

2500 - 0052  
1996 - 0051

LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8" X 30" I.R. WITH PLASTIC CAP MARKED M.E. FARR 1181
- SANITARY SEWER MANHOLE
- ⊗ LOCATION CALCULATED, NO MONUMENT SET

SANITARY SEWER CITY OF WINSTON  
 WATER WINSTON-DILLARD WATER DIST  
 ZONING RLA

# LAND PARTITION AND COMMON BOUNDARY LINE ADJUSTMENT

A PORTION OF LOT 7, PLAT 'F'  
 ROSEBURG HOME ORCHARDS TRACTS

SW 1/4, SECTION 22C, T28S, R6W, WM  
 CITY OF WINSTON, DOUGLAS COUNTY, OREGON

RECORD OWNER  
 RICHARD L. AND CAROL L. OLMSTED ;  
 1106 RICE CREEK ROAD  
 WINSTON, OR 97496-9518  
 PH (541) 679-5738

SCALE 1" = 100'  
 INSTRUMENTS \*90-04814 & \*93-05959

TRACY LAY  
 PO BOX 2828  
 WINSTON, OR 97496  
 PH (541) 679-0721

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

96 JUN 18 AM 10:58

GAY FIELDS  
 DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Gay Fields*  
 CLERK

APPROVALS

*Richard L. Olmsted* 5-31-96  
 CITY ADMINISTRATOR DATE

*Chris S. Bergant* 5-31-96  
 WINSTON PLANNING COMMISSION DATE

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

*Anne E. Schroeder* 6-18-96  
 DOUGLAS COUNTY TAX COLLECTOR DATE

*Jerry E. Mann* JUNE 18, 1996  
 DOUGLAS COUNTY SURVEYOR DEPUTY DATE

FILED 18<sup>th</sup> DAY OF JUNE 1996

GAY FIELDS, County Clerk  
 COUNTY CLERK DEPUTY

96-13054 10:58 A.M.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, RICHARD L. OLMSTED AND CAROL L. OLMSTED, HUSBAND AND WIFE, AND TRACY LAY, OWNERS OF THE LANDS REPRESENTED AND DESCRIBED ON THIS PARTITION PLAT, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SET FORTH HEREON, AND DEDICATE THE EASEMENTS SHOWN HEREON TO THE PUBLIC FOREVER.

*Richard L. Olmsted*  
 RICHARD L. OLMSTED

*Carol L. Olmsted*  
 CAROL L. OLMSTED

*Tracy Lay*  
 TRACY LAY

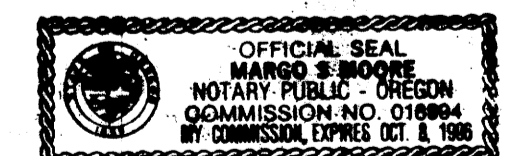
ACKNOWLEDGEMENT

STATE OF OREGON  
 COUNTY OF DOUGLAS

KNOW ALL MEN BY THESE PRESENTS THAT ON THE 15<sup>th</sup> DAY OF May 1996, BEFORE ME, APPEARED RICHARD L. OLMSTED, CAROL L. OLMSTED AND TRACY LAY, WHO BEING DULY SWORN, DID SAY THAT THEY SIGNED THE DECLARATION SET FORTH HEREON AS THEIR FREE AND VOLUNTARY ACT AND DEED.

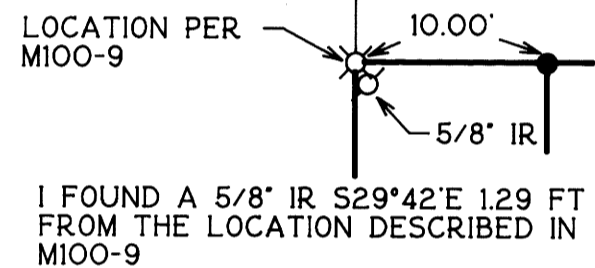
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY OFFICIAL SEAL THIS DAY AND YEAR FIRST ABOVE WRITTEN.

*Margo S. Moore*  
 NOTARY PUBLIC OF OREGON  
 MY COMMISSION EXPIRES: 10.8.96

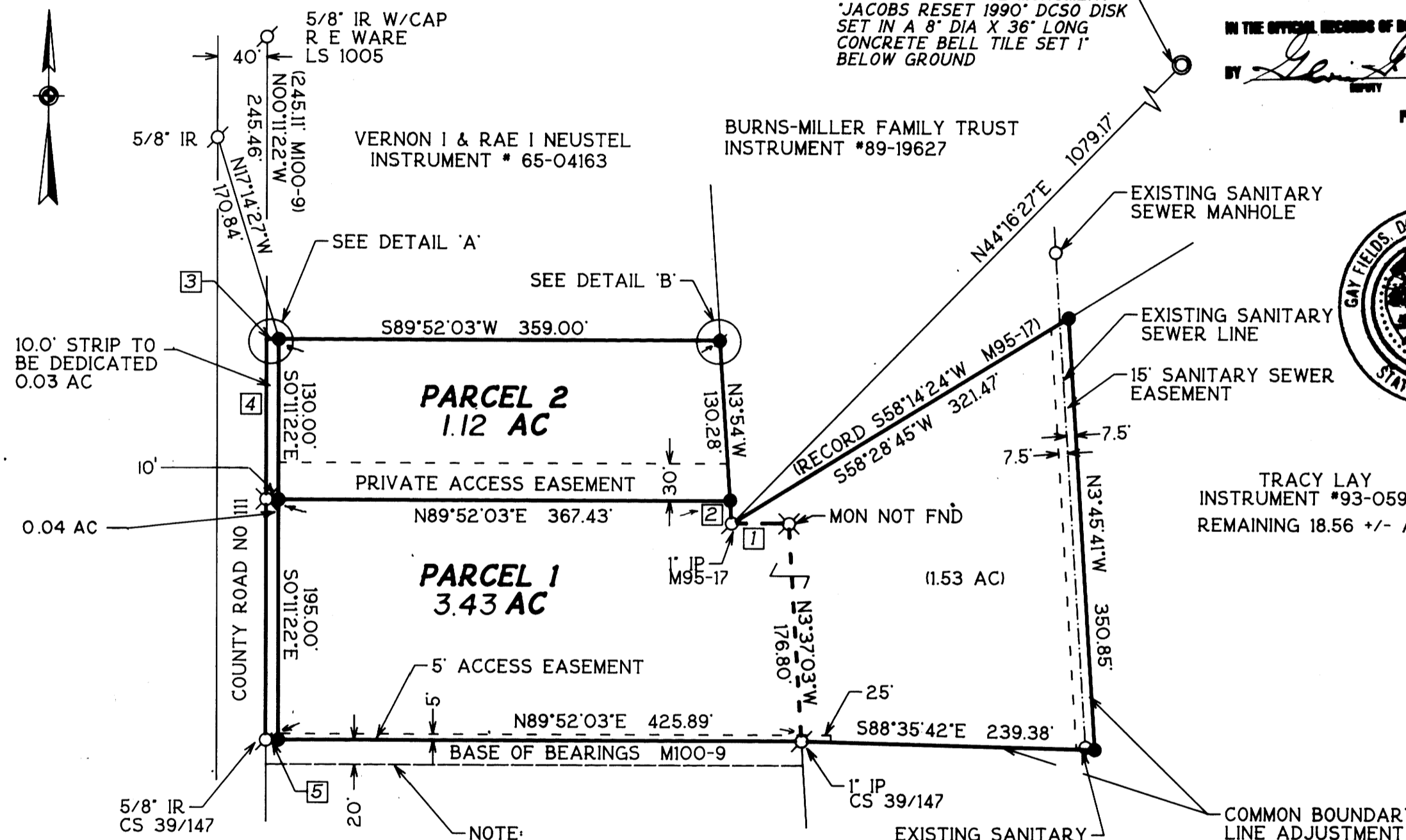
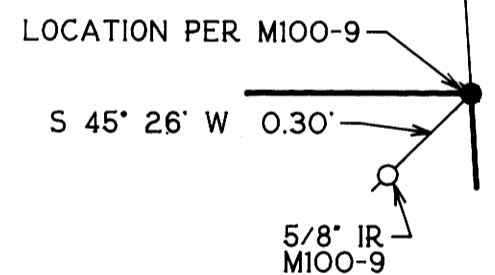


	BEARING	DIST
1	S 89° 38' 28" W	46.68'
2	N 03° 54' 00" W	18.75'
3	S 89° 52' 03" W	10.00'
4	S 00° 11' 22" E	325.00'
5	N 89° 52' 03" E	10.00'
6	S 81° 28' 18" E	28.12'

DETAIL 'A'



DETAIL 'B'



TRACY LAY  
 INSTRUMENT \*93-05959  
 REMAINING 18.56 +/- ACRES

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION TWO PARCELS FROM PARCEL 2 OF MINOR LAND PARTITION M100-9 AS RECORDED IN DOUGLAS COUNTY, OREGON SURVEYOR'S OFFICE AND TO MOVE A PORTION OF THE WESTERN BOUNDARY LINE OF THAT PROPERTY DESCRIBED IN DOCUMENT \*93-05959 APPROXIMATELY 237 FEET EASTERLY FOR A COMMON BOUNDARY LINE ADJUSTMENT. SAID DOCUMENT RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON. FOUND MONUMENTS FROM SURVEY M100-9 WERE USED TO CONTROL THE SOUTHERN AND WESTERN LINES OF THIS PARTITION. FOUND MONUMENTS FROM SURVEY M95-17 WERE USED TO CONTROL THE NORTHEASTERLY LINE OF THIS PARTITION. BASE OF BEARINGS WAS THE SOUTH LINE OF PARCEL 2 OF M100-9. THIS SURVEY WAS PERFORMED BY MAURICE E FARR AND RICHARD M GARZA, JR. USING A LEITZ SET 4 TOTAL STATION. CALCULATIONS AND DRAFTING WAS PERFORMED BY MAURICE E FARR.

SURVEYOR'S CERTIFICATE

I, MAURICE E FARR, 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:

BEGINNING AT A 1" IRON PIPE ON THE SE CORNER OF LOT 7, PLAT 'F', ROSEBURG HOME ORCHARD TRACTS, THENCE S88°35'42"E 239.38 FT TO A 5/8" IR; THENCE N03°45'41"W 350.85 FT TO A 5/8" IR; THENCE S58°28'45"W 321.47' TO A 1" IRON PIPE, THENCE N03°54'W 18.75' TO A 5/8" IR; THENCE N03°54'W 130.28 FT TO A 5/8" IR; THENCE S89°52'03"W 369.00 FT TO A POINT ON THE EASTERN RIGHT OF WAY LINE OF COUNTY ROAD NO 111; THENCE S00°11'22"E 130.00 FT TO A POINT; THENCE S00°11'22"E 195.00 FT TO A 5/8" IR; THENCE LEAVING THE EASTERN RIGHT OF WAY LINE N89°52'03"E 435.89 FT TO THE POINT OF BEGINNING, AND CONTAINING 1.12 ACRES M/L IN PARCEL 1 AND 3.43 ACRES M/L IN PARCEL 2, ALL LOCATED IN SW 1/4, SECTION 22C, TWP28S, R6W,WM, DOUGLAS COUNTY, OREGON.

JOHN C & LA VON M THIEMS  
 INSTRUMENT \*74-2011

THE PARTITIONER AGREES TO IRREVOCABLY OFFER TO DEDICATE TO CITY OF WINSTON THE 10 FOOT STRIP ALONG THE EASTERN BOUNDARY OF WINSTON SECTION ROAD AT THE WESTERN EDGE OF PARCELS 1 AND 2.

REFERENCE NO. 96-11766 B  
 96-12642

*Maurice Farr*

MAURICE E. FARR  
 LAND SURVEYOR  
 1960 SW BURDETTE DRIVE  
 ROSEBURG, OR 97470  
 PH (541) 679-6598

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Maurice Farr*  
 OREGON  
 SEPT 23, 1977  
 MAURICE E. FARR  
 1181

EXPIRES 12-31-97

4-96

96-13054

1996 - 0052