

DOUGLAS COUNTY OFFICIAL RECORDS  
 BARBARA E. NIELSEN, COUNTY CLERK 2007-009948  
 NO FEE  
 00183937200700099480030030  
 04/30/2007 11:31:29 AM  
 PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER  
 This is a no fee document

# PARTITION PLAT

## LOT 4, BLOCK 3 TWO-OAKS TRACTS

LOCATED IN THE  
 SE 1/4 OF SECTION 16  
 T.28S., R.6W., W.M.  
 DOUGLAS COUNTY, OREGON

2007-0055

FILED THIS 30<sup>th</sup> DAY OF April 2007, 11:31 am

BY BARBARA E. NIELSEN  
 COUNTY CLERK by J. Pearson, Deputy



**APPROVALS:**

Winston City Administrator 4/20/07 DATE  
 COUNTY SURVEYOR DEPUTY 4-26-07 DATE

NO.	BEARING	DISTANCE	RECORD
L1	N01°29'02"E	26.33	(N01°19'E 26.00')

NO.	DELTA	RADIUS	ARC	BEARING	CHORD
C1	10°48'14"	160.00	30.17	N37°33'57"W	30.13
C2	8°57'42"	160.00	25.03	N27°40'59"W	25.00
C3	24°24'10"	160.00	68.15	N11°00'03"W	67.63

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENT THAT RICHARD STRATTON AND SALLY STRATTON ARE THE OWNERS OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF OREGON REVISED STATUTES HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT.

Richard Stratton RICHARD STRATTON  
Sally Stratton SALLY STRATTON

**ACKNOWLEDGMENT:**

STATE OF OREGON )  
 ) SS  
 COUNTY OF DOUGLAS )

April 30<sup>th</sup> DAY OF April 2007, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RICHARD STRATTON AND SALLY 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.

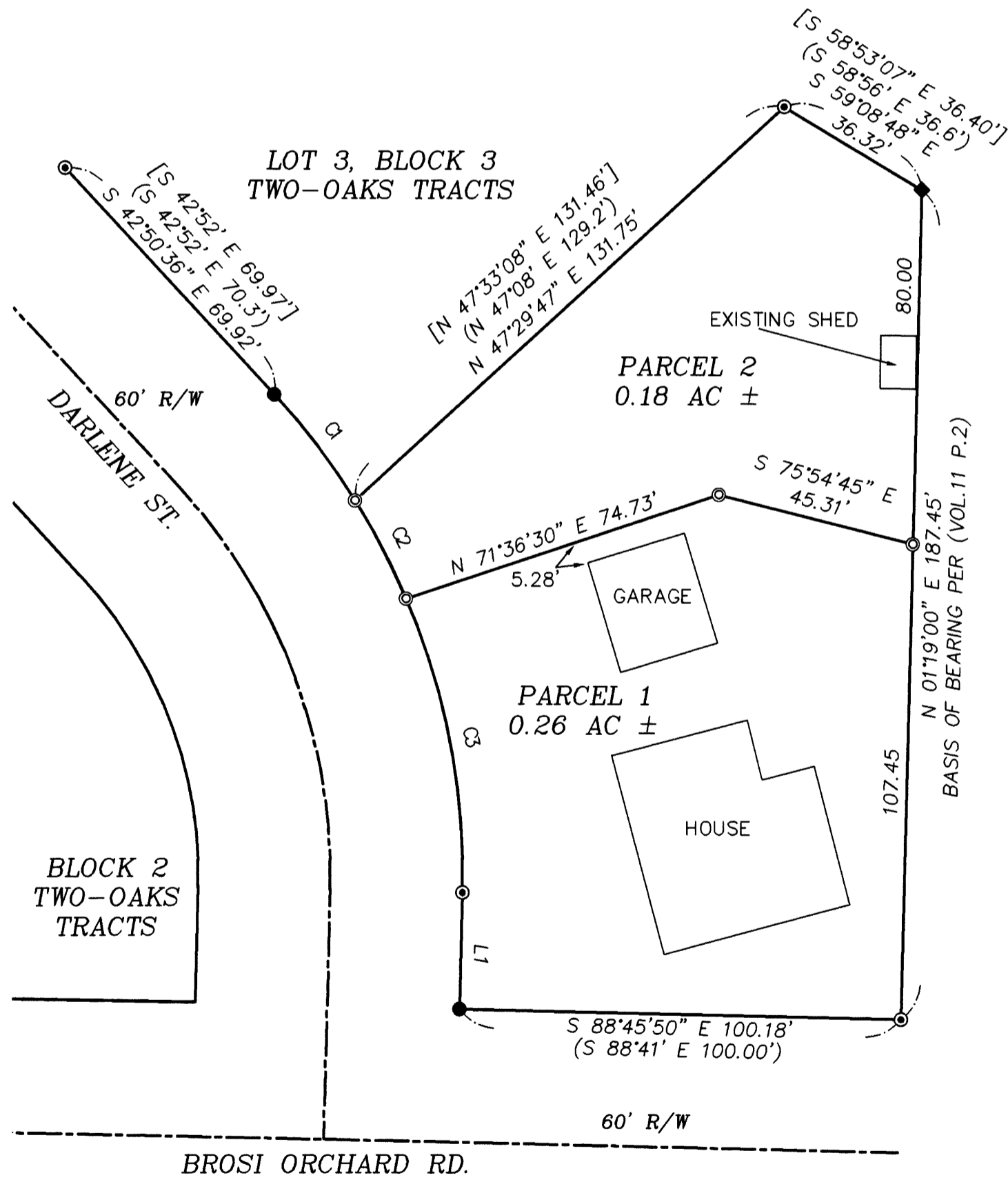
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET FORTH MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Mary L. Moore  
 NOTARY PUBLIC, STATE OF OREGON



**ZONING & UTILITIES:**

ZONING: RESIDENTIAL LOW DENSITY A (RLA)  
 COMP. PLAN: RESIDENTIAL 4.5 DU/AC  
 WATER: WINSTON DILLARD WATER DISTRICT  
 SEWER: CITY OF WINSTON  
 PLANNING FILE NO. 06-W021



**LEGEND:**

- = SET 5/8" x 30" IRON ROD w/PLASTIC CAP "BTS ENG-SURV"
- = FOUND 5/8" IRON ROD PER TWO-OAKS TRACTS (VOL. 11, PG. 2)
- ◐ = FOUND 1/2" IRON ROD PER TWO-OAKS TRACTS (VOL. 11, PG. 2)
- ◆ = FOUND 5/8" IRON ROD PER M 50-3
- ( ) = RECORD PER TWO-OAKS TRACTS (VOL. 11, PG. 2)
- [ ] = RECORD PER M 50-3

**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:  
 LOT 4, BLOCK 3 TWO-OAKS TRACTS, A SUBDIVISION OF RECORD IN VOLUME 11, PAGE 2 OF THE SUBDIVISION PLAT RECORDS OF DOUGLAS COUNTY, OREGON.

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO PARTITION LOT 4, BLOCK 3 OF TWO-OAKS TRACTS INTO 2 PARCELS AS APPROVED UNDER CITY OF WINSTON PLANNING DEPARTMENT FILE NO. 06-W021. ORIGINAL TWO-OAKS TRACTS MONUMENTS WERE FOUND AT THE SOUTHEAST, SOUTHWEST, AND NORTH CORNERS OF LOT 4. A M 50-3 MONUMENT WAS FOUND AT THE NORTHEAST CORNER OF LOT 4. THE NORTHWEST CORNER OF LOT 4 WAS ESTABLISHED AT PROPORTIONATE DISTANCE. THIS SURVEY WAS PERFORMED BY LES FANNING, ADAM DEGROOT AND JOEL HERZBERG USING A LEICA 1200 SYSTEMS TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY JOEL HERZBERG.

**TAX COLLECTORS CERTIFICATE:**

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

Sandra K. Coore 4/30/07  
 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

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

SCALE: 1" = 30'	FOR: RICHARD & SALLY STRATTON 331 NE DARLENE ST. WINSTON, OREGON 97496	JOB #: 06-072 FILE: Stratton.DWG SHEET 1 OF 1
DATE: MARCH 16, 2007		

2007-0055