

1600 - 0091

- 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

# LAND PARTITION

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  
INSTRUMENT NO 97-7805

STATE OF OREGON 1 SS  
COUNTY OF DOUGLAS 1  
I, DOYLE SHAVER JR., COUNTY CLERK AND  
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY  
THAT THIS INSTRUMENT WAS RECORDED

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
BY Doyle Shaver Jr. DEPUTY  
FEE PP

JULY 1997

SCALE 1" = 50'

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

THE PARTITIONER AGREES TO IRREVOCABLY OFFER TO PARTICIPATE IN A LOCAL IMPROVEMENT DISTRICT (LID) REFERENCE NO 97-16471

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

## APPROVALS

[Signature] 8-1-97  
CITY ADMINISTRATOR DATE

[Signature] 8-1-97  
WINSTON PLANNING COMMISSION DATE

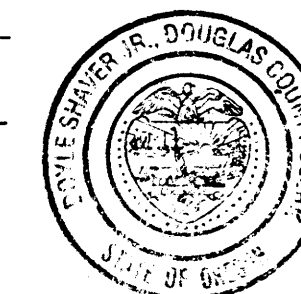
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

Vicky Sanjivani, deputy 8-27-97  
DOUGLAS COUNTY TAX COLLECTOR DATE

Ed Moma August 14, 1997  
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

97-17659 8:46 A.M.  
FILED 20th DAY OF AUGUST, 1997

DOYLE SHAVER JR. County Clerk  
COUNTY CLERK  
Doyle Shaver Jr.  
BY: DEPUTY



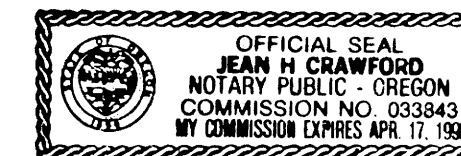
## ACKNOWLEDGEMENT

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:

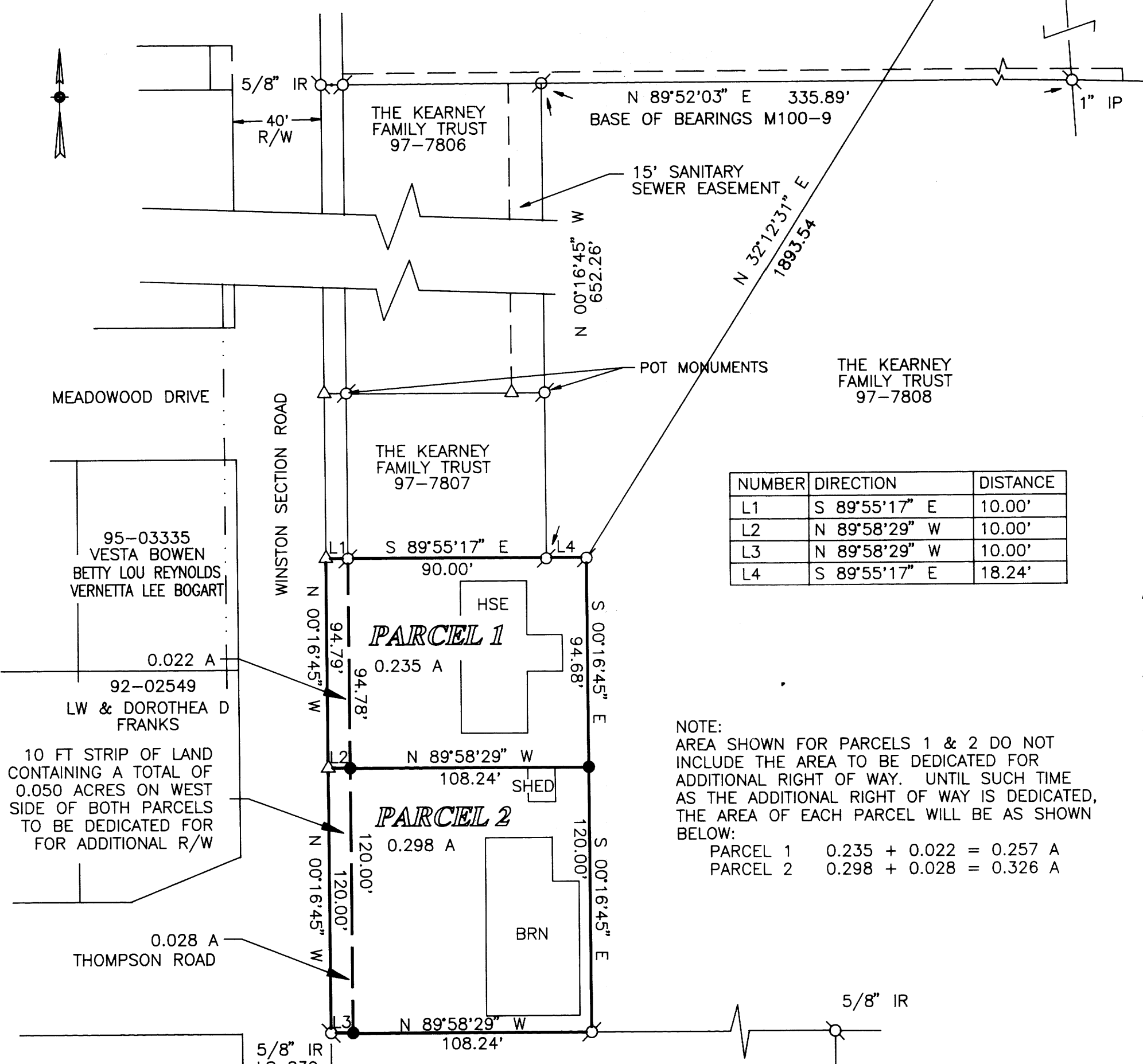
BEGINNING AT A 5/8" IR, FROM WHICH THE SE CORNER OF LOT 7, PLAT 'F', ROSEBURG HOME ORCHARD TRACTS BEARS N00°W16'45"W 652.26 FT AND N89°52'03"E 335.89 FT; SAID PROPERTY BEING THAT LAND DESCRIBED IN INSTRUMENT 97-7805, RECORDED IN THE DOUGLAS COUNTY DEED RECORDS; THENCE N89°55'17"W 118.24 FT TO A POINT ON THE EAST ROW LINE OF WINSTON SECTION ROAD; THENCE ALONG SAID ROW LINE S00°16'45"E 214.78 FT TO A 5/8" IR; THENCE LEAVING SAID ROW LINE S89°58'29"E 118.24 FT TO A 5/8" IR; THENCE N00°16'45"W 214.68 FT TO THE POINT OF BEGINNING, CONTAINING 0.257 ACRES MORE OR LESS IN PARCEL 1 AND 0.326 ACRES MORE OR LESS IN PARCEL 2, ALL LOCATED IN SW1/4, SEC 22, TWP28S, R6W, WM, CITY OF WINSTON, DOUGLAS COUNTY, OREGON.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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



NOTE:  
AREA SHOWN FOR PARCELS 1 & 2 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 0.235 + 0.022 = 0.257 A  
PARCEL 2 0.298 + 0.028 = 0.326 A

1997 - 0091