MAJOR LAND PARTITION

IN THE E1/2 SEC 27 & THE NW1/4 OF SEC 26 T26S R6W WM

MAY 1, 1991 SCALE 1"=100'

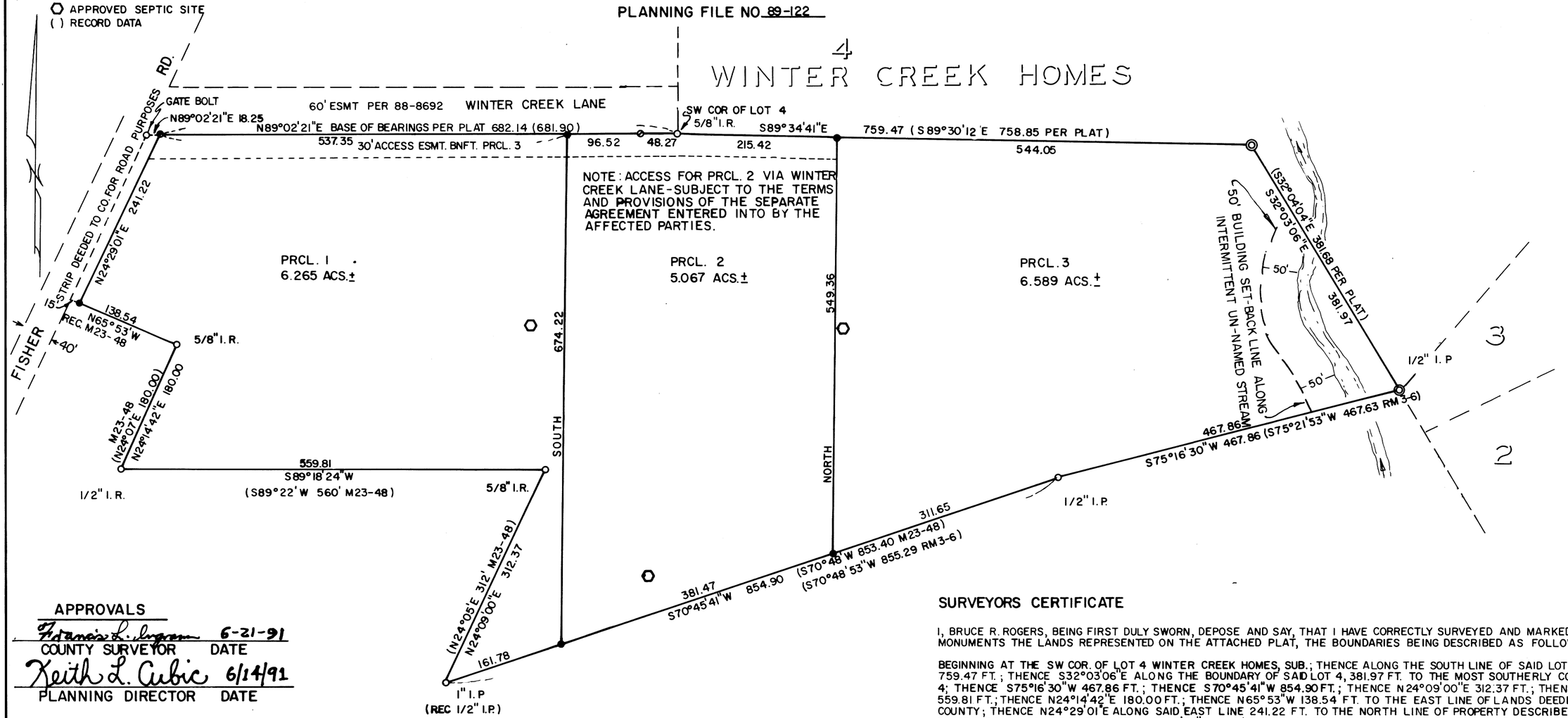
- ● SET 5/8"x30" I.R. W/CAP LS 660
- ⌀ FD 5/8" I.R. W CAP, BENTZ SURVEY INC.
- o FD MON. AS NOTED M23-48 & WINTER CREEK HOMES
- ◎ FD. 1/2" I.P., ANGLE COR. LOT 4 WINTER CREEK HOMES SUB.
- ⬡ APPROVED SEPTIC SITE
- ( ) RECORD DATA

OWNER-DEVELOPER
LENORE JOHNSTON 1703 FISHER ROAD
ROSEBURG, OR. 97470 672-2241
PRCLS-3
WATER-UMPQUA BASIN WATER
SEWER-SEPTIC TANK
ZONING RR & 5R
COMPREHENSIVE PLAN DESIGNATION
RC2 & RC5
PLANNING FILE NO. 89-122

NOTE

THE ESMT. CREATED HEREIN OVER PRCLS 1&2 WILL EXTINGUISH IF ACCESS IS APPROVED FOR PRCL 3, OVER WINTER CREEK LANE.

FILED
6/21/1991
COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON



APPROVALS

Francis L. Logan 6-21-91
COUNTY SURVEYOR DATE

Keith L. Cubic 6/14/91
PLANNING DIRECTOR DATE

FILED _____

_____ Clerk
COUNTY CLERK

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 JUN 21 AM 11:39

GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Gloria A. Bennett DEPUTY
FEE PP

91-09426

REGISTERED OREGON LAND SURVEYOR
Bruce L. Rogers
BRUCE R. ROGERS

SURVEYORS CERTIFICATE

I, BRUCE R. ROGERS, BEING FIRST DULY SWORN, DEPOSE AND SAY, THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE ATTACHED PLAT, THE BOUNDARIES BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW COR. OF LOT 4 WINTER CREEK HOMES, SUB.; THENCE ALONG THE SOUTH LINE OF SAID LOT 4 S89°34'41"E 759.47 FT.; THENCE S32°03'06"E ALONG THE BOUNDARY OF SAID LOT 4, 381.97 FT. TO THE MOST SOUTHERLY COR. OF SAID LOT 4; THENCE S75°16'30"W 467.86 FT.; THENCE S70°45'41"W 854.90 FT.; THENCE N24°09'00"E 312.37 FT.; THENCE S89°18'24"W 559.81 FT.; THENCE N24°14'42"E 180.00 FT.; THENCE N65°53"W 138.54 FT. TO THE EAST LINE OF LANDS DEEDED TO DOUGLAS COUNTY; THENCE N24°29'01"E ALONG SAID EAST LINE 241.22 FT. TO THE NORTH LINE OF PROPERTY DESCRIBED IN COUNTY RECORDERS NO 89-16241; THENCE N89°02'21"E ALONG SAID NORTH LINE 682.14 FT. TO THE P.O.B., CONTAINING 17.921 ACS±

Bruce L. Rogers
BRUCE R. ROGERS, REG. PROFESSIONAL LAND SURVEYOR
443 WEST UMPQUA ST. ROSEBURG, OR. 97470 672-2834

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6 DAY OF May 1991

D'Ann Coe
NOTARY PUBLIC, STATE OF OREGON
MY COMMISSION EXPIRES 2-5-95

OFFICIAL SEAL
D'ANN COE
NOTARY PUBLIC - OREGON
COMMISSION NO. 004205
MY COMMISSION EXPIRES FEB. 5, 1995

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

1991 - 0035

1991 - 0035