

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.

BY Mary L Seal
DEPUTY
NO. _____ FEE 6.00
DOUGLAS COUNTY OFFICIAL RECORDS

NO-16373

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Harold V. Stockhoff
OREGON
JULY 14, 1979
HAROLD V. STOCKHOFF
1663

A MAJOR LAND PARTITION

OF LOT 10, WINCHESTER HOME SITES
IN THE SW 1/4, SE 1/4, SEC. 25, T26S, R6W, W.M.
DOUGLAS COUNTY, OREGON

NOVEMBER 7, 1980

DO NOT REMOVE FROM OFFICE
COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON
88

PARTITIONER & OWNER:

ROBERT L. & HELEN E. CARTER
756 SE FISHER DR.
ROSEBURG, OR 97470

NUMBER OF PARCELS: 2

WATER SUPPLY:
CITY OF ROSEBURG

SANITARY SEWER:
NORTH UMPQUA SANITARY DIST.

MAP PREPARED BY:
H.S. SURVEYING PH. 673-3929
1074 NE KNOLL
ROSEBURG, OR 97470

LEGEND

- - Set 5/8" x 30" iron rod unless otherwise noted
- - Found as shown

DESCRIPTIONS:

PARCEL NO. 1

Beginning at a 5/8" x 30" iron rod being the SE cor. of Lot 10, Winchester Home Sites as recorded in Vol. 6, pg. 31, Plat Records of Douglas County, Oregon; thence along the south line of said lot 10 S 88° 32' 23" W, 306.03 ft. to a point located on the easterly right-of-way line of Old Pacific Highway (U.S. 99); thence along said easterly right-of-way line N 7° 37' 42" E, 75.57 ft. to a 14" x 2" P.K. nail; thence leaving said right-of-way line N 88° 33' 53" E, 311.86 ft. to a 5/8" x 30" iron rod; thence S 3° 12' E, 75.03 ft. to the point of beginning containing 0.53 acres more or less.

Together with a non-exclusive road easement being 25 ft. wide, adjacent and parallel to the south line of Parcel 2, for ingress and egress purpose.

Both parcels are subject to utility easements as described in Instrument Nos 79-05325, 67-5682, 237814 Douglas County Deed Records.

PARCEL NO. 2

Beginning at a 5/8" x 30" iron rod being the NE cor. of Lot 10, Winchester Home Sites as recorded in Vol. 6, pg. 31, Plat Records of Douglas County, Oregon; along the north line of said Lot 10 S 88° 35' 21" W, 317.72 ft. to a 5/8" x 30" iron rod located on the easterly right-of-way line of Old Pacific Highway (U.S. 99); thence along said easterly right-of-way line S 7° 37' 42" E, 75.57 ft. to a 14" x 2" P.K. nail; thence leaving said right-of-way line N 88° 33' 53" E, 311.86 ft. to a 5/8" x 30" iron rod; thence N 3° 12' W, 75.03 ft. to the point of beginning, containing 0.54 acres, more or less.

Subject to the non-exclusive road easement described above.

NARRATIVE

Established Lot 10, Winchester Home Sites by using found corners as shown and proportionate measurement. The survey was accomplished by using a 20 sec. theodolite and E.D.M.

Harold Stockhoff - L.S.
Heidi Stockhoff - chainman

APPROVALS

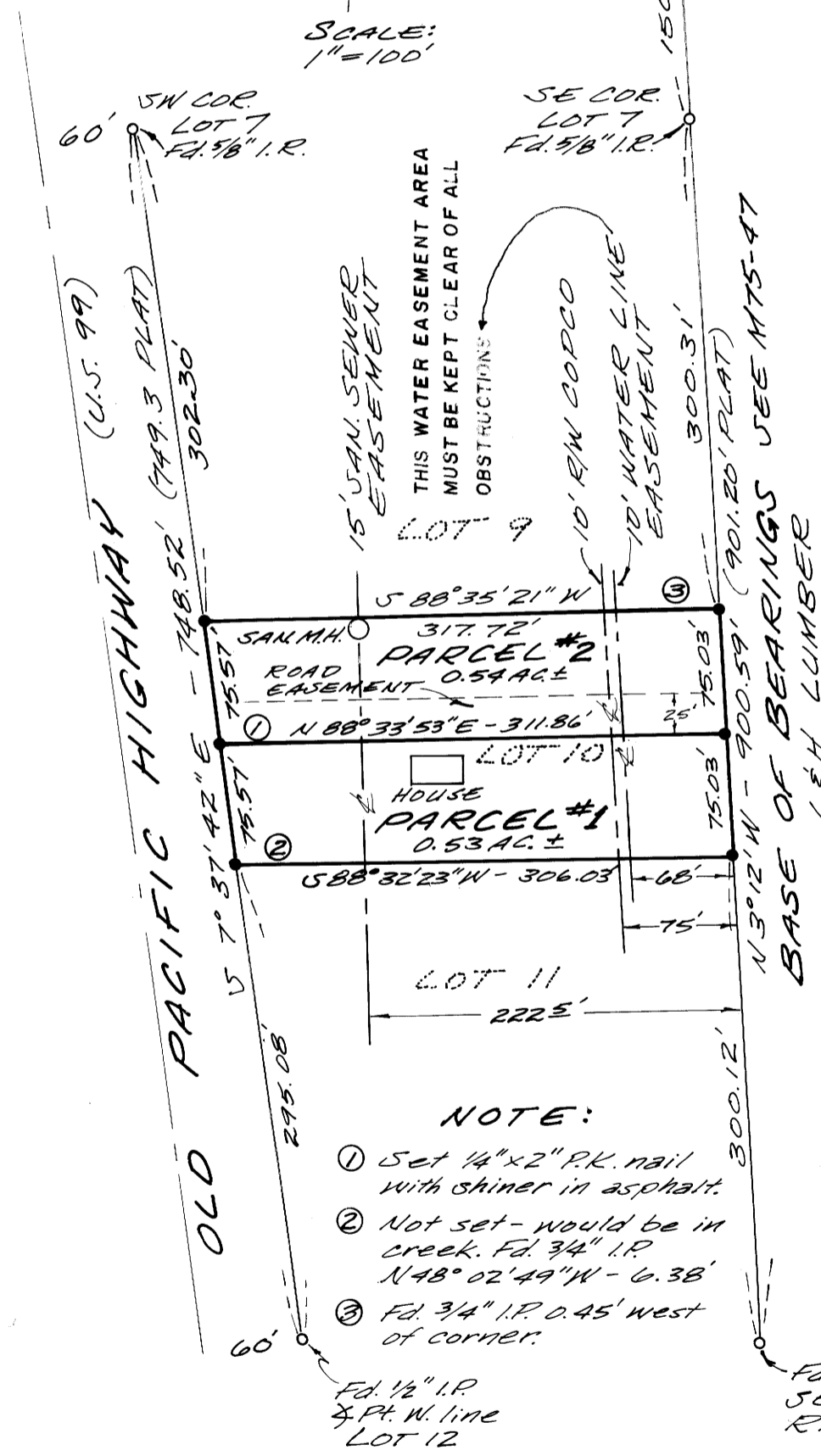
Keith L Cubic
Douglas County Planning Commission

11/14/80
Date

Gregory E. Zuehl DEPUTY
County Surveyor

11-20-80
Date

SCALE:
1"=100'



NOTE:

- ① Set 14" x 2" P.K. nail with skiner in asphalt.
- ② Not set - would be in creek. Fd. 3/4" I.R. N 48° 02' 49" W - 6.38'
- ③ Fd. 3/4" I.R. 0.45' west of corner.

Fd. 1/2" I.R.
1/4 Pt. N. line
LOT 12

Fd. 1/2" I.R.
SE cor. Lot 12
RM 1-75

M 84 - 25

M 84 - 25