

1997 - 0038

LAND PARTITION AND COMMON BOUNDARY LINE ADJUSTMENT

ROSEBURG HOME ORCHARD TRACTS, PLAT 'F'
A PORTION OF LOT #8 & #16, TAX LOT NO 700
SW 1/4, SECTION 22, TWP 28 S, R 6 W, WM
WINSTON, OR 97496
INSTRUMENT NO'S 66-04609 AND 74-2011

MARCH 1997
SCALE 1" = 100'

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

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY _____ DEPUTY

APPROVALS

CITY ADMINISTRATOR
DATE 3-21-97

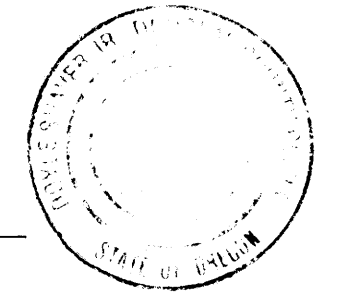
WINSTON PLANNING COMMISSION
DATE 3-26-97

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

DOUGLAS COUNTY TAX COLLECTOR
DATE 4/19/97

DOUGLAS COUNTY SURVEYOR
DATE 4/19/97

FILED th DAY OF April, 1997 at 3:29 pm
DOYLE SHAVER JR., County Clerk
COUNTY CLERK



ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF DOUGLAS
KNOW ALL MEN BY THESE PRESENTS THAT ON THE _____ DAY
OF _____, 1997, BEFORE ME APPEARED JOHN C
THIEMS AND LA VON M THIEMS, 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.

NOTARY PUBLIC OF OREGON
MY COMMISSION EXPIRES: _____

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS THAT JOHN C THIEMS AND LA VON
M THIEMS, OWNERS OF THE LAND REPRESENTED AND DESCRIBED ON THIS
PLAT, HAVE CAUSED THE SAME TO BE PARTITIONED AS SET FORTH HEREON
AND DEDICATE THE EASEMENTS TO THE PUBLIC FOREVER.

JOHN C THIEMS

LA VON M THIEMS

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THREE PARCELS FROM
THE PROPERTY DESCRIBED IN INSTRUMENT #74-2011 AND ADJUST THE
COMMON BOUNDARY BETWEEN THE PROPERTIES DESCRIBED IN INSTRUMENT
NO'S 66-04609 AND 74-2011 TO ASSURE THE BUILDINGS ON PROPERTY
DESCRIBED IN INSTRUMENT #66-04609 ARE WITHIN THE BOUNDARIES.

WE USED FOUND MONUMENTS FROM M95-17 FOR THE EASTERN BOUNDARY,
FOUND MONUMENTS FROM M94-79 FOR THE SOUTHERN BOUNDARY, AND
M100-9 FOR THE NORTHERN BOUNDARY AND THE BASE OF BEARINGS.

THIS SURVEY WAS PERFORMED BY MAURICE E FARR AND RICHARD
GARZA, JR USING A LIETZ SET 4 TOTAL STATION. CALCULATIONS
AND DRAFTING WAS PERFORMED BY MAURICE E FARR.

NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L1	S 89°52'03" W	335.89'	L15	S 00°16'45" E	245.25'
L2	S 89°52'03" W	90.00'	L16	S 89°52'03" W	90.00'
L3	S 00°16'45" E	245.25'	L17	N 89°52'03" E	90.00'
L4	S 00°16'45" E	40.00'	L18	S 00°16'45" E	367.00'
L5	S 00°16'45" E	366.70'	L19	S 89°52'03" W	10.00'
L6	S 89°55'17" E	90.00'	L20	S 00°16'45" E	651.89'
L7	S 89°55'17" E	18.24'	L21	S 89°55'17" E	10.00'
L8	S 00°16'45" E	214.68'	L22	S 89°58'29" E	181.76'
L9	S 89°58'29" E	181.82'	L23	S 00°16'45" E	231.79'
L10	N 00°03'55" E	22.54'	L24	S 89°58'29" E	118.24'
L11	EAST	149.65'	SANITARY SEWER EASEMENT		
L12	N 00°00'02" W	209.63'	L26	EAST	579.26'
L13	N 89°55'00" W	156.99'			
L14	N 03°51'24" W	636.94'			

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:

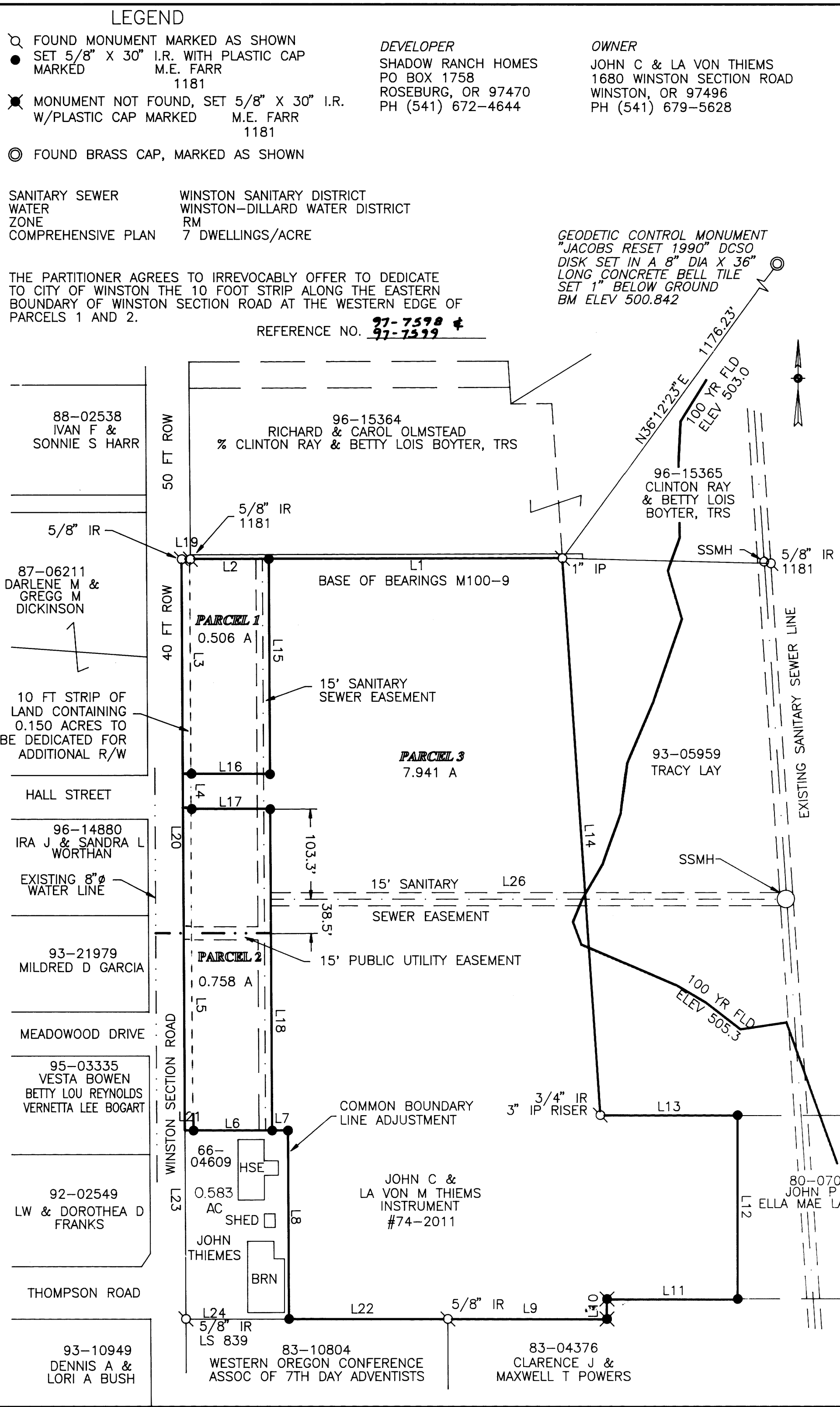
BEGINNING AT A 1" IRON PIPE ON THE SE CORNER OF LOT 7, PLAT 'F', ROSEBURG HOME ORCHARD
TRACTS, SAID PROPERTY DESCRIBED IN INSTRUMENT #66-04609, RECORDED IN THE DEED RECORDS OF
DOUGLAS COUNTY, OREGON; THENCE S89°52'03"W 425.89 FT TO A 5/8" IR ON THE EAST RIGHT OF WAY
LINE OF WINSTON SECTION ROAD; THENCE ALONG THE EAST RIGHT OF WAY LINE S00°16'45"E 651.95 FT
TO A 5/8" IR; THENCE LEAVING WINSTON SECTION ROAD RIGHT OF WAY S89°55'17"E 108.24 FT TO A 5/8"
IR; THENCE S00°16'45"E 214.68 FT TO A 5/8" IR; THENCE SOUTH 89°58'29"E 363.58 FT TO A 5/8" IR;
THENCE N00°03'55"E 22.54 FT TO A 5/8" IR; THENCE N90°00'00"E 149.65 FT TO A 5/8" IR; THENCE
N00°00'02"W 209.63 FT TO A 5/8" IR; THENCE N89°55'00"W 156.99 FT TO A 3/4" IR; THENCE N03°51'24"W
636.94 FT TO THE POINT OF BEGINNING, CONTAINING 0.506 ACRES MORE OR LESS IN PARCEL 1, 0.758
ACRES MORE OR LESS IN PARCEL 2; AND 7.941 ACRES MORE OR LESS IN PARCEL 3, ALL LOCATED IN
SW 1/4, SECTION 22C, TWP28S, R6W,WM, DOUGLAS COUNTY, OREGON.

MAURICE E. FARR
PROFESSIONAL LAND SURVEYOR
1960 SW BURDETTE DRIVE
ROSEBURG, OR 97470

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
SEPT 23, 1977
MAURICE E. FARR
1181

EXPIRES 12-31-97



1997 - 0038