

DOUGLAS COUNTY OFFICIAL RECORDS
 BARBARA E. NIELSEN, COUNTY CLERK
 2007-021103
 NO FEE
 09/27/2007 08:09:45 AM
 PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER
 This is a no fee document



PARTITION PLAT

LOCATED IN THE
 NW 1/4 OF SECTION 21
 T.28S., R.6W., W.M.
 CITY OF WINSTON
 DOUGLAS COUNTY, OREGON

DECLARATION & DEDICATION:
 KNOW ALL PEOPLE BY THESE PRESENT THAT BERNARD G. AND DEBBIE J. JUEDEN 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 CHAPTER 92, OREGON REVISED STATUTES HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT AND DO HEREBY DEDICATE HILLARY JANE LANE TO THE USE OF THE PUBLIC FOREVER.

Bernard G. Jueden
 BERNARD G. JUEDEN
Debbie J. Jueden
 DEBBIE J. JUEDEN

FILED THIS 27 DAY OF Sept 2007,
 AT 8 am

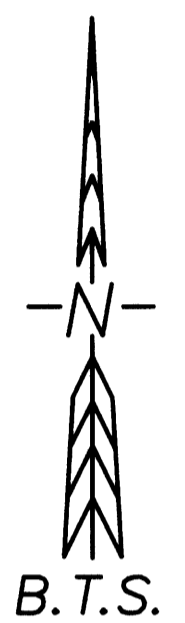
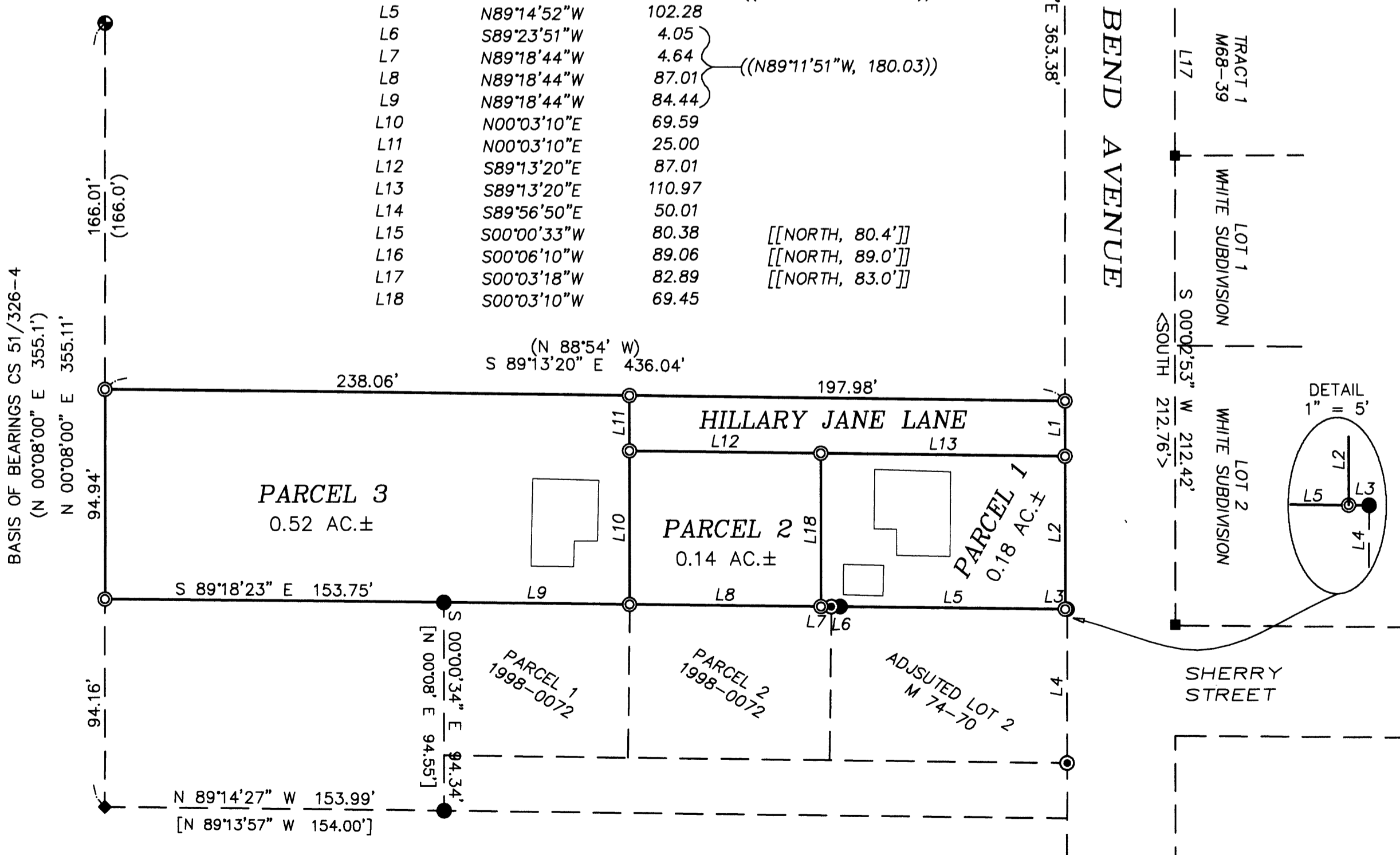
BARBARA E. NIELSEN by *G. R. ... Deputy* 9-27-07
 DOUGLAS COUNTY CLERK DATE

- LEGEND:**
- = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MARKED "BTS ENG-SURV"
 - = FOUND 2" IRON PIPE PER DUNHAM SUBDIVISION (VOL 7, PG. 67)
 - = FOUND 5/8" IRON ROD PER M 74-70
 - ◆ = FOUND 3/4" IRON PIPE PER CS 51/326-4
 - ⊙ = FOUND 5/8" IRON ROD PER PARTITION PLAT 1998-0072
 - ⊗ = FOUND 2" IRON PIPE PER WHITE SUBDIVISION (VOL 8, PG. 36)
 - = FOUND 5/8" IRON ROD PER M 62-6 OR M 68-39
 - △ = COMPUTED POINT
 - () = RECORD PER CS 51/326-4
 - [] = RECORD PER M 74-70
 - < > = RECORD PER WHITE SUBDIVISION (VOL. 8, PG. 36)
 - (()) = RECORD PER PARTITION PLAT 1998-0072
 - [[]] = RECORD PER M 62-6 OR M68-39

APPROVALS:
Winston City Administrator 9/21/07
 WINSTON CITY ADMINISTRATOR DATE
Deputy Surveyor 9-21-07
 DOUGLAS COUNTY SURVEYOR DEPUTY DATE

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

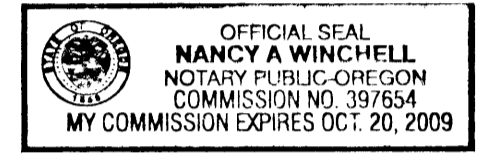
LINE	BEARING	DISTANCE	RECORD
L1	S00°03'10"W	25.00	
L2	S00°03'10"W	69.30	
L3	S89°14'52"E	0.93	
L4	S00°11'01"W	69.63	((N00°16'02"E, 69.61))
L5	N89°14'52"W	102.28	
L6	S89°23'51"W	4.05	
L7	N89°18'44"W	4.64	((N89°11'51"W, 180.03))
L8	N89°18'44"W	87.01	
L9	N89°18'44"W	84.44	
L10	N00°03'10"E	69.59	
L11	N00°03'10"E	25.00	
L12	S89°13'20"E	87.01	
L13	S89°13'20"E	110.97	
L14	S89°56'50"E	50.01	
L15	S00°00'33"W	80.38	[[NORTH, 80.4']]
L16	S00°06'10"W	89.06	[[NORTH, 89.0']]
L17	S00°03'18"W	82.89	[[NORTH, 83.0']]
L18	S00°03'10"W	69.45	



ACKNOWLEDGMENT:
 STATE OF OREGON)
) SS
 COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 14 DAY OF June, 2007, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BERNARD G. JUEDEN AND DEBBIE J. JUEDEN 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.

Nancy A. Winchell
 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 BERNARD G. JUEDEN AND DEBBIE J. JUEDEN AS RECORDED IN INSTRUMENT NO. 2005-007541 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

NARRATIVE:
 THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE JUEDEN PROPERTY INTO 3 PARCELS AS APPROVED UNDER CITY OF WINSTON PLANNING DEPARTMENT FILE NO. 05-W018. THE WEST LINE WAS ESTABLISHED ON THE EAST LINE OF DUNHAM SUBDIVISION (VOL 7, PAGE 67) AS CONTROLLED BY A MONUMENT FOUND AT THE INITIAL POINT OF DUNHAM SUBDIVISION AND A CS 51/326-4 MONUMENT FOUND AT THE SW CORNER OF PARTITION PLAT 1998-0072. THE NW CORNER OF THIS PARTITION PLAT WAS ESTABLISHED AT PROPORTIONATE POSITION BETWEEN THESE TWO MONUMENTS. THE SOUTH LINE WAS CONTROLLED BY MONUMENTS FOUND PER M 74-70 AND PARTITION PLAT 1998-0072. THE SW CORNER OF THIS PARTITION PLAT WAS ESTABLISHED AT THE INTERSECTION OF THE ABOVE DESCRIBED WEST LINE AND A BEST FIT LINE THROUGH THE NW CORNER PARCEL 1 AND THE NE CORNER OF PARCEL 2 OF PARTITION PLAT 1998-0072 AND THE NORTHEAST CORNER OF LOT 2, M 74-70. THE EAST LINE WAS ESTABLISHED ON THE WEST RIGHT OF WAY LINE OF CIVIL BEND AVENUE AS CONTROLLED BY MONUMENTS FOUND PER WHITE SUBDIVISION (VOL 8, PG. 36), M 62-8 AND M 68-39 AND ESTABLISHED 50 FEET WESTERLY OF AND PARALLEL TO A BEST FIT LINE THROUGH THE SW CORNER OF LOT 2 AND THE NW CORNER OF LOT 1 OF WHITE SUBDIVISION AND THE NW CORNER OF PARCEL 1 OF M 62-6 AND THE SW CORNER OF TRACT 2 OF M 68-39. THE NE CORNER OF M 74-70 WAS NOT ACCEPTED AS THE SE CORNER OF PARCEL 1 OF THIS PARTITION PLAT. THE NE CORNER OF THIS PARTITION PLAT WAS ESTABLISHED AT DEED AND CS 51/326-4 DISTANCE NORTH OF THE SE CORNER ON THE WEST RIGHT OF WAY LINE OF CIVIL BEND AVENUE.
 THIS SURVEY WAS PERFORMED BY LES FANNING, ADAM DEGROOT, JERED CARPENTER AND JOEL HERZBERG USING A LEICA TPS 1200 TOTAL STATION WITH COMPUTATIONS AND DRAFTING BY KRIS DEGROOT.

ZONING & UTILITIES:
 ZONING: RESIDENTIAL LOW DENSITY A (RLA)
 COMP. PLAN: RESIDENTIAL (4.5 DWELLINGS PER ACRE)
 WATER: WINSTON-DILLARD WATER DISTRICT
 SEWER: CITY OF WINSTON
 PLANNING FILE NO. 05-W016

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

Sandra K. Corvill 9/26/07
 DOUGLAS COUNTY TAX COLLECTOR DATE

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

SCALE: 1" = 50'
 DATE: APRIL 26, 2006

FOR: BERNARD G. JUEDEN
 P.O. BOX 3151
 SALEM, OR 97302

JOB #: 05-095
 FILE: Jueden Plat.DWG
 SHEET 1 OF 1

2007-0128

8210-2007