

1997 - 0088

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 1 OF LAND PARTITION 97-0038

JULY 1997
SCALE 1" = 50'

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

97 AUG 15 PM 12:06

DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Carol Eyer*
DEPUTY

APPROVALS

[Signature] 8-1-97
CITY ADMINISTRATOR DATE
[Signature] 8-6-97
WINSTON PLANNING COMMISSION DATE

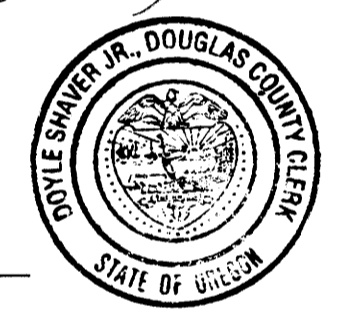
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

Anne E. Schroeder 8-15-97
DOUGLAS COUNTY TAX COLLECTOR DATE

Ed Moman August 14, 1997
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

FILED 15 DAY OF August, 1997 at 12:00 pm

DOYLE SHAVER JR., County Clerk by *Carol Eyer*
COUNTY CLERK



ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL MEN BY THESE PRESENTS THAT ON THE 17th 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" IR, FROM WHICH THE SE CORNER OF LOT 7, PLAT 'F', ROSEBURG HOME ORCHARD TRACTS BEARS N89°52'03"E 335.89 FT; SAID PROPERTY BEING PARCEL 1, LAND PARTITION 97-0038, RECORDED IN THE DOUGLAS COUNTY SURVEYORS OFFICE; THENCE S89°52'03"W 100.00 FT TO A 5/8" IR ON THE EAST ROW LINE OF WINSTON SECTION ROAD; THENCE ALONG SAID RIGHT OF WAY LINE S00°16'45"E 309.63 FT TO A 5/8" IR; THENCE LEAVING WINSTON SECTION ROAD RIGHT OF WAY N89°52'03"E 100.00 FT TO A 5/8" IR; THENCE N00°16'45"W 309.63 FT TO THE POINT OF BEGINNING, CONTAINING 0.174 ACRES MORE OR LESS IN PARCEL 1, 0.174 ACRES MORE OR LESS IN PARCEL 2; AND 0.362 ACRES MORE OR LESS IN PARCEL 3, ALL LOCATED IN SW1/4, SECTION 22, TWP28S, R6W, WM, CITY OF WINSTON, DOUGLAS COUNTY, OREGON.

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 1 OF LAND PARTITION 97-0038 AND ADJUST THE COMMON BOUNDARY BETWEEN PARCELS 1 AND 2 AND PARCEL 3 IN LAND PARTITION 97-0038 TO CORRECT THE PLACEMENT OF THE ENTRANCE DRIVEWAY TO ALIGN WITH HALL STREET ON THE OPPOSITE 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.

PROPERTY LINE DESCRIPTION

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	N 89°52'03" E	10.00'
L5	N 89°52'03" E	10.00'

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

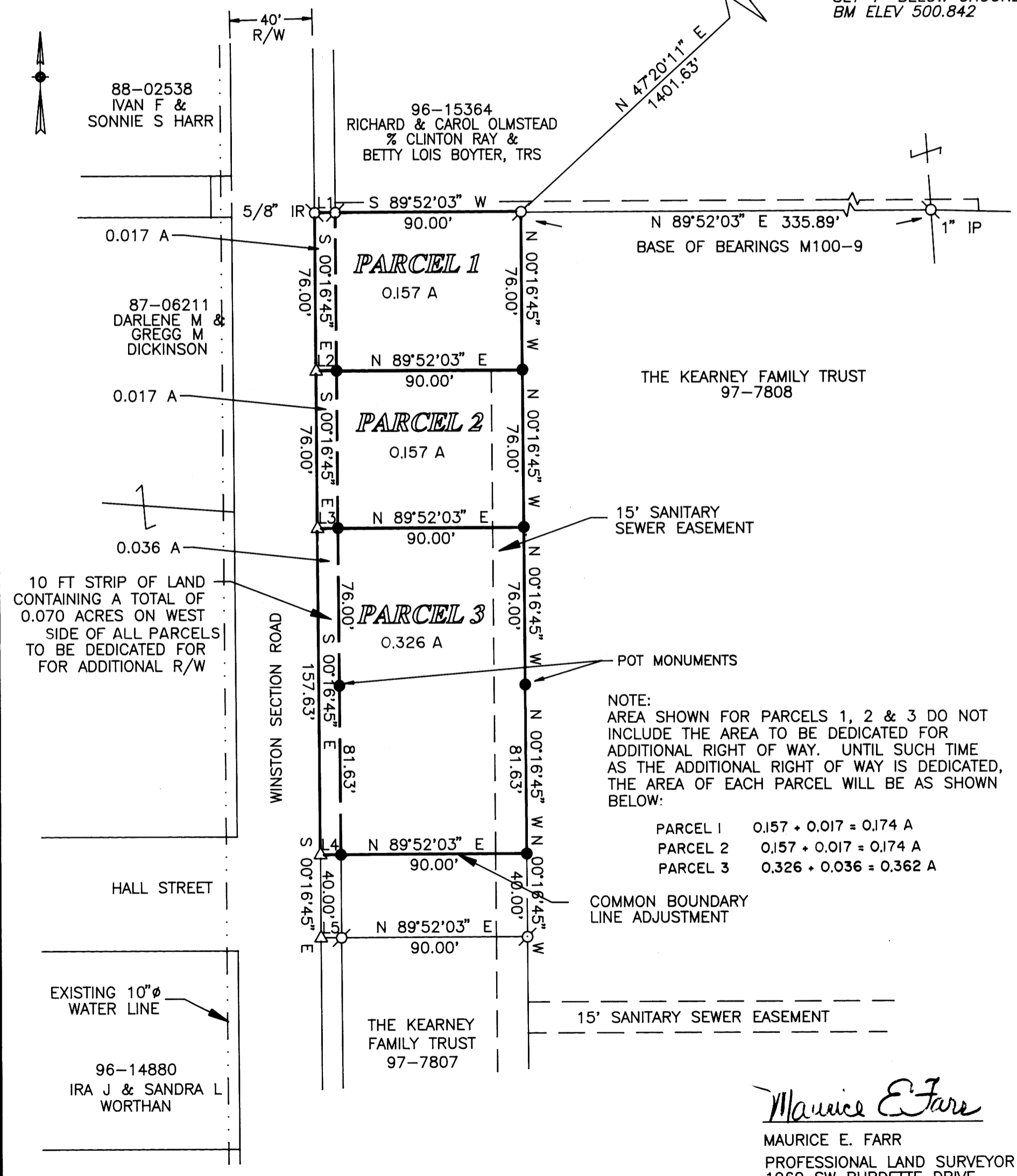
OWNER
THE KEARNEY FAMILY TRUST
ROBERT & DELORES, TRUSTEES
KEN KEARNEY, AGENT
PO BOX 1758
ROSEBURG, OR 97470
PH (541) 672-4644

- 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

SANITARY SEWER WATER ZONE COMPREHENSIVE PLAN
WINSTON SANITARY DISTRICT WINSTON-DILLARD WATER DISTRICT RM 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



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 0.157 + 0.017 = 0.174 A
PARCEL 2 0.157 + 0.017 = 0.174 A
PARCEL 3 0.326 + 0.036 = 0.362 A

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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