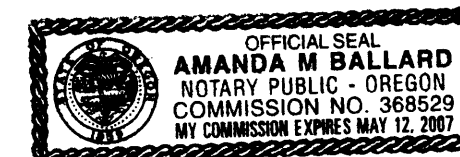
### ACKNOWLEDGEMENT

STATE OF OREGON )  
 COUNTY OF DOUGLAS ) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS DAY OF November, 2003, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DAVE YORK, AS ADMINISTRATOR, UMPQUA VALLEY CHRISTIAN SCHOOLS, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT HE 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.

*Amanda M. Ballard*  
 NOTARY PUBLIC, STATE OF OREGON



ZONING & UTILITIES:  
 ZONING: RLA, AO, EFU  
 COMP. PLAN: RESIDENTIAL  
 WATER: WINSTON DILLARD WATER DIST  
 SEWER: CITY OF WINSTON

### SURVEYOR'S CERTIFICATE

I, MAURICE E. FARR, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS SHOWN ON THE ANNEXED PLAT OF WITH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF SECTION 22, T28S, R6W, WM, BEING PARCEL 3 OF LAND PARTITION 1998-0067, AS RECORDED IN THE DOUGLAS COUNTY SURVEYOR'S OFFICE, ALL LOCATED IN CITY OF WINSTON, DOUGLAS COUNTY, OREGON.

### NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION TWO PARCELS FROM PARCEL 3 OF LAND PARTITION 1998-0067 AND TO PROVIDE AN EASEMENT ALONG THE NORTHERLY BOUNDARY OF PARCEL 2 FOR UTILITY ACCESS TO PARCEL 1.

WE USED FOUND MONUMENTS FROM LAND PARTITION 98-0067 FOR ALL EXTERIOR BOUNDARIES AND THE BASE OF BEARINGS.

THIS SURVEY WAS PERFORMED BY MAURICE E. FARR AND RICHARD GARZA, JR USING A NIKON DTM 520 TOTAL STATION. CALCULATIONS AND DRAFTING WAS PERFORMED BY MAURICE E. FARR.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Maurice E. Farr*  
 OREGON  
 SEPT 23, 1977  
 MAURICE E. FARR  
 1181

EXPIRES 12-31-03

*Maurice E. Farr*

MAURICE E. FARR  
 PROFESSIONAL LAND SURVEYOR  
 395 NE KIRBY AVE  
 ROSEBURG, OR 97470

2003-0080

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