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
PARCEL 1 OF LAND PARTITION 97–0087
JULY 1998
SCALE 1" = 50'

9000-6661

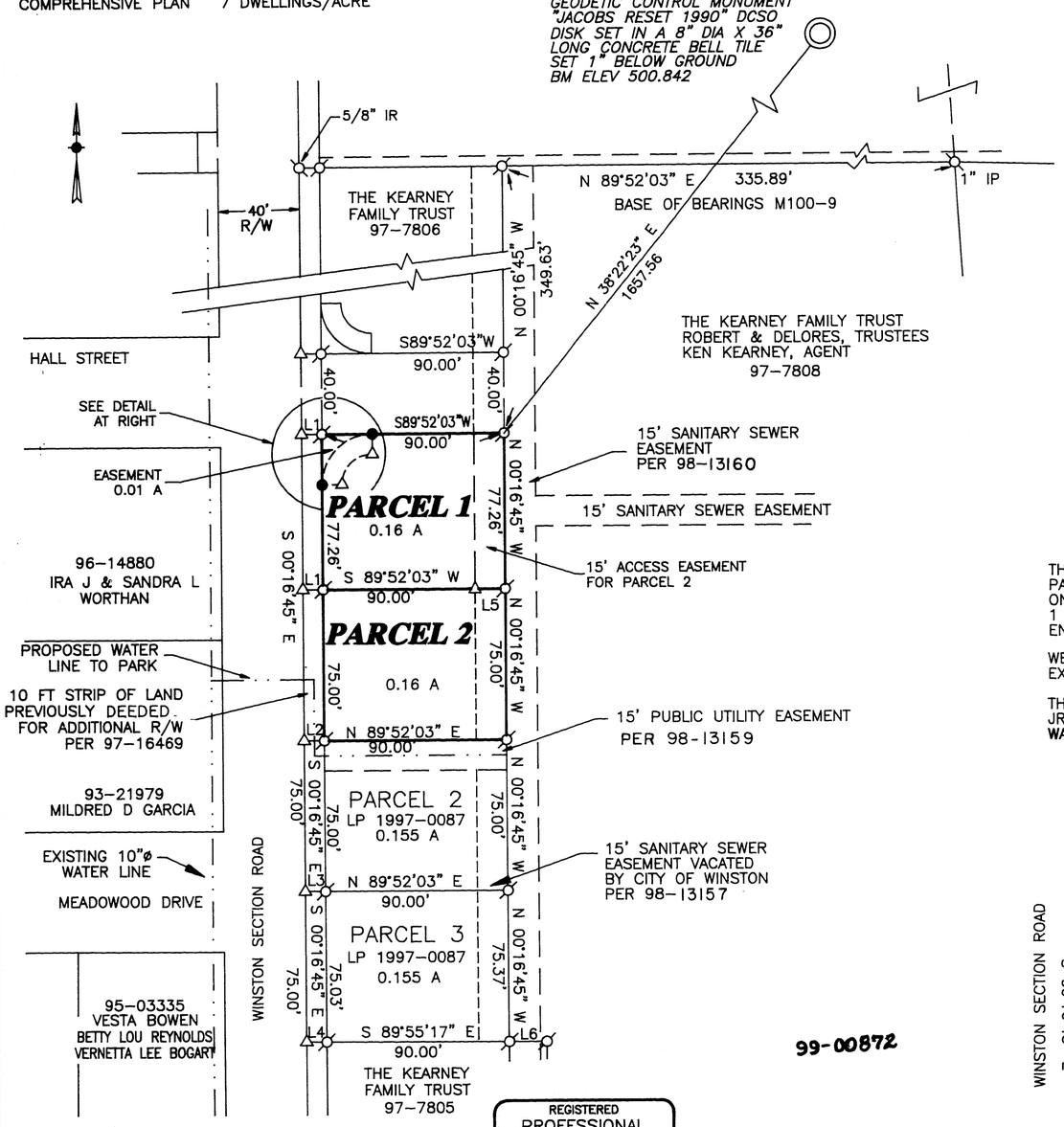
LEGEND

- 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



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'

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON SEPT 23, 1977 MAURICE E. FARR 1181
EXPIRES 12–31–99

Maurice E. Farr 8-99

MAURICE E. FARR
PROFESSIONAL LAND SURVEYOR
395 NE KIRBY AVE
ROSEBURG, OR 97470

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 DO DEDICATE THE EASEMENTS FOR THE USE OF THE OWNERS THEREOF FOREVER.

Ken Kearney
KEN KEARNEY, AGENT

John C Thiems
JOHN C THIEMS

La Von M. Thiems
LAVON M THIEMS

NARRATIVE:

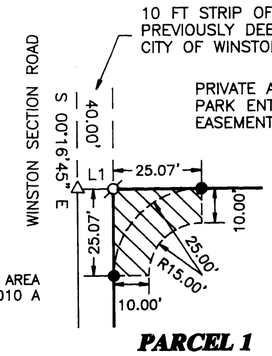
THE PURPOSE OF THIS SURVEY IS TO PARTITION TWO PARCELS FROM PARCEL 1 OF LAND PARTITION 1997–0087 AND TO PROVIDE AN EASEMENT ON THE BOUNDARY BETWEEN PARCEL 3 OF LP 1997–0038 AND PARCEL 1 OF THIS PARTITION TO PROVIDE FOR A RETURN CURVE ON THE PARK ENTRANCE DRIVEWAY.

WE USED FOUND MONUMENTS FROM LAND PARTITION 97–0087 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.

EASEMENT DETAIL

NO SCALE



EASEMENT AREA 0.010 A

PARCEL 1

APPROVALS

CITY ADMINISTRATOR — DATE 1-13-99

WINSTON PLANNING COMMISSION — DATE 1-13-99

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

Victory Tanferani deputy — DOUGLAS COUNTY TAX COLLECTOR — DATE 1-14-99

Ronny Wm — DOUGLAS COUNTY SURVEYOR — DATE 1-13-99

FILED 14th DAY OF January, 1999 at 10:14 AM

DOYLE SHAVER JR., County Clerk
COUNTY CLERK by Carol Engels, Deputy

99-00872

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
99 JAN 14 AM 10:14
DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Carol Engels DEPUTY
FEE $0

ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL MEN BY THESE PRESENTS THAT ON THE 17 DAY OF Sept, 1998, 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.

Nancy A. Winchell
NOTARY PUBLIC OF OREGON
MY COMMISSION EXPIRES: 10/20/2001

OFFICIAL SEAL
NANCY A WINCHELL
NOTARY PUBLIC - OREGON
COMMISSION NO. 305958
MY COMMISSION EXPIRES OCT 20, 2001

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°16'45"W 349.63 FT AND N89°52'03"E 335.89 FT; SAID PROPERTY BEING PARCEL 1, LAND PARTITION 97–0087, 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 152.26 FT TO A POINT; THENCE LEAVING SAID ROW LINE S89°52'03"E 100.00 FT TO A 5/8" IR; THENCE N00°16'45"W 152.26 FT TO THE POINT OF BEGINNING, CONTAINING 0.16 ACRES MORE OR LESS IN PARCEL 1 AND 0.16 ACRES MORE OR LESS IN PARCEL 2, ALL LOCATED IN SW1/4, SECTION 22, TWP28S, R6W,WM, CITY OF WINSTON, DOUGLAS COUNTY, OREGON.

9000-6661