

LAND PARTITION

for MICHAEL and CHERYL SNOOK
NE 1/4 OF SEC 21 & NW 1/4 OF SEC 22, T.28S., R.06W., W.M.
DOUGLAS COUNTY, OREGON
DECEMBER 2003

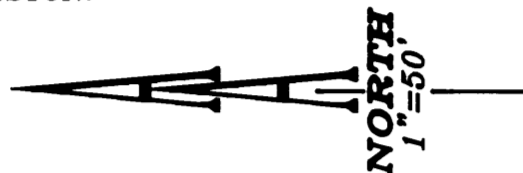
Jack Baird
415 Brosi Orchard Rd
Winston, OR 97496

Sammy Hunter
P.O. Box 2072
Winston, OR 97496

Legal Owner/ Michael & Cheryl Snook
Partitioner: 1757 Sharon Drive
Concord, Calif. 94519

Water: Winston-Dillard Water
Sewer: City of Winston
Zoning: Residential Low Density (R-L-A)
Comp. Plan: 4.5 Dwellings per Acre
Number of Parcels: 3

FUTURE PARTITIONING OF THE SUBJECT PROPERTY IS RESTRICTED DUE TO ABNORMAL CONFIGURATION OF THE SUBJECT PROPERTY, THE TOPOGRAPHY OF THE SUBJECT PROPERTY, AND THE LACK OF STREET FRONTAGE ON BROSI ORCHARDS ROAD UNLESS A STREET IS CONSTRUCTED TO FULL CITY STANDARDS AND DEDICATED TO THE CITY OF WINSTON.



LEGEND:

- Set 5/8" x 30" Iron Rod with Yellow Plastic Cap marked "AA SURVEYING INC."
- Found monument as noted
- △ Calculated Point

RECORD INFORMATION:

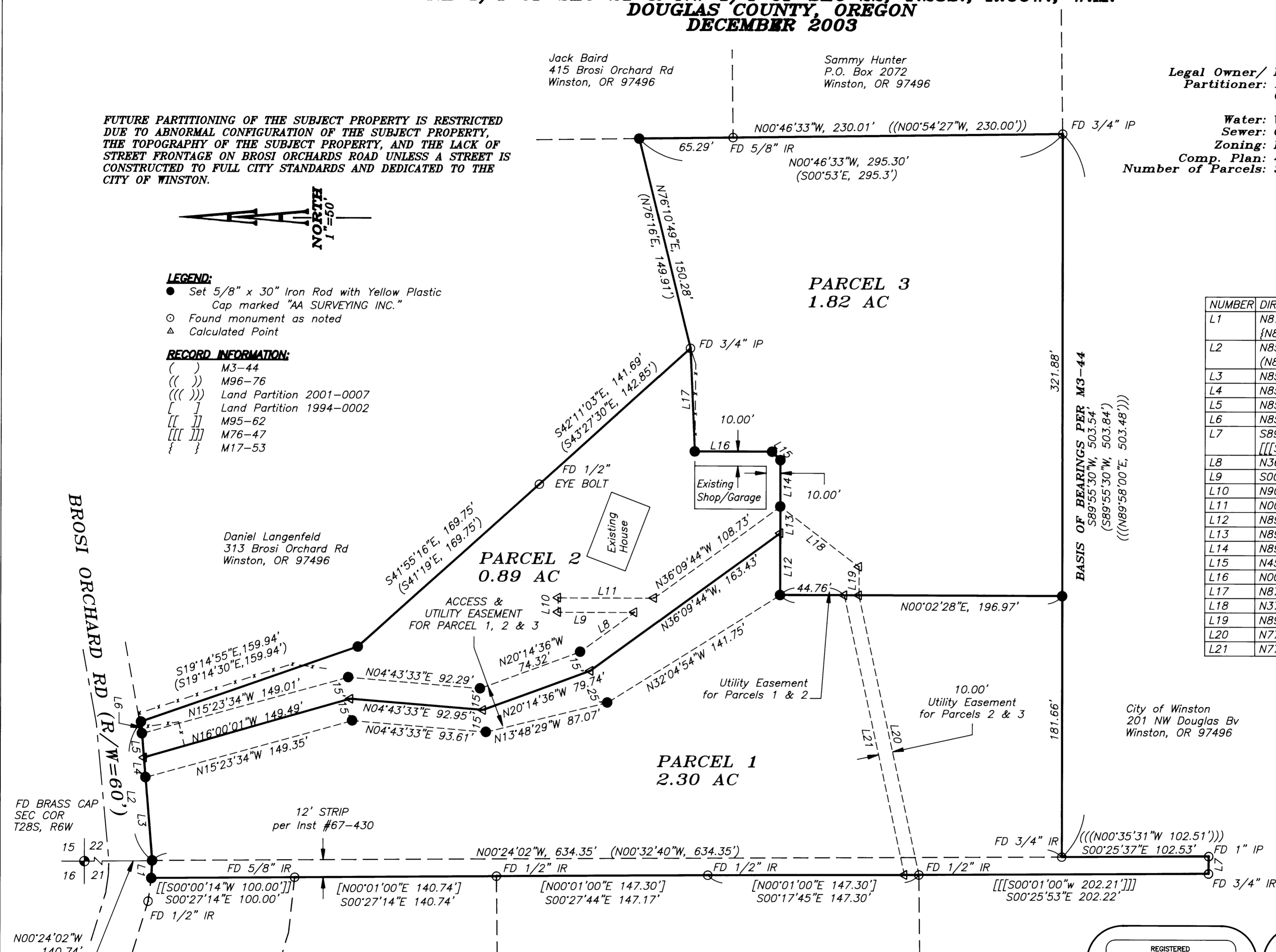
- () M3-44
- (()) M96-76
- ((())) Land Partition 2001-0007
- [] Land Partition 1994-0002
- [[]] M95-62
- [[[]]] M76-47
- { } M17-53

PARCEL 3
1.82 AC

PARCEL 2
0.89 AC

PARCEL 1
2.30 AC

NUMBER	DIRECTION	DISTANCE
L1	N87°00'01"W {N81°53'W}	12.27' {12.12'}
L2	N85°16'38"E (N85°09'E)	97.09' (97.09')
L3	N85°16'38"E	58.44'
L4	N85°16'38"E	13.65'
L5	N85°16'38"E	16.88'
L6	N85°16'38"E	8.12'
L7	S89°32'40"E [[[S89°30'E]]]	12.08' [[[12.10']]]
L8	N36°09'44"W	46.64'
L9	S00°00'00"W	53.15'
L10	N90°00'00"W	10.00'
L11	N00°00'00"E	66.83'
L12	N89°57'32"W	43.18'
L13	N89°57'32"W	18.59'
L14	N89°57'32"W	32.37'
L15	N45°02'28"E	8.28'
L16	N00°02'28"E	53.90'
L17	N87°30'02"E	71.84'
L18	N37°15'26"E	69.06'
L19	N89°57'32"W	20.00'
L20	N77°41'58"E	199.17'
L21	N77°41'58"E	199.23'



City of Winston
201 NW Douglas Bv
Winston, OR 97496

James B. Orsinger
P.O. Box 2287
Winston, OR 97496

Thomas F. Adair
P.O. Box 97
Winston, OR 97496

Harry & Wanda Ruchaber
1406 NW Grove Ln
Roseburg, OR 97470

Dale Holliday
P.O. Box 1658
Winston, OR 97496

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 14, 1978
HERMAN A. PIESKE
1651
EXP. DATE: 12-31-04

SHEET 1 OF 2

AA

SURVEYING & ENGINEERING, INC.
ENGINEERING • SURVEYING • PLANNING

3076 NE DIAMOND LAKE BLVD.
ROSEBURG, OREGON 97470
TEL (541)672-2096
FAX (541)672-0611



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PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER
This is a no fee document

LAND PARTITION

for MICHAEL and CHERYL SNOOK
NW 1/4 OF SEC 22, T.28S., R.06W., W.M.
DOUGLAS COUNTY, OREGON
DECEMBER 2003

APPROVALS:

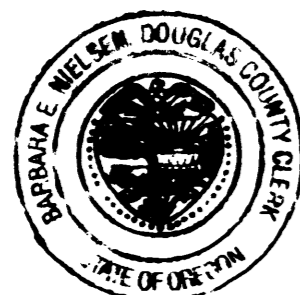
[Signature] 1-7-04
City of Winston Planning Commission President Date

[Signature] 1-7-04
City of Winston Administrator Date

[Signature] 2-3-04
Douglas County Surveyor Date

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

[Signature] 2-3-04
Douglas County Tax Collector Date



2004-003225
Filed this 4th day of FEBRUARY, 2004 2:22 P.M.
BARBARA E. NIELSEN [Signature]
Douglas County Clerk BY: DEPUTY

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS: that Michael & Cheryl Snook, owners of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, do hereby declare the annexed map to be a correct map of the partition plat of said property and that they have caused this partition plat to be prepared and the property to be partitioned into parcels as shown hereon.

[Signature]
Michael Snook

[Signature]
Cheryl Snook

ACKNOWLEDGMENT:

State of CA)
County of Contra Costa) SS

KNOW ALL PEOPLE BY THESE PRESENTS: that on this 26 day of December, 2003, before me, a Notary Public in and for said State and County, did personally appear Michael Snook & Cheryl Snook, who being duly sworn, did say that they are the identical persons named in the foregoing instrument and that they executed said instrument freely and voluntarily.

[Signature]
Notary Public, State of CA

Commission Number: 442737

My commission expires on: September 30, 2007

NARRATIVE:

The purpose of this survey is to partition the subject property shown hereon.

The southerly most northeast corner was established by holding the bearing of the two found monuments on the east line and holding record distance.

The northwest corner was established per M95-62 by holding the bearing from the found monuments on the west line of the subject property and holding record distance.

The monument just east of the northwest corner was established by holding bearing of the east line of the 12 foot strip per Instrument #67-430, Records of Douglas County, Oregon, as established by from the found 3/4" Iron Rod and the found Section Corner, and by holding record distance.

The northeast corner was established by holding record angle at the set monument just east of the northwest corner and holding record distance. The corner that lies southeast from the northeast corner was established by distance-distance intersection.

The property was then partitioned as shown.

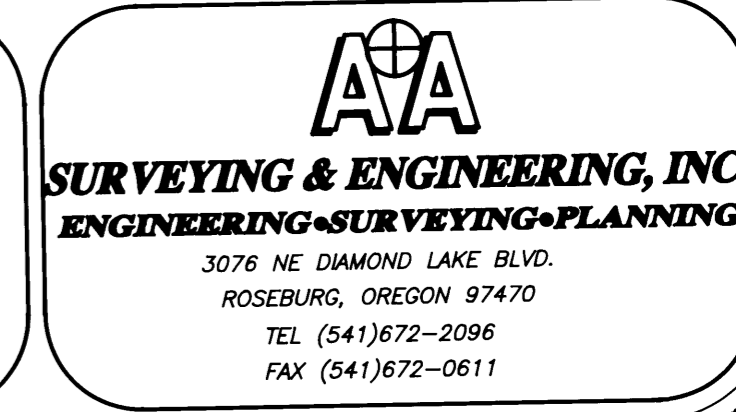
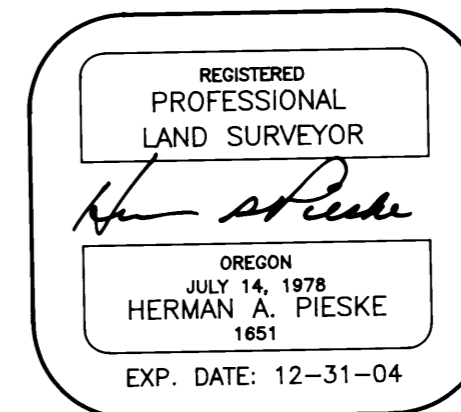
SURVEYOR'S CERTIFICATE:

I, Herman A. Pieske, being duly sworn, depose and say that the boundaries of the property on the annexed plat are properly described in:

Deed Instrument # 2002-26320,
Records of Douglas County, Oregon.

[Signature]
Herman A. Pieske

PARCELS ARE SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AS SET FORTH IN INSTRUMENT NO. 2004-003224, RECORDED IN VOLUME _____, PAGE _____, RECORDS OF DOUGLAS COUNTY, OREGON.



2004-0005 B

2004-0005 B