

DOUGLAS COUNTY OFFICIAL RECORDS  
BARBARA E. NIELSEN, COUNTY CLERK  
001314892005002982100300038  
PLAT-PAR Ch=1 Str=1 RECEIPT/COUNTER  
11/29/2005 03:52:06 PM  
NO FEE  
2005-029821

# LAND PARTITION PLAT

IN A PART OF LOT 20, BLK. 3, SUKSDORF COOS JUNCTION ORCHARD TRACTS  
IN THE SE 1/4, SEC, 21, T. 28 S., R. 6 W., W. M.  
CITY OF WINSTON, DOUGLAS COUNTY, OREGON - OCTOBER 2005  
PLANNING FILE #05-W013

### SURVEYORS CERTIFICATE:

I, CARL A. SWEEDEN, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED THE LAND SHOWN HEREON IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92.

*Carl A. Sweeden*  
CARL A. SWEEDEN LS 2752



### APPROVALS:

*Barbara E. Nielsen* 11-29-05  
DOUGLAS COUNTY SURVEYOR DEPUTY DATE  
*Carl A. Sweeden* 11/22/05  
WINSTON CITY ADMINISTRATOR DATE  
*Rhonda Lynn Evans* 11/22/05  
PRESIDENT, CITY OF WINSTON, PLANNING COMMISSION DATE  
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.  
*Janice K. Ince* 11/29/05  
DOUGLAS COUNTY TAX COLLECTOR DATE  
FILED THIS 29<sup>th</sup> DAY OF NOV., 2005 3:52 P.M.  
2005-029821  
*Barbara E. Nielsen* 11-29-05  
DOUGLAS COUNTY CLERK BY: DEPUTY DATE

### LEGAL DESCRIPTION:

INSTRUMENT #03-15393, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS.

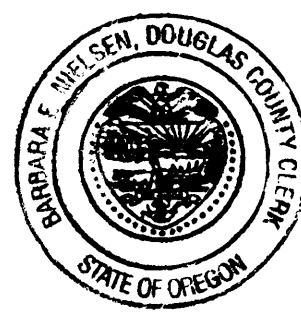
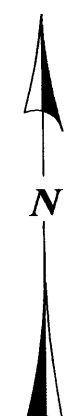
### DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT RHONDA LYNN EVANS DOES HEREBY DECLARE THAT SHE IS THE OWNER OF THE LAND AND THAT SHE DOES CAUSE THE PROPERTY TO BE PARTITIONED AND PLATTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES AND IN ACCORDANCE WITH PLANNING APPROVAL FILE #05-W013, CITY OF WINSTON, OREGON, PLANNING COMMISSION AND THAT SHE DOES CREATE FOR THE BENEFIT OF PARCEL 2 THE 22 FOOT WIDE ACCESS AND UTILITY EASEMENT AS SHOWN.

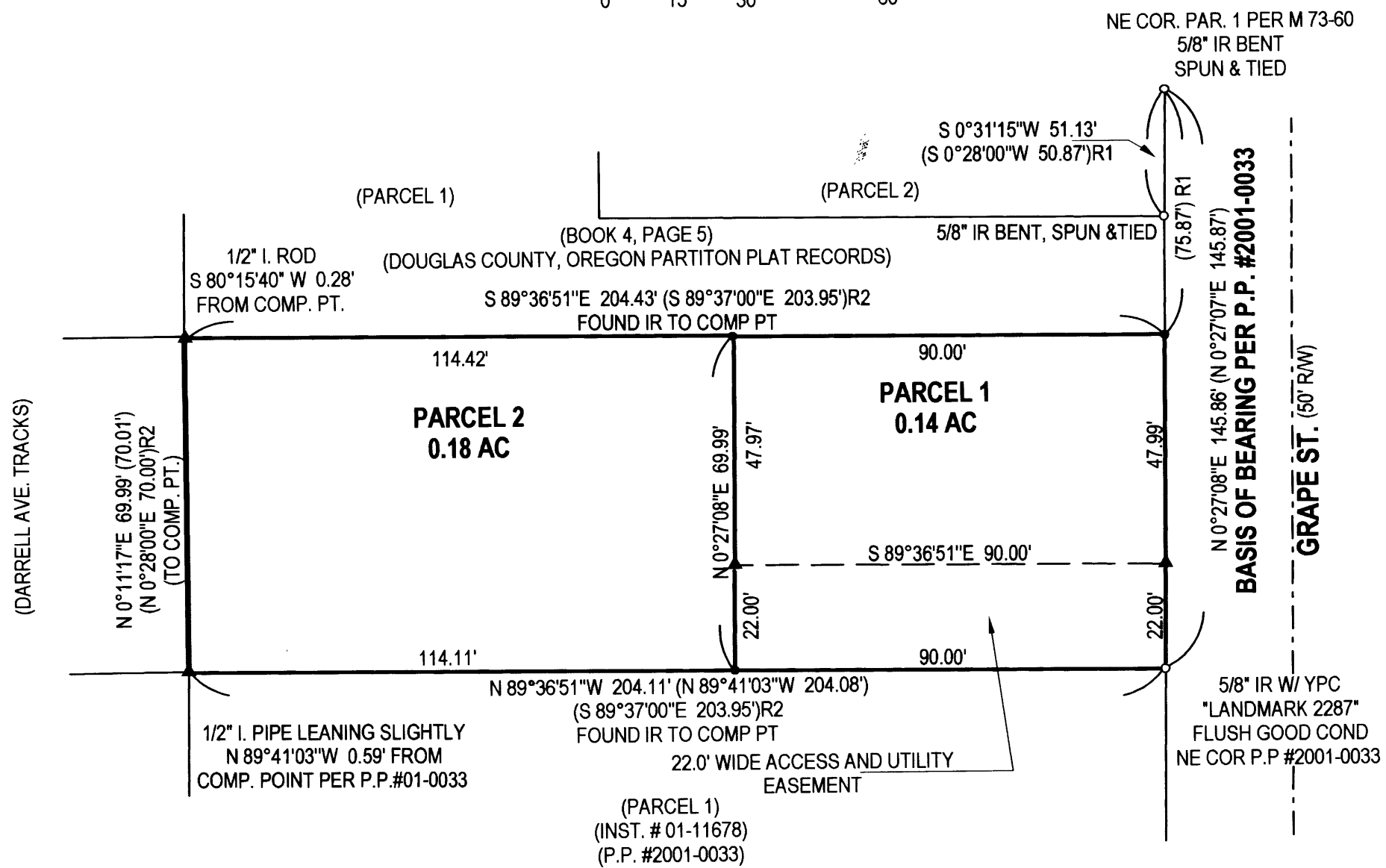
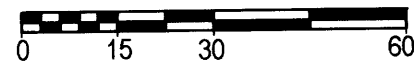
*Rhonda Lynn Evans*  
RHONDA LYNN EVANS

### LEGEND:

- o FOUND MONUMENT AS SHOWN
- SET 5/8" X 30" IRON ROD W/ RED PLASTIC CAP "SWEEDEN LS 2752"
- ▲ COMPUTED POINT, NOTHING FOUND OR SET
- ( ) LAND PARTITION #2001-0033
- ( ) R1 MINOR LAND PARTITION M 73-60
- ( ) R2 INSTRUMENT #03-15393



SCALE 1" = 30'



### ACKNOWLEDGEMENTS:

STATE OF OREGON )  
COUNTY OF DOUGLAS )

THERE PERSONALLY APPEARED BEFORE ME, RHONDA LYNN EVANS WHO IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL WHO EXECUTED THE FORGOING INSTRUMENT AND WHO DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:

21 DAY OF NOVEMBER 2005.

*Ronald J. Hanlin*  
NOTARY PUBLIC - OREGON (PRINTED NAME) *Ronald J. Hanlin*  
(SIGNATURE)

356309 April 1, 2006  
COMMISSION NO. MY COMMISSION EXPIRES

### NARRATIVE:

THIS SURVEY AND LAND PARTITION WAS COMPLETED AT THE REQUEST OF THE OWNER TO ESTABLISH THE BOUNDARY OF THAT LAND DESCRIBED IN INSTRUMENT #03-15393, DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS AND THEN PARTITION SAID LAND. MONUMENTS FOUND FROM PARTITION PLATS #2001-0033 AND M 73-60 AND TIED IN THE FIELD SURVEY WERE USED TO REESTABLISH THE BOUNDARY IN THE FOLLOWING MANNER. THE NORTHEAST CORNER OF PARTITION PLAT #2001-0033 WAS HELD AS WELL AS THE POSITION OF THE NORTHEAST CORNER OF PARCEL 2 PER M 73-60 AS THE BASIS OF BEARING AND TO DETERMINE THE WEST LINE OF GRAPE STREET. A COMPUTED POINT PER PARTITION PLAT #01-0033 BASED ON THE TIE TO THE 1/2" IRON PIPE AT THE SOUTHWEST CORNER OF INST. #03-15393 WAS USED TO ESTABLISH THE SOUTHWEST CORNER OF THE DESCRIBED LAND. BEING THE NORTHWEST CORNER OF PARCEL 1, P. P. #01-0033, THE NORTHEAST CORNER BEING THE SOUTHEAST CORNER OF PARCEL 1 PER M73-60, NOT FOUND DURING THE FIELD SURVEY, WAS THEN SET INTO POSITION LEAVING THE SMALL DEFICIENCY IN LENGTH WITHIN INST. #03-15393. THE NORTHWEST CORNER OF THE LAND WAS THEN DETERMINED BY BEARING BEARING INTERSECTION USING RECORD FROM P. P. #01-0033 FROM THE COMPUTED POINT IN THE SOUTHWEST CORNER AND A LINE PARALLEL WITH THE SOUTH LINE. THE LAND WAS THEN PARTITIONED AS DIRECTED AND AS APPROVED PER THE CITY OF WINSTON PLANNING COMMISSION FILE #05-W013.

FIELD CREW: J. SNOW & M. SCHMIDT  
EQUIPMENT: NIKON DTM-521 W/ SUPPORT  
MAPPING AND CALC'S: C. SWEEDEN & C. SWEET

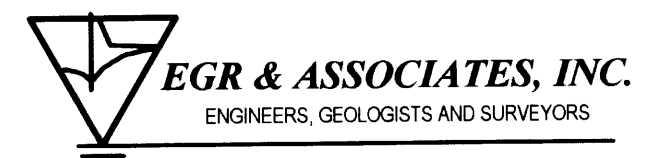
### SUBJECT TO THE FOLLOWING RECORD EASEMENTS:

- PUBLIC UTILITIES EASEMENT PER RECORDERS #146549, DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS BENEFITS CALIFORNIA OREGON POWER CO.
- PUBLIC UTILITIES EASEMENT PER RECORDERS #154401, DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS BENEFITS CALIFORNIA OREGON POWER CO.
- RIGHT OF WAY & EASEMENT PER RECORDERS #274285, DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS BENEFITS GERTRUDE FITZPATRICK AND PREVIOUS OWNERS

WATER: WINSTON/DILLARD WATER DISTRICT  
SEWER: CITY OF WINSTON  
ZONING: RLA  
COMP. PLAN: RESIDENTIAL 4.5 DU/ACRE

### PARTITION PLAT FOR:

RHONDA EVANS  
261 GRAPE STREET  
WINSTON, OREGON 97496



602 S. E. Parrott Street (541) 672-8344  
Roseburg, Oregon 97470 Fax (541) 492-1167