

FILED
RECEIVED

AUG 9 1979

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

STATE OF OREGON) SS.
COUNTY OF DOUGLAS)

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:

1979 AUG 10 AM 10 37

BY: *Mary J. Stahl*
DEPUTY COUNTY CLERK
FEE: 3.00

DOUGLAS COUNTY OFFICIAL RECORDS

12757
NOT REMOVE FROM OFFICE

MAJOR LAND PARTITION

IN LOT 1 AND LOT 2, "WINCHESTER HOME SITES"
NW 1/4 SE 1/4 SEC. 25, T26S, R6W, W.M. DOUGLAS COUNTY, ORE.

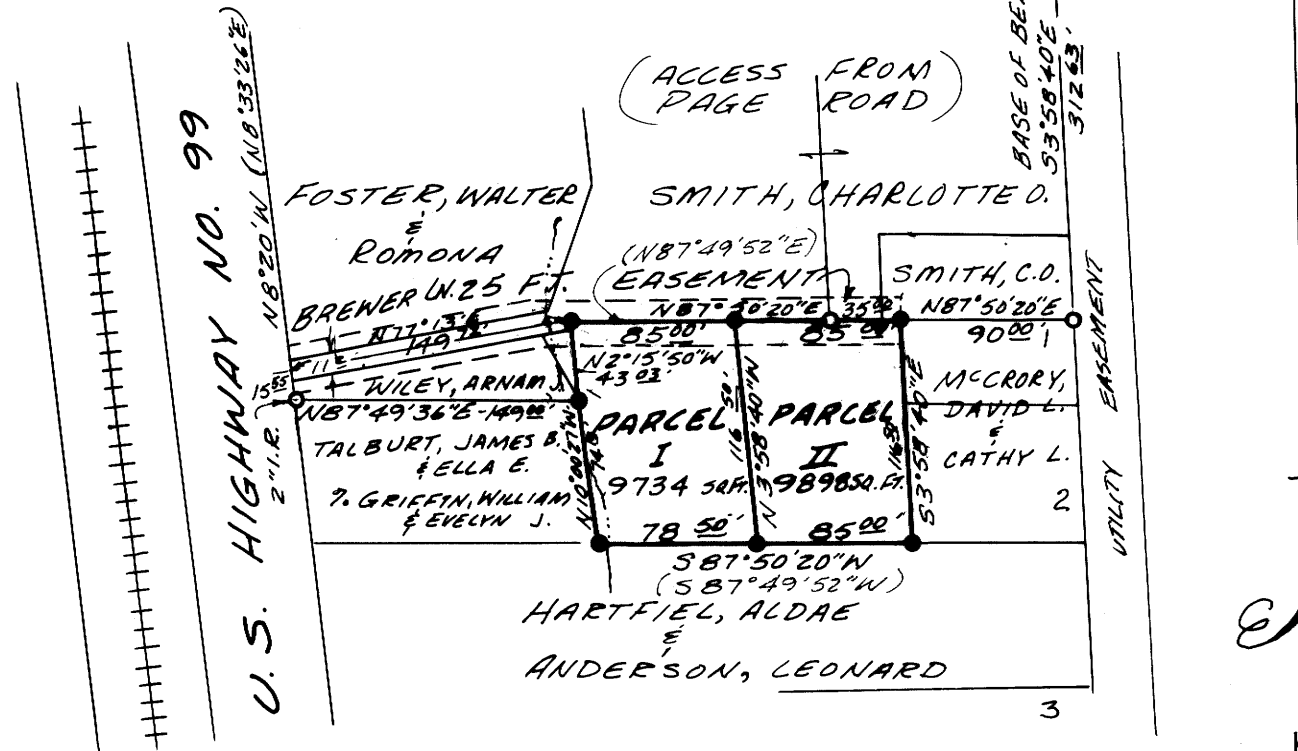
APRIL, 1979

SCALE: 1" = 100'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Russell T. Pinard

OREGON
JULY 16, 1971
RUSSELL T. PINARD
958



OWNER: CLARENCE & MAXINE HULSEY 316-726-5565
P.O. BOX 212
BURNS, KANSAS 66840

PARTITIONER: MR. STEVE HAYDEN 673-6532
104 BREWER LANE
P.O. BOX 129
WINCHESTER, ORE. 97495

NUMBER OF LOTS: 2

WATER SUPPLY: ROSEBURG WATER

SEWAGE: NORTH UNADQUA SANITARY DISTRICT

ENGINEER: ALPHA & OMEGA ENGINEERS, INC.
1622 N.E. VINE ST.
FRONTIER VILLAGE
ROSEBURG, OREGON 97470
672-7151

SURVEYOR: NORTHSTAR SURVEYING, INC.
687 S.W. 15TH ST.
CORVALLIS, ORE. 97330
757-9050

DESCRIPTIONS:

PARCEL I

BEGINNING AT A 5/8" REBAR ON THE NORTH LINE OF LOT 2, WINCHESTER HOME SITES, DOUGLAS COUNTY, OREGON, WHICH BEARS N87°49'36"E 149.00 FT. FROM THE NORTHWEST CORNER OF SAID LOT 2; THENCE N2°15'50"W 43.03 FT. TO A 5/8" REBAR; THENCE N87°50'20"E 85.00 FT. TO A 5/8" REBAR; THENCE S3°58'40"E 116.50 FT. TO A 5/8" REBAR; THENCE S87°50'20"W 78.50 FT. TO A 5/8" REBAR; THENCE N10°00'27"W 74.10 FT. TO THE POINT OF BEGINNING, ALL IN LOTS 1 AND 2, WINCHESTER HOME SITES, SECTION 25, T26S, R6W, W.M., CONTAINING 0.22 ACRES, MORE OR LESS.

PARCEL II

BEGINNING AT A 5/8" REBAR WHICH BEARS S3°58'40"E 312.63 FT. AND S87°50'20"W 90.00 FT. FROM THE INITIAL POINT OF WINCHESTER HOME SITES, DOUGLAS COUNTY, OREGON; THENCE S3°58'40"E 116.50 FT. TO A 5/8" REBAR; THENCE S87°50'20"W 85.00 FT. TO A 5/8" REBAR; THENCE N3°58'40"W 116.50 FT. TO A 5/8" REBAR; THENCE N87°50'20"E 85.00 FT. TO THE POINT OF BEGINNING, ALL IN LOTS 1 AND 2, WINCHESTER HOME SITES, SECTION 25, T26S, R6W, W.M., CONTAINING 0.23 ACRES, MORE OR LESS.

NOTE

- The existing road surface is to be improved to a 12 ft. wide travel surface except at the culvert crossing, with 2" of crushed rock, from Parcel II to U.S. Highway No. 99.
- Only single family residence will be allowed on Parcels I and II.

LEGEND

- FOUND 3/4" REBAR OR AS NOTED
- SET 5/8" x 30" REBAR
- () RECORD INFORMATION

CENTERLINE OF A 25' WIDE ROADWAY EASEMENT

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 99, WHICH POINT BEARS N8°20'W 155.55 FT. FROM THE SOUTHWEST CORNER OF LOT 1, WINCHESTER HOME SITES, DOUGLAS COUNTY, OREGON; THENCE N77°13'E 149.72 FT. TO A POINT; THENCE N87°50'20"E 3.44 FT. TO THE NORTHWEST CORNER OF PARCEL I; THENCE ALONG THE NORTH LINE OF PARCEL I AND PARCEL II, N87°50'20"E 170.00 FT. TO THE NORTHEAST CORNER OF PARCEL II.

Keith L. Cubie
PLANNING COMMISSION

8/8/79
DATE

Francis L. Ingram
DOUGLAS COUNTY SURVEYOR

8-9-79
DATE

M 78-35

M 78-38