

TRINITY HILLS

FIRST ADDITION

LOCATED IN THE NE 1/4 OF SECTION 20, T.28S., R.6W., W.M.
DOUGLAS COUNTY, OREGON

SCALE: 1" = 50' FEBRUARY, 1994

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

APPROVALS:

CITY OF WINSTON

Chris S. Bergant
PLANNING COMMISSION CHAIRMAN
DATE: 8/31/94

[Signature]
CITY ADMINISTRATOR
DATE: 8/31/94

DOUGLAS COUNTY

Janet R. Sundeen
COUNTY SURVEYOR
DATE: 9/6/94

Nancy Broughall
DEPUTY COUNTY ASSESSOR
DATE: 9/7/94

TAX COLLECTOR CERTIFICATE:

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

Anne E. Schroeder
DOUGLAS COUNTY TAX COLLECTOR
DATE: 9/7/94

FILED THIS 8th DAY OF SEPTEMBER, 1994

IN VOLUME 18 PAGE 21 COUNTY CLERK

[Signature]
DEPUTY COUNTY CLERK
9:55AM 94-19775

BY THE ORDER OF THE BOARD OF COMMISSIONERS:

[Signature]
CHAIRPERSON
DATE: 9-7-94

[Signature]
COMMISSIONER
DATE: 9-7-94

[Signature]
COMMISSIONER
DATE: 9/7/94

SURVEYOR'S CERTIFICATE:

I, KRISTIAN D. DEGROOT, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 20, T.28S., R.6W., W.M. BEING A PORTION OF THAT PROPERTY DESCRIBED IN A DEED TO FRANCIS L. AND ELIZABETH H. SULT AS RECORDED IN INST. NO. 90-07652 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD ON THE WEST LINE OF SAID INST. NO. 90-07652 FROM WHICH THE SECTION CORNER COMMON TO SECTIONS 16, 17, 20 AND 21 OF T.28S., R.6W., W.M. BEARS N.40°58'40"E., 2345.31 FEET; THENCE N.0°17'00"E. ALONG THE WEST LINE OF SAID INST. NO. 90-07652, 248.28 FEET TO A 5/8" IRON ROD; THENCE 78.97 FEET ALONG THE ARC OF A 1175.92 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS N.78°05'00"E., 78.96 FEET) TO A 5/8" IRON ROD; THENCE N.76°09'34"E., 457.47 FEET TO A 5/8" IRON ROD; THENCE S.0°17'00"V., 110.50 FEET TO A 5/8" IRON ROD; THENCE S.7°13'55"V., 60.03 FEET TO A 5/8" IRON ROD; THENCE 27.27 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S.51°47'45"E., 23.67 FEET) TO A 5/8" IRON ROD; THENCE S.0°17'00"V., 94.42 FEET TO A 5/8" IRON ROD; THENCE N.89°43'00"V., 80.00 FEET TO A 5/8" IRON ROD; THENCE S.0°17'00"V., 30.72 FEET TO A 5/8" IRON ROD; THENCE N.89°43'00"V., 79.80 FEET TO A 5/8" IRON ROD; THENCE S.71°44'44"V., 59.06 FEET TO A 5/8" IRON ROD; THENCE S.76°09'34"V., 168.91 FEET TO A 5/8" IRON ROD; THENCE S.0°17'00"V., 6.83 FEET TO A 5/8" IRON ROD; THENCE N.89°43'00"V., 152.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.29 ACRES, MORE OR LESS.

Kristian D. Degroot
KRISTIAN D. DEGROOT
REGISTERED LAND SURVEYOR, 1941

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31 DAY OF August, 1994.

Ethel L. Kame
NOTARY PUBLIC, STATE OF OREGON

OFFICIAL SEAL
ETHEL L. KAME
NOTARY PUBLIC - OREGON
COMMISSION NO. 002281
MY COMMISSION EXPIRES OCT. 14, 1994

94-19775

DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT FRANCIS & ELIZABETH SULT ARE THE OWNERS OF THE LAND REPRESENTED ON THE ANNEXED PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED IN THE NAME OF "TRINITY HILLS, FIRST ADDITION" AND DO HEREBY DEDICATE THE STREETS AND THE UTILITY EASEMENTS SHOWN THEREON TO THE USE OF THE PUBLIC FOREVER.

Francis Sult
FRANCIS SULT

Elizabeth H. Sult
ELIZABETH H. SULT

OFFICIAL SEAL
ETHEL L. KAME
NOTARY PUBLIC - OREGON
COMMISSION NO. 002281
MY COMMISSION EXPIRES OCT. 14, 1994

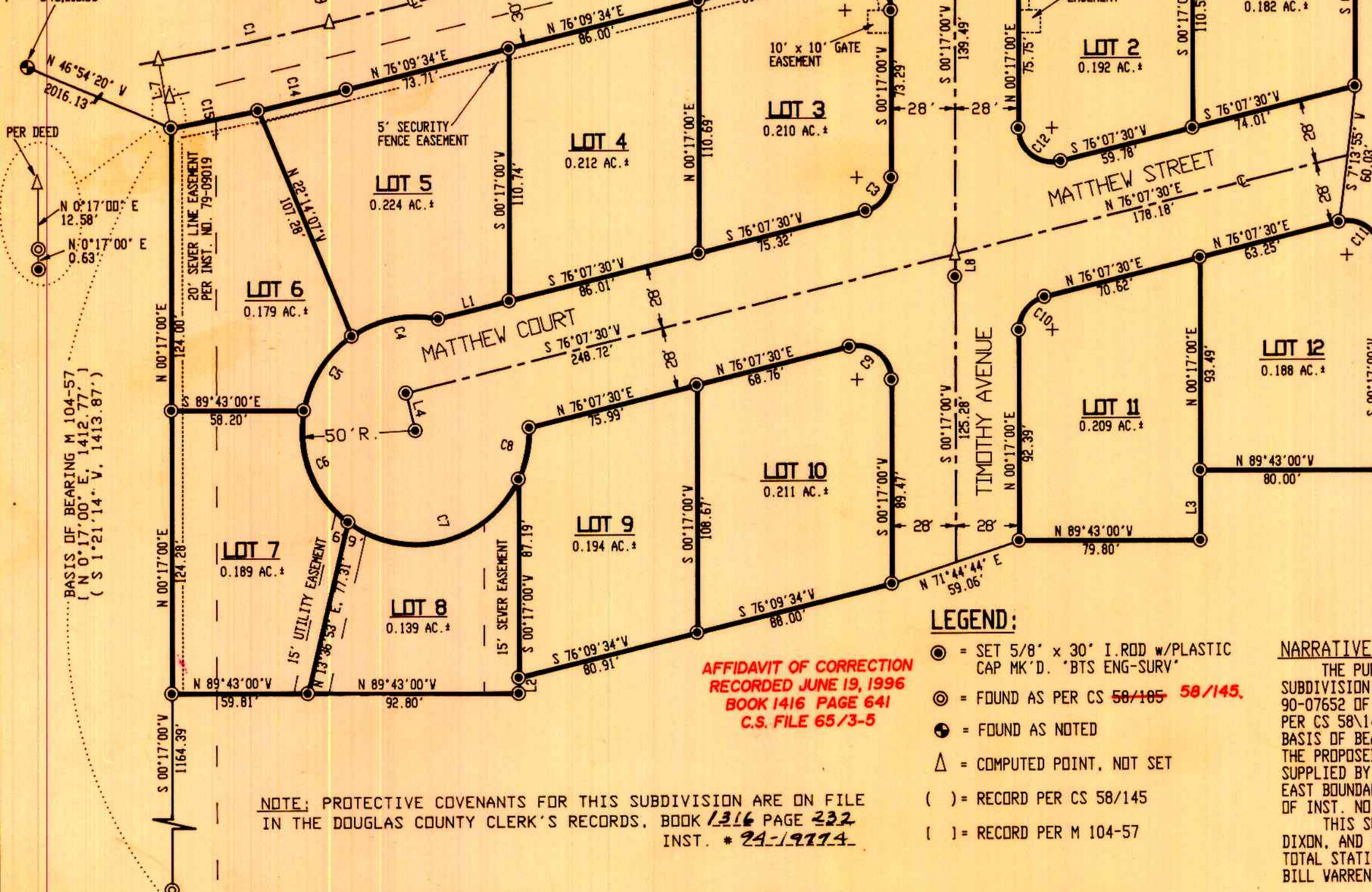
ACKNOWLEDGEMENT:

STATE OF OREGON } SS
COUNTY OF DOUGLAS }

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 30 DAY OF August, 1994, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED FRANCIS & ELIZABETH SULT, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION, WHO BEING DULY SWORN, DID SAY THAT THEY EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN.

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

GEODETIC CONTROL MONUMENT - BREMER
X = 1216.80207
Y = 545.91665



REGISTERED PROFESSIONAL LAND SURVEYOR
Kristian D. Degroot
OREGON JULY 17, 1961
KRISTIAN D. DEGROOT 1941

EXPIRES: 12-31-95

- LEGEND:
- = SET 5/8" x 30" I. ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
 - ⊙ = FOUND AS PER CS 58/105 58/145.
 - ⊙ = FOUND AS NOTED
 - △ = COMPUTED POINT, NOT SET
 - () = RECORD PER CS 58/145
 - () = RECORD PER M 104-57

NARRATIVE:
THE PURPOSE OF THIS SURVEY WAS TO CREATE A 12 LOT RESIDENTIAL SUBDIVISION ON A PORTION OF THAT PROPERTY DESCRIBED IN INST. NO. 90-07652 OF THE RECORDS OF DOUGLAS COUNTY, OREGON. MONUMENTS FOUND PER CS 58/145 AND M 104-57 CONTROLLED THE WEST LINE AND WERE THE BASIS OF BEARINGS. THE NORTHERLY PLAT BOUNDARY WAS CONTROLLED BY THE PROPOSED REALIGNED CENTERLINE OF LOOKINGGLASS ROAD FROM DATA SUPPLIED BY THE DOUGLAS COUNTY ENGINEERING DIVISION. THE SOUTH AND EAST BOUNDARIES WERE CREATED UNDER THIS PLAT INSIDE THE BOUNDARIES OF INST. NO. 90-07652.
THIS SURVEY WAS PERFORMED BY KRIS DEGROOT, LES FANNING, MATT DIXON, AND STEVE BRAZIL USING A SOKKIA SET 3, SET 4, AND SET 5 TOTAL STATIONS WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

AFFIDAVIT OF CORRECTION
RECORDED JUNE 19, 1996
BOOK 1416 PAGE 641
C.S. FILE 65/3-5

NOTE: PROTECTIVE COVENANTS FOR THIS SUBDIVISION ARE ON FILE IN THE DOUGLAS COUNTY CLERK'S RECORDS, BOOK 1316 PAGE 232 INST. # 24-19774.

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