

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

A MINOR LAND PARTITION IN THE NW 1/4 SW 1/4
SECTION 22, T28S, R6W, WM, DOUGLAS COUNTY, OREGON
also being in LOT 10, PLAT "F", ROSEBURG HOME ORCHARD TRACTS

FILED
JAN 8 1991
COUNTY SURVEYORS
DOUGLAS COUNTY, OREGON

OWNER / PARTITIONER - DALE W. & BONNIE M. MUTSCHLER
P.O. BOX 181
WINSTON, OREGON 97496

SURVEYOR - JAMES ARTMAN SURVEYING
P.O. BOX 576
WINSTON, OREGON 97496
(503) 679-7176

WATER - WINSTON-DILLARD WATER DISTRICT
SEWER - CITY OF WINSTON
ZONED RESIDENTIAL (R-M)

PURPOSE: TO MONUMENT A MINOR LAND PARTITION FROM INST. NO. 77-09303 AND MLP 3/61
NARRATIVE: ALL EXTERIOR MONUMENTS WERE FOUND, PARTITION LINE WAS SET PER OWNERS REQUEST
FIELD CREW JIM ARTMAN LEITZ SET 4
COMPUTATIONS JIM ARTMAN HEWLET PACKARD
DRAFTING JIM ARTMAN

- FOUND 3/4" IRON PIPE
- FOUND 5/8" IRON ROD
- SET 5/8" x 30" IRON ROD WITH 1" PLASTIC CAP
MARKED "ARTMAN RLS 2268"
- () RECORD PER M 66-21
- (()) RECORD PER M 23-66

SCALE 1" = 50'
DECEMBER 3, 1990

PARCEL 1

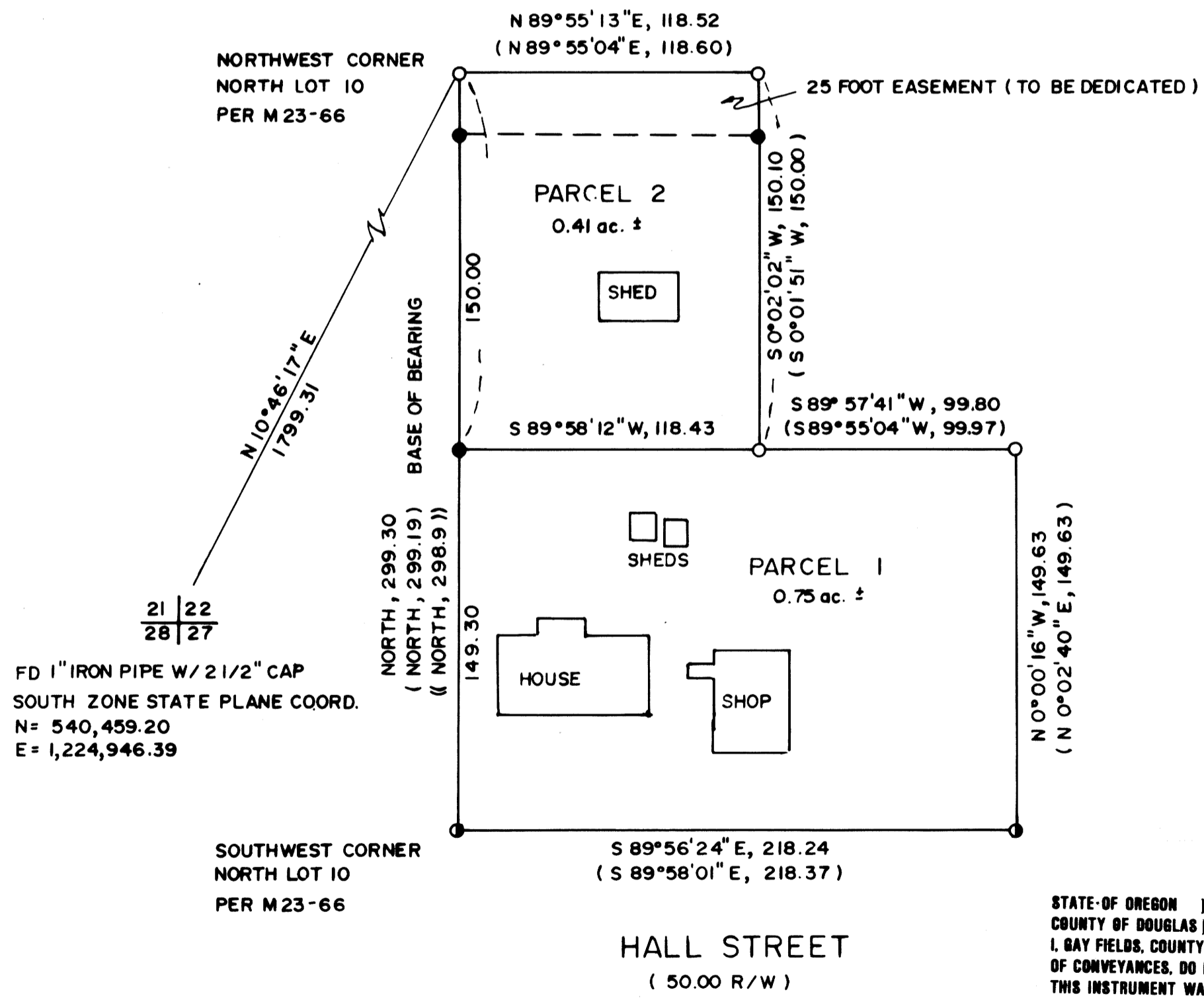
BEGINNING AT A 3/4" IRON PIPE ON THE NORTH RIGHT OF WAY LINE OF HALL STREET, AND ALSO BEING THE
SOUTHWEST CORNER OF NORTH LOT 10, PLAT F, ROSEBURG HOME ORCHARD TRACTS, DOUGLAS COUNTY, OREGON.
THENCE NORTH, ALONG THE WEST LINE OF SAID LOT 10, 149.30 FEET TO A 5/8" IRON ROD WITH CAP, THENCE
LEAVING THE WEST LINE OF SAID LOT 10, N 89° 58' 12" E, 118.43 FEET TO A 5/8" IRON ROD, THENCE N 89° 57' 41" E,
99.80 FEET TO A 5/8" IRON ROD, THENCE S 0° 00' 16" E, 149.63 FEET TO A 3/4" IRON PIPE ON THE NORTH
RIGHT OF WAY LINE OF HALL STREET, THENCE N 89° 56' 24" W, ALONG THE NORTH LINE OF SAID RIGHT OF
WAY, 218.24 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.75 ACRES MORE OR LESS.

PARCEL 2

BEGINNING AT A 5/8" IRON ROD, BEING THE NORTHWEST CORNER OF NORTH LOT 10, PLAT F, ROSEBURG
HOME ORCHARD TRACTS, DOUGLAS COUNTY, OREGON. THENCE N 89° 55' 13" E, ALONG THE NORTH LINE OF
SAID NORTH LOT 10, 118.52 FEET TO A 5/8" IRON ROD, THENCE LEAVING SAID NORTH LINE S 0° 02' 02" W,
150.10 FEET TO A 5/8" IRON ROD, THENCE S 89° 58' 12" W, 118.43 FEET TO A 5/8" IRON ROD WITH CAP ON THE
WEST LINE OF SAID NORTH LOT 10, THENCE NORTH, 150.00 FEET, ALONG THE WEST LINE OF SAID NORTH LOT 10,
TO THE POINT OF BEGINNING, AND CONTAINING 0.41 ACRES MORE OR LESS, AND SUBJECT TO A 25.00 FOOT
NON EXCLUSIVE ROAD EASEMENT, PARALLEL WITH AND ADJACENT TO THE NORTH LINE OF SAID NORTH
LOT 10 AS DESCRIBED IN THIS MINOR LAND PARTITION.

I, JAMES D. ARTMAN, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE SURVEYED AND MARKED
WITH PROPER MONUMENTS THE LAND HEREON SHOWN.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
J. D. Artman
JAMES D. ARTMAN



APPROVALS

[Signature]
WINSTON CITY ADMINISTRATOR
[Signature]
PLANNING COMMISSION CHAIRMAN
[Signature]
DOUGLAS COUNTY SURVEYOR

12/26/90
DATE
12/26/90
DATE
1-8-91
DATE

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
I, GAY FIELDS, COUNTY CLERK AND RECORDER
OF CONVEYANCES, DO HEREBY CERTIFY THAT
THIS INSTRUMENT WAS RECORDED

1991 JAN -8 PM 1:52
GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY *[Signature]*
DEPUTY
FEE 10.00

I CERTIFY THAT THE WITHIN PLAT WAS RECEIVED AND DULY
RECORDED BY ME IN THE DOUGLAS COUNTY RECORDS IN
BOOK _____, PAGE _____, ON THE 8th DAY OF January
1991 AT _____ O CLOCK _____ M.
GAY FIELDS, County Clerk
[Signature]
DOUGLAS COUNTY CLERK

2000 - 1661

1991 - 0002