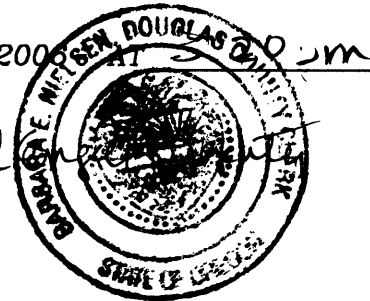


DOUGLAS COUNTY OFFICIAL RECORDS  
 BARBARA E. NIELSEN, COUNTY CLERK 2006-030544  
 NO FEE  
 00171105200600305440030032  
 12/26/2006 03:20:59 PM  
 PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER  
 This is a no fee document

**PARTITION PLAT**  
 LOCATED IN LOT 4, PLAT 'F'  
 ROSEBURG HOME ORCHARD TRACTS  
 SW 1/4 OF SECTION 22  
 T.28S., R.6W., W.M.  
 CITY OF WINSTON  
 DOUGLAS COUNTY, OREGON

**ZONING & UTILITIES:**  
 ZONING: RESIDENTIAL LOW DENSITY (RLA)  
 COMP. PLAN: RESIDENTIAL (4.5 DWELLINGS PER ACRE)  
 WATER: WINSTON-DILLARD WATER DISTRICT  
 SEWER: CITY OF WINSTON  
 PLANNING FILE NO. 06-W015

FILED THIS 26 DAY OF December 2006  
 BY BARBARA E. NIELSEN  
 DOUGLAS COUNTY CLERK



**APPROVALS:**

David M. Van Doren 12/15/06  
 WINSTON CITY ADMINISTRATOR DATE  
W. J. Allen 12/18/06  
 WINSTON PLANNING COMMISSION PRESIDENT DATE  
Grandy Smith 12-21-06  
 COUNTY SURVEYOR DEPUTY DATE

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENT THAT RICHARD STRATTON AND SALLY A. STRATTON ARE THE OWNERS OF THE LAND REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS PARTITION PLAT AND HAVE CAUSED THE 10 FOOT UTILITY EASEMENT TO BE CREATED FOR THE BENEFIT OF PARCEL 1 AND PARCEL 2 AND DO HEREBY DEDICATE THE 5 FOOT PUBLIC UTILITY EASEMENT SHOWN HEREON TO THE USE OF THE PUBLIC FOREVER.

Richard Stratton  
 RICHARD STRATTON

Sally A. Stratton  
 SALLY A. STRATTON

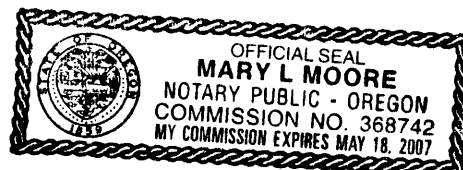
**ACKNOWLEDGMENT:**

STATE OF OREGON )  
 ) SS  
 COUNTY OF DOUGLAS )

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 15th DAY OF December, 2006, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RICHARD STRATTON AND SALLY A. STRATTON TO ME KNOWN TO BE THE PERSONS DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT THEY 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. Moore  
 NOTARY PUBLIC, STATE OF 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:

THAT PARCEL OF LAND DESCRIBED IN A DEED TO RICHARD STRATTON AND SALLY A. STRATTON AS RECORDED IN INSTRUMENT NO. 2006-008078 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON TOGETHER WITH THAT PORTION OF LENORE STREET VACATED UNDER CITY OF WINSTON ORDINANCE NO. 618 AS RECORDED IN INSTRUMENT NO. 2006-023311 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.

**NARRATIVE:**

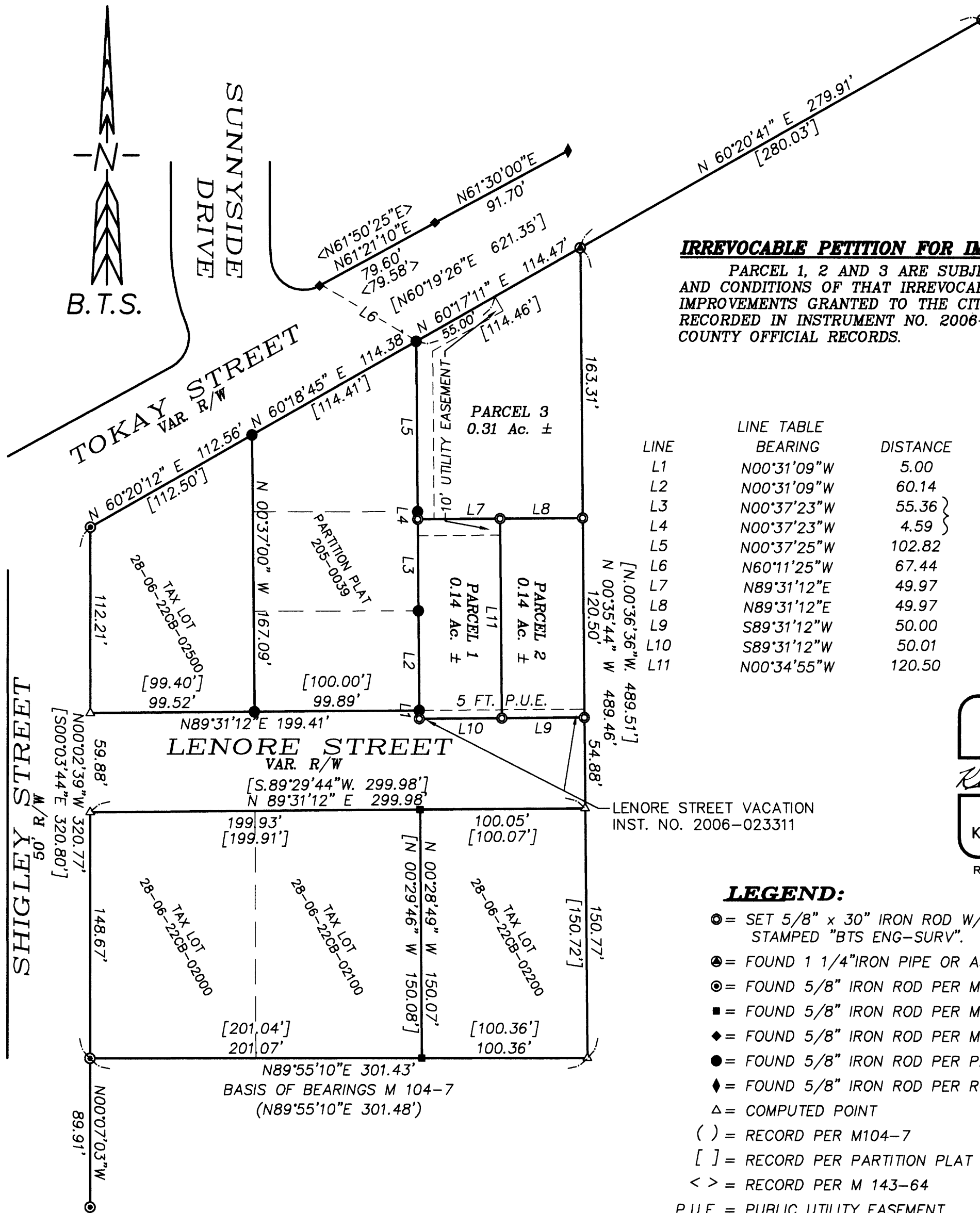
THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE STRATTON PROPERTY INTO 3 PARCELS AS APPROVED UNDER CITY OF WINSTON PLANNING DEPARTMENT FILE NO. 06-W015. THE STRATTON PROPERTY DESCRIBED IN INSTRUMENT NO. 2006-008078 IS A PORTION OF ROSEBURG HOME ORCHARD TRACTS LOT 4, PLAT F. THE NORTH LINE FALLS ON THE NORTH LINE OF LOT 4 AS CONTROLLED BY M 23-66 AND PARTITION PLAT 2005-0039 MONUMENTS. THE WEST LINE WAS FOUND AS MONUMENTED UNDER PARTITION PLAT 2005-0039. THE SOUTH AND EAST LINES WERE COMPUTED PER THE PARTITION PLAT 2005-0039 RECORD AS CONTROLLED BY M 23-66, M 67-80, M 104-7 AND PARTITION PLAT 2005-0039 MONUMENTS BY HOLDING THE 100.36 FOOT DISTANCE ALONG THE SOUTH LINE OF TAX LOT 28-06-22CB-02200 AND THE 100.00 FOOT DISTANCE ALONG THE NORTH LINE OF LENORE STREET. THE 5 FOOT VACATION OF LENORE STREET AS DESCRIBED IN INSTRUMENT NO. 2006-023311 WAS THEN COMPUTED AND MONUMENTED AS THE SOUTH LINE OF PARCEL 1 AND PARCEL 2.

THIS SURVEY WAS PERFORMED BY ADAM DEGROOT AND JOEL HERZBERG USING A LEICA 1203 TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

**TAX COLLECTORS CERTIFICATE:**

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

Margaret Cannaday, Deputy 12/26/06  
 DOUGLAS COUNTY TAX COLLECTOR DATE



REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
Kristian O. Degroot  
 OREGON  
 JULY 17, 1981  
 KRISTIAN O. DEGROOT  
 1941  
 RENEWAL DATE: 12-31-07

**LEGEND:**

- = SET 5/8" x 30" IRON ROD W/ PLASTIC CAP STAMPED "BTS ENG-SURV".
- = FOUND 1 1/4" IRON PIPE OR AS NOTED PER M 23-66
- ⊙ = FOUND 5/8" IRON ROD PER M 67-80
- = FOUND 5/8" IRON ROD PER M 104-7
- ◆ = FOUND 5/8" IRON ROD PER M 143-64
- = FOUND 5/8" IRON ROD PER PARTITION PLAT 2005-0039
- ◆ = FOUND 5/8" IRON ROD PER ROCKWOOD SUBDIVISION
- △ = COMPUTED POINT
- ( ) = RECORD PER M104-7
- [ ] = RECORD PER PARTITION PLAT 2005-0039
- < > = RECORD PER M 143-64
- P.U.E. = PUBLIC UTILITY EASEMENT

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

SCALE: 1" = 60'	FOR: Richard Stratton	JOB #: 06-048
DATE: October 12, 2006	331 NE Darlene Street	FILE: Stratton Plat.dwg
	Winston, Oregon 97496	SHEET 1 OF 1

2006-0106

2006-0106