

1997 - 0087

LAND PARTITION AND COMMON BOUNDARY LINE ADJUSTMENT

ROSEBURG HOME ORCHARD TRACTS, PLAT 'F'
A PORTION OF LOT #8
SW 1/4, SECTION 22, TWP 28 S, R 6 W, WM
WINSTON, OR 97496
PARCEL 2 OF LAND PARTITION 97-0038

JULY 1997
SCALE 1" = 50'

STATE OF OREGON | SS
COUNTY OF DOUGLAS |
I, DOYLE SHAVER JR., COUNTY CLERK AND
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY
THAT THIS INSTRUMENT WAS RECORDED

97 AUG 15 11:02:02

DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Carl Engel
DEPUTY

97-16742 FEE 12

APPROVALS

[Signature] 8-1-97
CITY ADMINISTRATOR DATE

[Signature] 8-6-97
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 8-15-97
DOUGLAS COUNTY TAX COLLECTOR DATE

Ed Manna AUGUST 14, 1997
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

FILED 15th DAY OF August 1997 at 12:02 PM

DOUGLAS COUNTY CLERK by Carl Engel, Deputy



ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL MEN BY THESE PRESENTS THAT ON THE
7th DAY OF Aug 1997, BEFORE ME
APPEARED KEN KEARNEY, AGENT, THE KEARNEY FAMILY
TRUST, AND JOHN C & LAVON M THIEMS, BENEFICIARIES
OF TRUST DEED 97-7809, 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.

Jean H Crawford
NOTARY PUBLIC OF OREGON
MY COMMISSION EXPIRES: 4-17-98



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 5/8" I.R. FROM WHICH THE SE CORNER OF LOT 7, PLAT 'F', ROSEBURG HOME
ORCHARD TRACTS BEARS N00°16'45"W 349.63 FT AND N89°52'03"E 335.89 FT; SAID PROPERTY
BEING PARCEL 2, LAND PARTITION 97-0038, RECORDED IN THE DOUGLAS COUNTY SURVEYORS OFFICE;
THENCE S89°52'03"W 100.00 FT TO A POINT ON THE EAST ROW LINE OF WINSTON SECTION ROAD;
THENCE ALONG SAID ROW LINE S00°16'45"E 302.26 FT TO A POINT; THENCE LEAVING SAID ROW LINE
S89°55'17"E 100.00 FT TO A 5/8" I.R.; THENCE N00°16'45"W 302.63 FT TO THE POINT OF BEGINNING,
CONTAINING 0.350 ACRES MORE OR LESS IN PARCEL 1, 0.172 ACRES MORE OR LESS IN PARCEL 2,
AND 0.172 ACRES MORE OR LESS IN PARCEL 3, ALL LOCATED IN SW1/4, SECTION 22, TWP28S,
R6W, WM, CITY OF WINSTON, DOUGLAS COUNTY, OREGON.

LEGEND

- ⊗ FOUND MONUMENT MARKED AS SHOWN
- ⊗ FOUND MONUMENT MARKED ME FARR
LS 1181
- △ COMPUTED POINT NO MONUMENT SET
- SET 5/8" X 30" I.R. WITH PLASTIC CAP
MARKED M.E. FARR
LS 1181
- ⊙ FOUND BRASS CAP, MARKED AS SHOWN

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

OWNER
THE KEARNEY FAMILY TRUST
ROBERT & DELORES, TRUSTEES
KEN KEARNEY, AGENT
PO BOX 1758
ROSEBURG, OR 97470
PH (541) 672-4644

SANITARY SEWER WINSTON SANITARY DISTRICT
WATER WINSTON-DILLARD WATER DISTRICT
ZONE RM
COMPREHENSIVE PLAN 7 DWELLINGS/ACRE

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, 2 AND 3.

WARRANTY DEED 97-16469 IRREVOCABLE OFFER 97-16470

GEODETIC CONTROL MONUMENT
"JACOBS RESET 1990" DCSO
DISK SET IN A 8" DIA X 36"
LONG CONCRETE BELL TILE
SET 1" BELOW GROUND
BM ELEV 500.842

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS THAT KEN KEARNEY, AGENT,
THE KEARNEY FAMILY TRUST, AND JOHN C & LAVON M THIEMS,
BENEFICIARIES OF TRUST DEED 97-7809, 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.

Ken Kearney
KEN KEARNEY, AGENT

John C Thiems
JOHN C THIEMS

Lavon M Thiems
LAVON M THIEMS

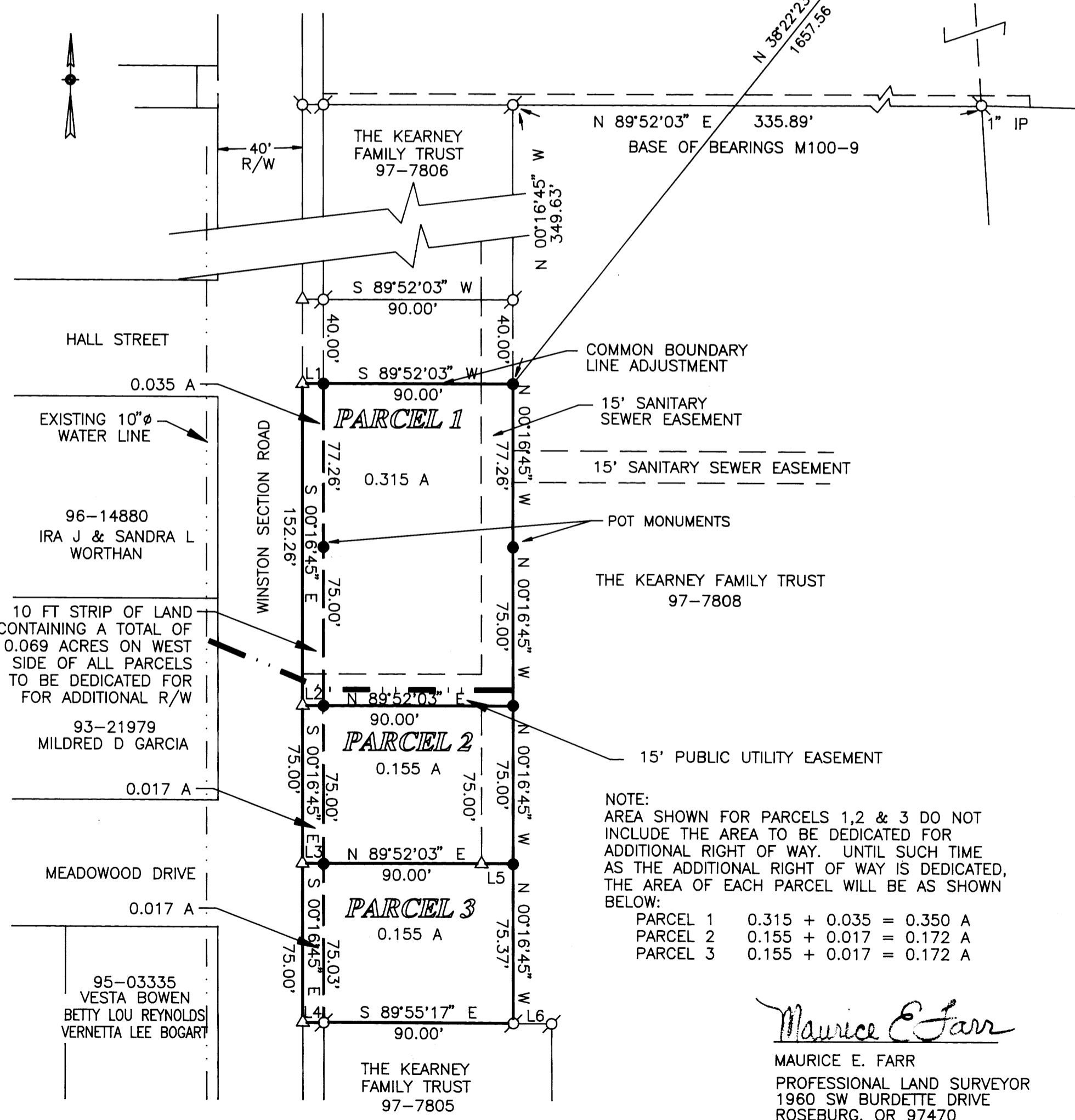
NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THREE PARCELS FROM
PARCEL 2 OF LAND PARTITION 97-0038 AND ADJUST THE COMMON
BOUNDARY BETWEEN PARCELS 1 AND 2 AND PARCEL 3 OF LAND PARTITION
97-0038 TO CORRECT THE PLACEMENT OF THE ENTRANCE DRIVEWAY TO
ALIGN WITH HALL STREET ON THE WEST SIDE OF WINSTON SECTION ROAD.

WE USED FOUND MONUMENTS FROM LAND PARTITION 97-0038 FOR ALL
EXTERIOR BOUNDARIES AND M100-9 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.

NUMBER	DIRECTION	DISTANCE
L1	S 89°52'03" W	10.00'
L2	N 89°52'03" E	10.00'
L3	N 89°52'03" E	10.00'
L4	S 89°55'17" E	10.00'
L5	S 89°52'03" W	15.00'
L6	S 89°55'17" E	18.24'



NOTE:
AREA SHOWN FOR PARCELS 1,2 & 3 DO NOT
INCLUDE THE AREA TO BE DEDICATED FOR
ADDITIONAL RIGHT OF WAY. UNTIL SUCH TIME
AS THE ADDITIONAL RIGHT OF WAY IS DEDICATED,
THE AREA OF EACH PARCEL WILL BE AS SHOWN
BELOW:

PARCEL 1	0.315 + 0.035 = 0.350 A
PARCEL 2	0.155 + 0.017 = 0.172 A
PARCEL 3	0.155 + 0.017 = 0.172 A

Maurice E Farr
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 - 0087