

REPLAT OF  
LOTS 1, 2 & 3 BLOCK 8,  
LOTS 6, 7, 8, 9, 10, 11 & 12 BLOCK 9,  
THE VACATED PORTION OF 11TH STREET EAST OF BROADWAY AVENUE  
AND THE VACATED ALLEY BEHIND LOTS 1, 2 & 3 BLOCK 8  
TOWNSHIP OF WINCHESTER BAY  
T. 22 S., R 12 W.W.M.  
NE 1/4 SW 1/4 SECTION 7  
DOUGLAS COUNTY, OREGON  
SHEET 2 OF 2  
JUNE, 2007

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO CREATE LOTS 1 THROUGH 6 FROM PRE-EXISTING LOTS 6, 7, 8, 9, 10, 11 & 12 OF BLOCK 9, LOTS 1, 2, & 3 OF BLOCK 8, THE VACATED PORTION OF 11TH STREET EAST OF BROADWAY AVENUE AND THE VACATED ALLEY BEHIND LOTS 1, 2, & 3 OF BLOCK 8 ALL IN THE TOWNSHIP OF WINCHESTER BAY, DOUGLAS COUNTY, OREGON.

SURVEYOR'S CERTIFICATE:

I, KING A. PHELPS, A REGISTERED LAND SURVEYOR CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LAND AS REPRESENTED, AND HAVE FOUND AND ACCEPTED A PROPER MONUMENT INDICATING THE INITIAL POINT OF BEGINNING AND HAVE INDICATED THE DIMENSIONS, KIND, AND LOCATIONS OF MONUMENTS IN ACCORDANCE WITH ORS 92-060(1) AND HAVE ACCURATELY DESCRIBED THE TRACT OF LAND UPON WHICH THE LOTS ARE LAID OUT.

THE PARENT PARCEL IS DESCRIBED AS FOLLOWS: BEGINNING ON THE EAST LINE OF BROADWAY AVENUE, AT THE SOUTHWEST CORNER OF LOT 5 BLOCK 9 TOWNSHIP OF WINCHESTER BAY, OREGON; THENCE S69°45'25"E A DISTANCE OF 80.00 FEET; THENCE N20°14'35"E A DISTANCE OF 39.76 FEET; THENCE S69°45'25"E A DISTANCE OF 80.00 FEET TO THE WEST LINE OF CLEARLAKE AVENUE; THENCE S20°14'35"W ALONG SAID WEST LINE OF CLEARLAKE AVENUE A DISTANCE OF 159.04 FEET TO THE NORTH LINE OF VACATED 11TH STREET; THENCE S69°45'25"E A DISTANCE OF 60.00 FEET TO THE EAST LINE OF CLEARLAKE AVENUE; THENCE S20°14'35"W A DISTANCE OF 80.00 FEET TO THE SOUTH LINE OF VACATED 11TH STREET; THENCE N69°45'25"W A DISTANCE OF 110.00 FEET TO THE EAST LINE OF THE PLAT OF WINCHESTER BAY, OREGON; THENCE S20°14'35"W A DISTANCE OF 120.00 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 4 BLOCK 8 TOWNSHIP OF WINCHESTER BAY, OREGON; THENCE N69°45'25"W A DISTANCE OF 110.00 FEET TO THE EAST LINE OF BROADWAY AVENUE; THENCE N20°14'35"E ALONG SAID WEST LINE OF BROADWAY AVENUE A DISTANCE OF 319.28 FEET TO THE POINT OF BEGINNING. CONTAINING 1.22 ACRES.

FLOODPLAIN & DRAINAGE:

ALL OF THE LOTS #1 THROUGH #6 FALL WITHIN THE 100 YEAR FLOODPLAIN MAPPING. THE FLOOD ELEVATION FOR THIS AREA IS 8 FEET. THE ELEVATION OF THE LOTS RANGE FROM 6.5 TO 7.3 FEET. NO SURFACE DRAINAGE PATTERNS WILL BE EFFECTED BY THIS PARTITION.

*[Signature]*  
KING A. PHELPS, PLS, PE

DECLARATION:

\* AS INDIVIDUALS AND

WE, JERRY L. FELGENHAUER AND KIM L. FELGENHAUER, TRUSTEES OF THE FELGENHAUER FAMILY TRUST DO HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS LAND PARTITION PLAT AND HEREBY CREATE THE ACCESS AND UTILITY EASEMENTS AS SHOWN ON THE PLAT.

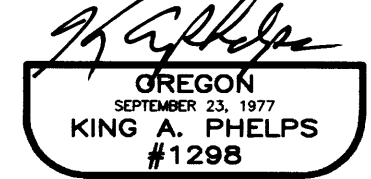
*[Signature]*  
JERRY L. FELGENHAUER

*[Signature]*  
KIM L. FELGENHAUER

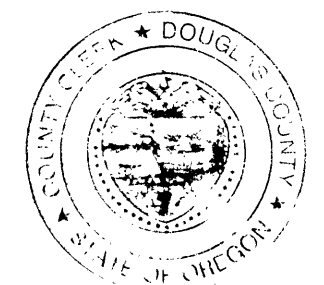
SUBSCRIBED AND SWORN TO BEFORE ME THIS 9 DAY OF July 2007

*[Signature]*  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES 2-26-08

State of Oregon &  
County of Douglas



EXP. DEC. 2008



APPROVALS:

*[Signature]* SEPTEMBER 12, 2007  
DOUGLAS COUNTY PLANNING DIRECTOR DATE  
*[Signature]* 9-12-07  
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

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

*[Signature]* 9-13-07  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 17<sup>th</sup> DAY OF September 2007 AT 10:07 O'CLOCK AM

BARBARA E. NIELSEN 9/17/07  
DOUGLAS COUNTY CLERK By Heidi Jalmonen, Deputy DATE

*[Signature]* 9-13-07  
DOUGLAS COUNTY ASSESSOR DATE