

1997 - 0041

LAND PARTITION

ROSEBURG HOME ORCHARD TRACTS, PLAT F
A PORTION OF LOT #8, TAX LOT NO 200
SW 1/4, SECTION 22, TWP 28 S, R 6 W, WM
WINSTON, OR 97496
INSTRUMENT NO 93-05959
MARCH 1997
SCALE 1" = 200'

LEGEND

- ⊗ FOUND MONUMENT MARKED AS SHOWN
 - ⊗ FND 5/8" IR, AA SURVEYING SERVICES, INC
 - SET 5/8" X 30" I.R. WITH PLASTIC CAP MARKED M.E. FARR 1181
 - ⊙ FOUND BRASS CAP, MARKED AS SHOWN
- SANITARY SEWER WATER ZONE COMPREHENSIVE PLAN WINSTON SANITARY DISTRICT WINSTON-DILLARD WATER DISTRICT RM 7 DWELLINGS/ACRE

OWNER
TRACY LAY
PO BOX 1581
SUTHERLIN, OR 97495
PH (541) 679-0721

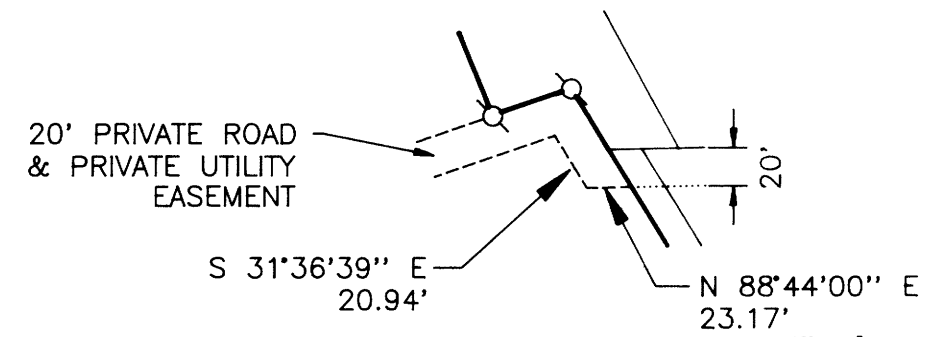
DEVELOPER
SHADOW RANCH HOMES
PO BOX 1758
ROSEBURG, OR 97470
PH (541) 672-4644

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS THAT TRACY LAY, OWNER OF THE LAND REPRESENTED AND DESCRIBED ON THIS PLAT, HAS CAUSED THE SAME TO BE PARTITIONED AS SET FORTH HEREON AND DEDICATES THE EASEMENTS TO THE PUBLIC FOREVER.

Tracy Lay
TRACY LAY

EASEMENT DETAIL

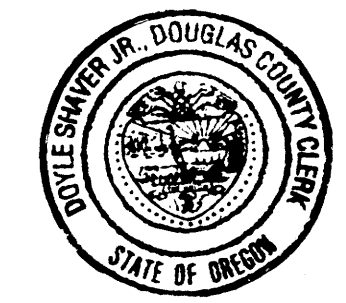


| NUMBER | DIRECTION | DISTANCE |
|--------|---------------|----------|
| L1 | S 58°14'24" W | 401.67' |
| L2 | S 03°45'41" E | 352.59' |
| L3 | N 88°35'44" W | 239.29' |
| L4 | S 03°55'24" E | 636.94' |
| L5 | S 89°55'00" E | 99.97' |
| L6 | N 00°47'39" E | 634.28' |
| L7 | S 89°55'00" E | 398.25' |
| L8 | N 20°39'03" W | 316.00' |
| L9 | N 31°36'39" W | 143.22' |
| L10 | N 31°36'39" W | 36.94' |
| L11 | S 71°03'55" W | 43.26' |
| L12 | N 22°10'32" W | 100.78' |
| L13 | N 36°45'23" W | 86.90' |
| L14 | N 28°52'19" W | 70.30' |
| L15 | S 58°14'24" W | 188.78' |
| L16 | S 13°22'21" E | 575.25' |
| L17 | S 89°55'00" E | 288.30' |
| L18 | S 89°55'00" E | 250.00' |
| L19 | N 04°29'41" W | 293.65' |
| L20 | NORTH | 200.00' |
| L21 | N 89°55'00" W | 250.00' |
| L22 | SOUTH | 200.00' |

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
DOYLE SHAVER JR., COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED
MARCH 17 PM 12:14

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY *Nancy R. Davenport*
DEPUTY COUNTY CLERK
FEE PP

97-08084



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 S03°55'24"E 636.94 FT TO A 3/4" IR; THENCE S89°55'00"E 638.28 FT TO A 5/8" IR; THENCE N00°47'39"E 634.28 FT TO A 5/8" IR; THENCE S89°55'00"E 398.25 FT TO A 5/8" IR; THENCE N20°39'03"W 316.00 FT TO A 1/2" IP; THENCE N31°36'39"W 180.16 FT TO A 1" IP; THENCE S71°03'55"W 43.26 FT TO A 3/4" IP; THENCE N22°10'32"W 100.78 FT TO A 5/8" IR; THENCE N36°45'23"W 86.90 FT TO A 5/8" IR; THENCE N28°52'19"W 70.30 FT TO A 5/8" IR; THENCE S58°14'24"W 590.45 FT TO A 5/8" IR; THENCE S03°45'41"E 352.59 FT TO A 5/8" IR; THENCE N88°35'44"W 239.29 FT TO THE POINT OF BEGINNING, CONTAINING 1.148 ACRES MORE OR LESS IN PARCEL 1; 4.572 ACRES MORE OR LESS IN PARCEL 2; AND 12.837 ACRES MORE OR LESS IN PARCEL 3, ALL LOCATED IN SW 1/4, SECTION 22C, TWP28S, R6W,WM, DOUGLAS COUNTY, OREGON.

APPROVALS

[Signature] 3-21-97
CITY ADMINISTRATOR DATE

Chris B Kinyon 3-26-97
WINSTON PLANNING COMMISSION DATE

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

Anne E. Schroeder 4-16-97
DOUGLAS COUNTY TAX COLLECTOR DATE

Rauna E. Wain 4/8/97
DOUGLAS COUNTY SURVEYOR DATE

FILED 17th DAY OF April, 1997 12:14 p.m.

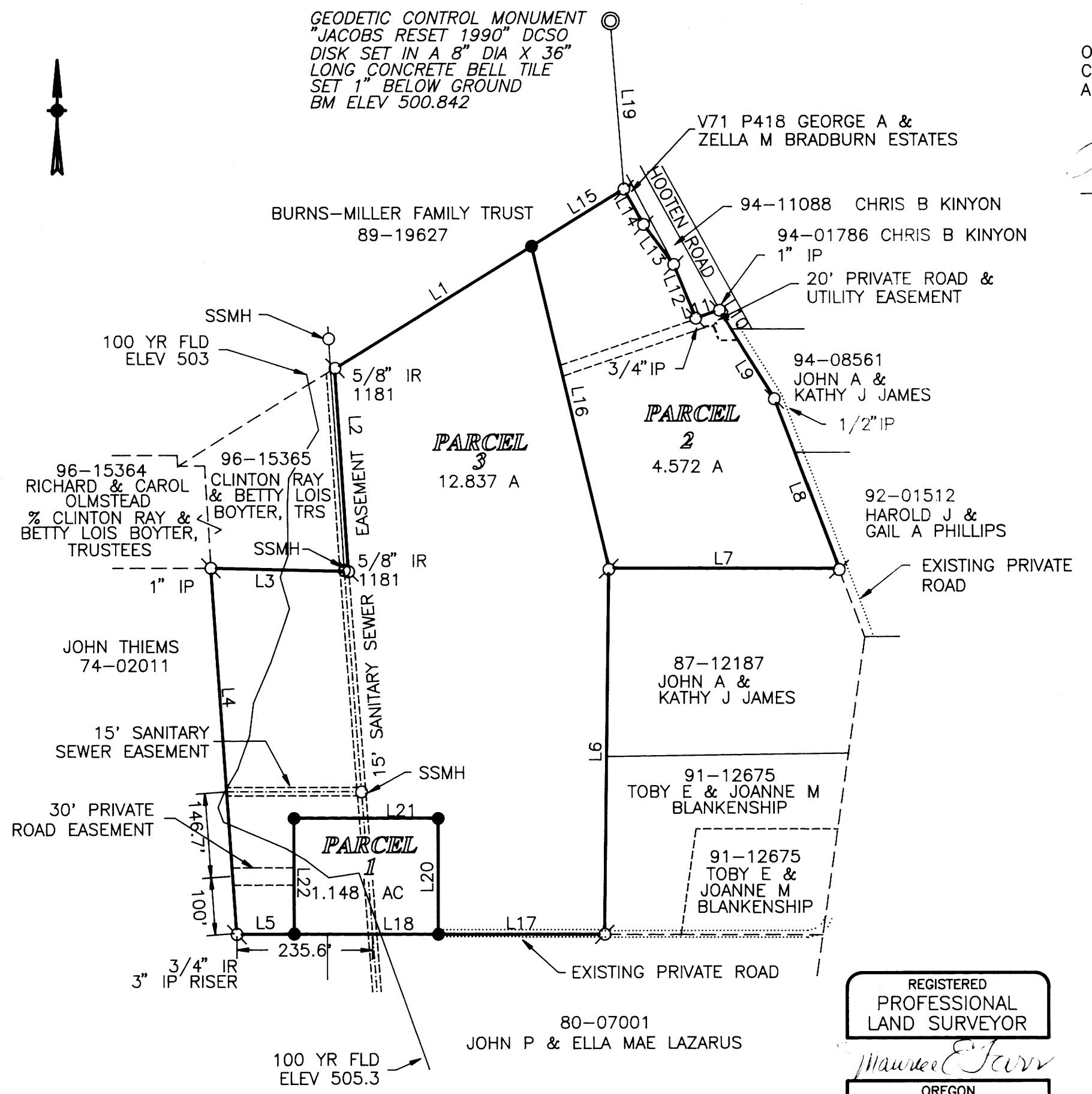
DOYLE SHAVER JR., County Clerk
COUNTY CLERK by Nancy R. Davenport, Deputy

ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF DOUGLAS
KNOW ALL MEN BY THESE PRESENTS THAT ON THE ____ DAY OF _____, 1997, BEFORE ME APPEARED TRACY LAY, WHO BEING DULY SWORN, DID SAY THAT HE SIGNED THE DECLARATION SET FORTH HEREON AS HIS 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.

[Signature]
NOTARY PUBLIC OF OREGON
MY COMMISSION EXPIRES: _____



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THREE PARCELS FROM THE PROPERTY DESCRIBED IN INSTRUMENT #93-05959.

WE USED FOUND MONUMENTS FROM M95-17 FOR THE EXTERIOR BOUNDARY AND USED THE NORTHERN BOUNDARY OF M95-17 FOR 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.

REGISTERED PROFESSIONAL LAND SURVEYOR
Maurice E Farr
OREGON SEPT 23, 1977 MAURICE E. FARR 1181
EXPIRES 12-31-97

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

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