

PROPERTY SURVEY

S.W. 1/4, SECTION 22, TOWNSHIP 28 SOUTH, RANGE 6 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

SOUTHERLY PORTION OF LOT 9 & 10, ROSEBURG HOME ORCHARDS, PLAT F.

SHOWING

PORTION OF LOT 9 & 10, ROSEBURG HOME ORCHARDS, CITY OF WINSTON, OWNED BY WINSTON - DILLARD SCHOOL DISTRICT NO. 116

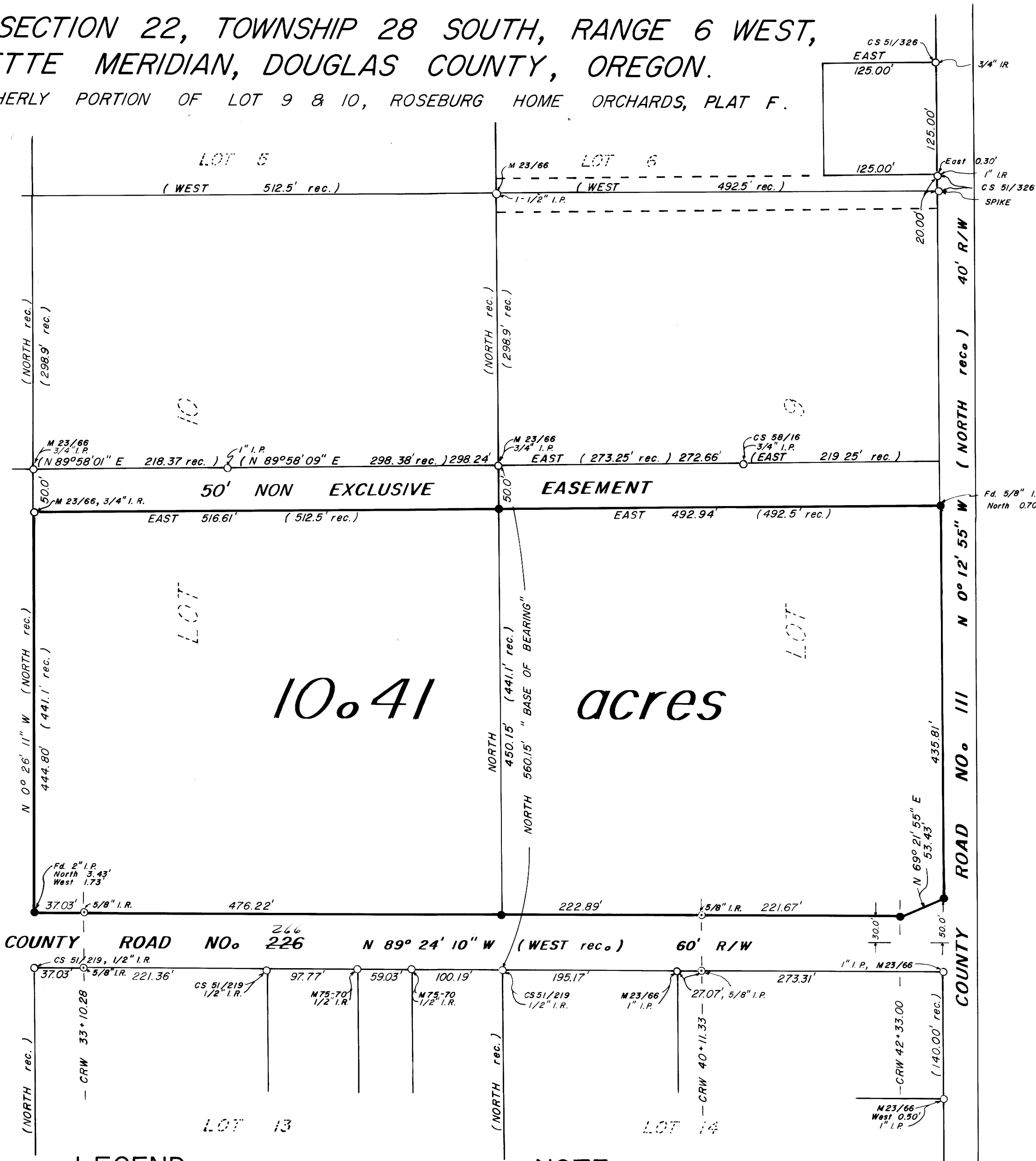
PREPARED FOR

WINSTON - DILLARD SCHOOL DISTRICT NO. 116
P. O. BOX 288
DILLARD, OREGON 97432

REFERENCE SURVEYS

FILE NUMBER	SURVEYOR	DATE
M 23/66	F. C. FREAR	JULY 1956
C. S. 51/219	JAMES DAUGHERTY	FEB. 1962
C. S. 58/16	DONALD MARTIN	MAY 1964
C. S. 51/326	AUTHER BOYER	MAY 1967
M 75-70	GLENN BAUGHMAN	FEB. 1979

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE



MAY 28, 1980
SCALE 1" = 100'

10.41 acres

LEGEND

- FOUND MONUMENTS AS PER SURVEY
- ⊙ FOUND COUNTY ROAD R/W PINS
- SET 5/8" x 30" IRON RODS

NOTE

COUNTY ROAD RIGHT OF WAY MARKERS (CRW) & STATIONING ARE FROM OLD DESIGN OF COUNTY ROAD 226. RECORDERS NUMBER VOL. 311, PAGE 669, DEED OF RECORDS.

JOHN H. MARKHAM JR.
OSPE & RPLS
MYRTLE CREEK, OREG.
ph. 863-4590

DRAWN BY
RAYMOND F. BROWN
P. O. BOX 539
CANYONVILLE, OREG.
ph. 839-6185

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
SEPTEMBER 23, 1977
JOHN H. MARKHAM, JR.
1261

CS 51/219
M 23/66
M 07-47

M 84-47

PROPERTY SURVEY for WINSTON-DILLARD SCHOOL DISTRICT No.116 in the South-west $\frac{1}{4}$, Section 22. Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon.

Lot 9 & 10, Roseburg Home Orchards Plat F, City of Winston.

Survey began with field investigation and found various corners in the area as per the following surveys; M23/66, C.S.51/219, C.S.58/16, C.S.51/326, & M75-70.

I first set at the North corner common to Lot 13 & 14 and run Northerly 560.15 feet where I find a $\frac{3}{4}$ inch iron pipe. This is a portion of the Lot line between Lot 9 & 10 and was used as my " Base of Bearing ". Making this line bear due North (See M23/66).

I then set the following corners on this line from the Northeast corner of said Lot 13.

At 60.00 feet I set a $\frac{5}{8}$ inch iron rod. This is to establish the North right of way of County Road # 226.

At 510.15 feet or 450.15 feet further I set a $\frac{5}{8}$ inch iron rod. This point is 50.00 feet South of the above said iron pipe that was found on the North boundary of a 50 foot non-exclusive easement.

I now go to last set $\frac{5}{8}$ inch iron rod and run a line both Due East and West.

West 516.61 feet I find a $\frac{3}{4}$ inch iron rod (M23/66), this corner is shown as on the west line of Lot 10.

East 492.94 feet I set a $\frac{5}{8}$ inch iron rod on line that define the West side of County Road No.111. I also found a $\frac{5}{8}$ inch iron rod North 0.70 feet from this setting.

I now return to the first said set $\frac{5}{8}$ inch iron rod and run North $89^{\circ} 24' 10''$ West along the North right of way line of County Road No.226, and find or set the following corners.

At 476.22 feet I find a $\frac{5}{8}$ inch iron rod and guard post marked CRRW STA. 33+10.28.

At 513.25 feet or 37.03 feet further I set a $\frac{5}{8}$ inch iron rod, this point is on the west lot line of said Lot 10. I also found a $1\frac{1}{2}$ inch iron pipe North 3.43 feet & West 1.73 feet.

I now return to said set $\frac{5}{8}$ inch iron rod on the North right of way line and run South $89^{\circ} 24' 10''$ East where I set or find the following monuments.

At 222.89 feet I find a $\frac{5}{8}$ inch iron rod and guard post marked CRRW STA. 40+11.33.

At 444.56 feet or 221.67 feet further I set a $\frac{5}{8}$ inch iron rod.

In vol.311, page 669, Deed of Records, it calls for a taper of the North right of way from 30 feet half width to a 50 foot half width. To begin at STATION CRW 42+33.00 (40+11.33 + 221.67 = 42+33.00), and to end on the West line of County Road No. 111: therefore I now go to the last set $\frac{5}{8}$ inch iron rod and run North $69^{\circ} 21' 55''$ East 53.43 feet where I set a $\frac{5}{8}$ inch iron rod.

DATE OF SURVEY: May 28, 1980
SURVEYOR: John H. Markham Jr.
Myrtle Creek, OR.
ph. 503-863-4590

FILED
RECEIVED

JUL 22 1980

COUNTY SURVEYOR
DOUGLAS COUNTY, OR.



C.S. File 58/1220-9

Map File M 84-47