



LAND PARTITION PLAT

IN A PORTION OF LOT 8, BLOCK 2, SUKSDORF COOS JUNCTION HILL TRACTS

BEING IN THE SE 1/4 OF THE NE 1/4 OF SEC. 21, T.28S., R.6W., W.M.

CITY OF WINSTON, DOUGLAS COUNTY, OREGON - MAY 2006

PLANNING FILE # 06-W012

SURVEYORS CERTIFICATE:

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

Carl A. Sweeden
CARL A. SWEEDEN LS 2752

LEGAL DESCRIPTION:

LOT 8, BLOCK 2, SUKSDORF COOS JUNCTION HILL TRACTS, EXCEPTING THEREFROM THE EASTERLY 100 FEET OF SAID LOT 8, AS DESCRIBED IN INSTRUMENT # 02-17788 DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS.

NARRATIVE:

THIS SURVEY WAS COMPLETED AT THE REQUEST OF THE OWNER SHOWN TO ESTABLISH THE BOUNDARY OF THAT LAND DESCRIBED IN INST. #02-17788. DOUGLAS COUNTY, OREGON DEEDS AND RECORDS AND TO THEN PARTITION SAID LANDS AS APPROVED PER THE CITY OF WINSTON PLANNING COMMISSION IN APPROVAL FILE #06-W012. A FIELD SURVEY WAS COMPLETED AND MONUMENTS FROM PARTITION PLAT #95-0059, SUKSDORF COOS JUNCTION HILL TRACTS AND CS 51/241-1 WERE FOUND AND TIED AND THE NORTH LINE OF LOT 6, BLOCK 2 OF SUKSDORF COOS JUNCTION HILL TRACTS PER PARTITION PLAT #95-0059, LINE "A" - "B" WAS HELD AS THE BASIS OF BEARING. WITH THIS COMPLETE THE SOUTH LINE OF LOT 8 WAS THEN ESTABLISHED BY HOLDING THE 5/8" I. ROD WITH CAP AT THE NORTHWEST CORNER OF PARCEL 1, P.P. #95-0059, "C" AND THE 1/4 CORNER BRASS CAP, "D" SHOWN TO BE ON THE EAST LINE OF BLOCK 2 PER SUKSDORF COOS JUNCTION HILL TRACTS AND COMPUTED THE SOUTHEAST CORNER, "E" PER THE BEARING AND DISTANCE GIVEN ON P.P. #95-0059. THE NORTHEAST CORNER OF LOT 8 WAS THEN COMPUTED BY PROPORTIONING ON LINE "E" - "B" AND THE NORTHWEST CORNER WAS HELD TO THE FOUND MONUMENT AT "F" PER CS 51/244-1. THE LAND WAS THEN PARTITIONED AS DIRECTED.

FIELD CREW: J. SNOW, T. RUSHING
EQUIPMENT: NIKON DTM-521 W/ SUPPORT
CALCULATIONS AND MAPPING: M. RICE

EASEMENTS OF RECORD:

PARCEL 2 OF LOT 8, BLOCK 2, SUKSDORF COOS JUNCTION HILL TRACTS IS SUBJECT TO THE FOLLOWING EASEMENTS:
A STRIP OF LAND 10 FEET WIDE IN THE NORTHERLY 10 FEET OF LOT 8, EXCLUDING THE EASTERLY 100 FEET, FOR INGRESS AND EGRESS TO THE EASTERLY 100 FEET OF LOT 8 AS PER VOL. 280 PG. 747.
AN EASEMENT 5 FEET WIDE ACROSS THE SOUTHERLY 5 FEET OF THE NORTHERLY 15 FEET OF LOT 8, EXCLUDING THE EASTERLY 100 FEET, FOR CONSTRUCTION AND MAINTENANCE OF THE DRAINAGE DITCH AS PER VOL. 289 PG. 143.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT EUNICE ARLENE STEELE 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 THE CITY OF WINSTON PLANNING APPROVAL FILE #06-W012.

Eunice Arlene Steele
EUNICE ARLENE STEELE

ACKNOWLEDGEMENTS:

STATE OF OREGON)
COUNTY OF DOUGLAS)

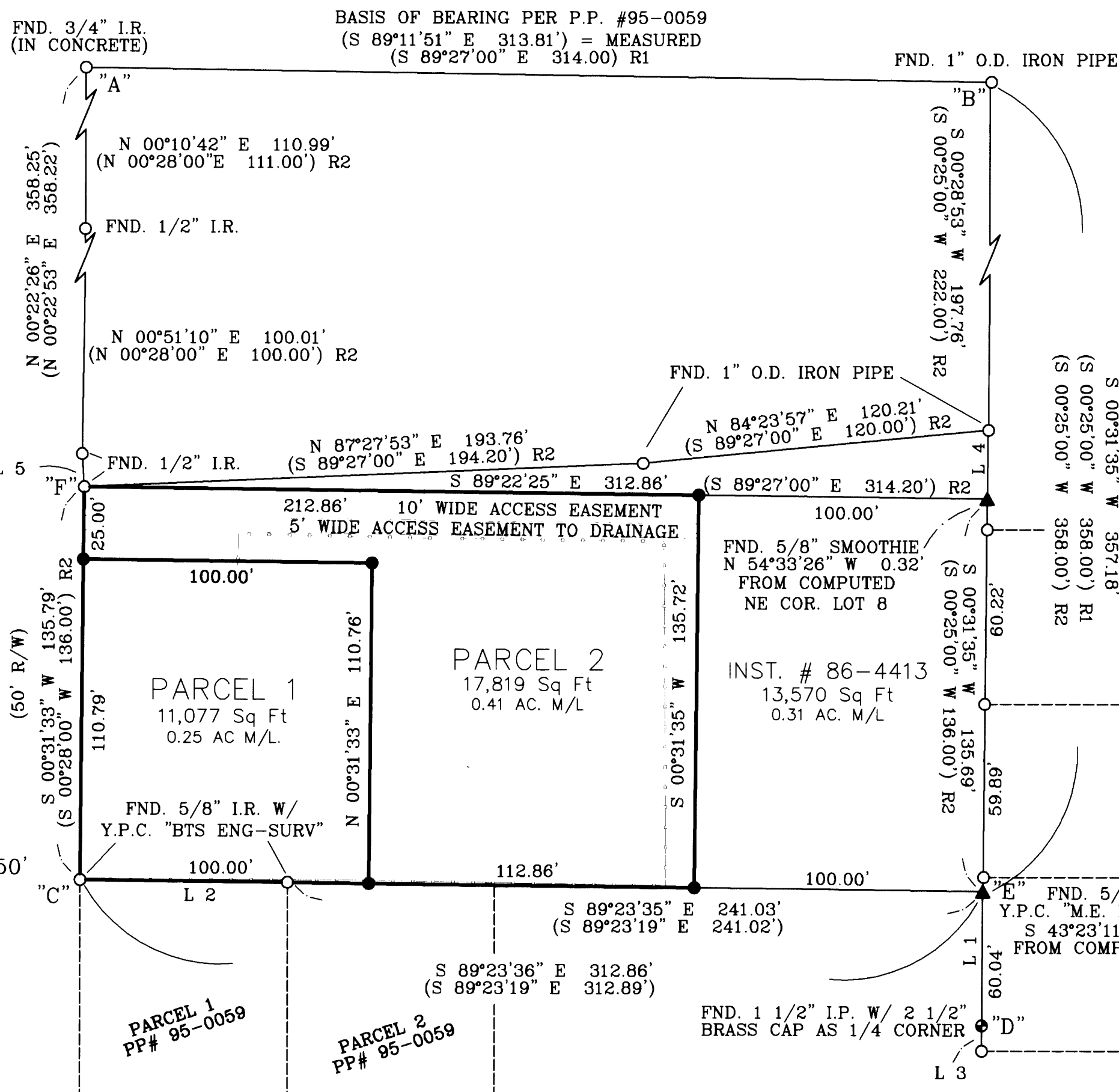
THERE PERSONALLY APPEARED BEFORE ME EUNICE ARLENE STEELE WHO IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:

30 DAY OF August, 2006.

David T. Rushing Jr. *David T. Rushing Jr.*
NOTARY PUBLIC - OREGON (PRINTED NAME) (SIGNATURE)

401619 Jan. 19, 2010
COMMISSION NO. MY COMMISSION EXPIRES



LEGEND:

- ▲ COMPUTED POINT, NOTHING FOUND NOTHING SET
- FOUND GOVERNMENT CORNER AS SHOWN
- FOUND 5/8" IRON ROD
- SET 5/8" X 30" IRON ROD w/ R.P.C. MARKED "SWEEDEN LS 2752"
- ◊ RECORD PER PARTITION PLAT 1995-0059
- ◊R1 RECORD PER VOL.8, PG.4, SUKSDORF COOS JUNCTION HILL TRACTS
- ◊R2 RECORD PER CS 51/241-1
- FENCELINE AS SURVEYED

SHORT LINE TABLE:

LINE	BEARING	DIST.
L1	(S 00°25'58" W	46.51') = MEASURED
L2	S 89°23'38" E	71.83'
	(S 89°23'19" E	71.87')
L3	S 00°07'24" E	8.69'
	(S 00°10'35" W	8.72')
L4	S 00°54'02" W	23.73'
L5	N 03°42'23" W	11.49'
	(N 00°28'00" E	11.00') R2

APPROVALS:

Randy Smith 9-6-06
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

William Van Der Valk 9/1/06
WINSTON CITY ADMINISTRATOR DATE

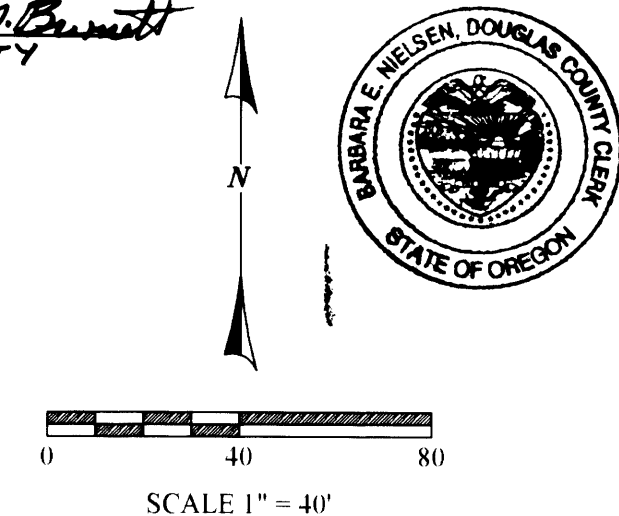
Jim Clifton 9/1/06
PRESIDENT, DATE
CITY OF WINSTON, PLANNING COMMISSION

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

Sandra K. Conner 9/29/06
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 29th DAY OF SEPTEMBER, 2006 1:13 P.M.
BARBARA E. NIELSEN 9-29-06
DOUGLAS COUNTY CLERK DATE

Gloria L. Burnett
BY: DEPUTY



REGISTERED PROFESSIONAL LAND SURVEYOR
Carl A. Sweeden
OREGON
CARL A. SWEEDEN
2752
JANUARY 16, 1996
EXPIRES 6-30-08

SURVEY AND MAP FOR:

OWNER: EUNICE ARLENE STEELE
170 SE RONALD STREET
WINSTON, OREGON 97496

PARTITIONER: STEVE WASSON
121 BROSI ORCHARD ROAD
WINSTON, OREGON 97496

EGR & Associates, Inc.
Engineers and Surveyors
602 SE Parrrott St. (541) 672-8344
Roseburg, Oregon 97470 Fax (541) 492-1167

2006-0082

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