

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

FILED

# MAJOR LAND PARTITION

LOT 7 WINCHESTER HOME SITES - SEC. 25 T.26S R.6W.W.M.

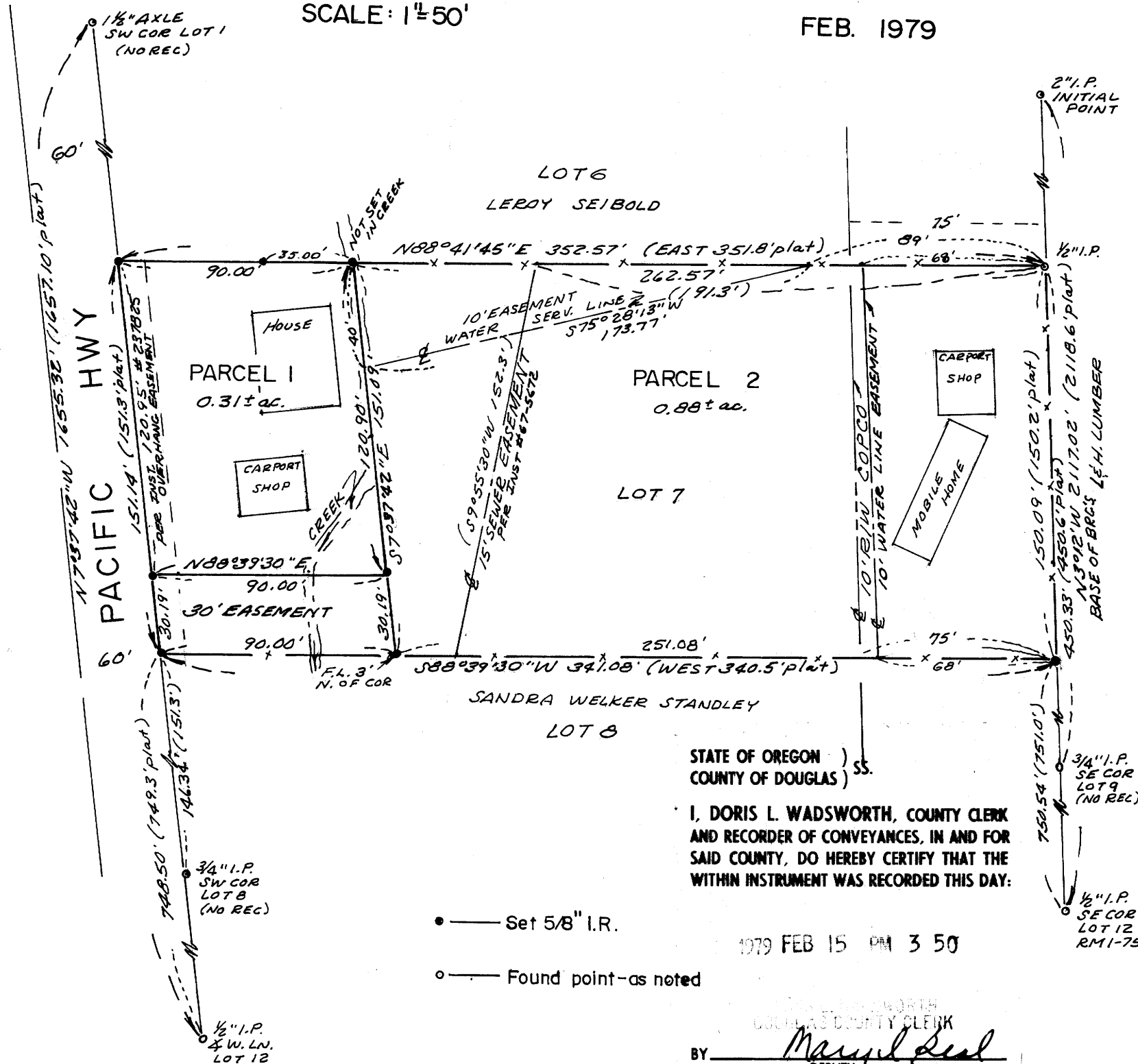
FEB 14 1979

SCALE: 1"=50'

FEB. 1979

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

FB



**PARTITIONER:**

Fred E. Hoffstetter  
1314 N.E. Beulah Dr.  
Roseburg, Oregon 97470  
673-0626

**LEGAL OWNER OF RECORD:**

Marion Anita Schmidt  
2010 N.E. Stephens St.  
Roseburg, Oregon 97470  
673-7528

NUMBER OF LOTS: 2

WATER SUPPLY: City of Roseburg

SEWAGE DISPOSAL:  
North Umpqua Sanitary Dist.

**MAP PREPARED BY:**

Herman Pieske  
1778 N.W. Riverview  
Roseburg, Oregon 97470  
672-7320

STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS.

I, DORIS L. WADSWORTH, COUNTY CLERK  
AND RECORDER OF CONVEYANCES, IN AND FOR  
SAID COUNTY, DO HEREBY CERTIFY THAT THE  
WITHIN INSTRUMENT WAS RECORDED THIS DAY:

- — Set 5/8" I.R.
- — Found point—as noted

1979 FEB 15 PM 3 50

DOUGLAS COUNTY CLERK  
BY: Maryl Seal  
DEPUTY  
NO. \_\_\_\_\_ FEE 3.00

'79-02749

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Herman A. Pieske*

OREGON  
JULY 14, 1978  
HERMAN A. PIESKE  
1651

**DESCRIPTIONS:**

**PARCEL 1**

Beginning at a 5/8" iron rod being the Northwest corner of Lot 7, Winchester Home Sites as recorded in Volume 6, page 31, Plat Records of Douglas County, Oregon; thence N 88°41'45" E along the North line of said Lot 7 90.00 feet to a point; thence S 7°37'42" E 151.09 feet to a 5/8" iron rod on the South line of said Lot 7; thence S 88°39'30" W along said South line 90.00 feet to a 5/8" iron rod on the easterly R/W line of the Pacific Highway; thence N 7°37'42" W along said easterly R/W line 151.14 feet to the Point of Beginning situated in Lot 7 of said Winchester Home Sites, containing 0.31 acres, more or less.

SUBJECT TO a 30 foot roadway and utility easement being 30 feet north and perpendicular to the following described line: Beginning at the Southwest corner of Lot 7, Winchester Home Sites; thence N 88°39'30" E 90.00 feet to the end of said described line

ALSO SUBJECT TO an overhang easement as described in Instrument No. 237825, Deed Records of Douglas County, Oregon.

**APPROVALS:**

Keith L. Cubic  
Planning Commission

2/7/79  
Date

Francis L. Ingram  
County Surveyor

2-9-79  
Date

**DOUGLAS COUNTY OFFICIAL RECORDS**

**PARCEL 2**

Beginning at a 1/2" iron pipe being the Northeast corner of Lot 7, Winchester Home Sites as recorded in Volume 6, page 31, Plat Records of Douglas County, Oregon; thence S 3°12' E along the East line of said Lot 7 150.09 feet to a 5/8" iron rod; thence S 88°39'30" W along the South line of said Lot 7, 251.08 feet to a 5/8" iron rod; thence N 7°37'42" W 151.09 feet to a point on the North line of said Lot 7; thence N 88°41'45" E along said North line 262.57 feet to the Point of Beginning, situated in Lot 7 of said Winchester Home Sites, containing 0.88 acres, more or less.

TOGETHER WITH a 30 foot roadway and utility easement being 30 feet North and perpendicular to the following described line: Beginning at the Southwest corner of Lot 7, Winchester Home Sites; thence N 88°39'30" E 90.00 feet to the end of said described line.

SUBJECT TO a 10 foot water service line easement being five (5) feet on each side of the following described center line: Beginning at a point on the North line of Lot 7, Winchester Home Sites from which the Northeast corner of said Lot 7 bears N 88°41'45" E 89.00 feet; thence along said center line S 75°28'13" W 173.77 feet and end of said described line situated in said Lot 7.

ALSO SUBJECT TO a 10 foot water line easement, the center line of which is situated 68 feet West of the East line of Lot 7 of Winchester Home Sites.

ALSO SUBJECT TO a sewer easement as described in Instrument No. 67-5672 Deed Records of Douglas County, Oregon.

ALSO SUBJECT TO a 10 foot easement as shown on the Plat of Winchester Home Sites granted to COPCO.

3K 4-09 77