

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

# MAJOR LAND PARTITION

IN LOT 6 PLAT "F" ROSEBURG HOME ORCHARD TRACTS  
SW 1/4, SEC. 22, T28S, R6W, W.M.  
CITY OF WINSTON, DOUGLAS CO., ORE.  
OCT. 1981 SCALE: 1" = 50'

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:

FILED  
RECEIVED

NOV 13 1981

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

1981 NOV 19 PM 2 38

BY Maryl Deal  
DEPUTY  
NO. \_\_\_\_\_ FEE 6.00

DOUGLAS COUNTY OFFICIAL RECORDS

89-11-1

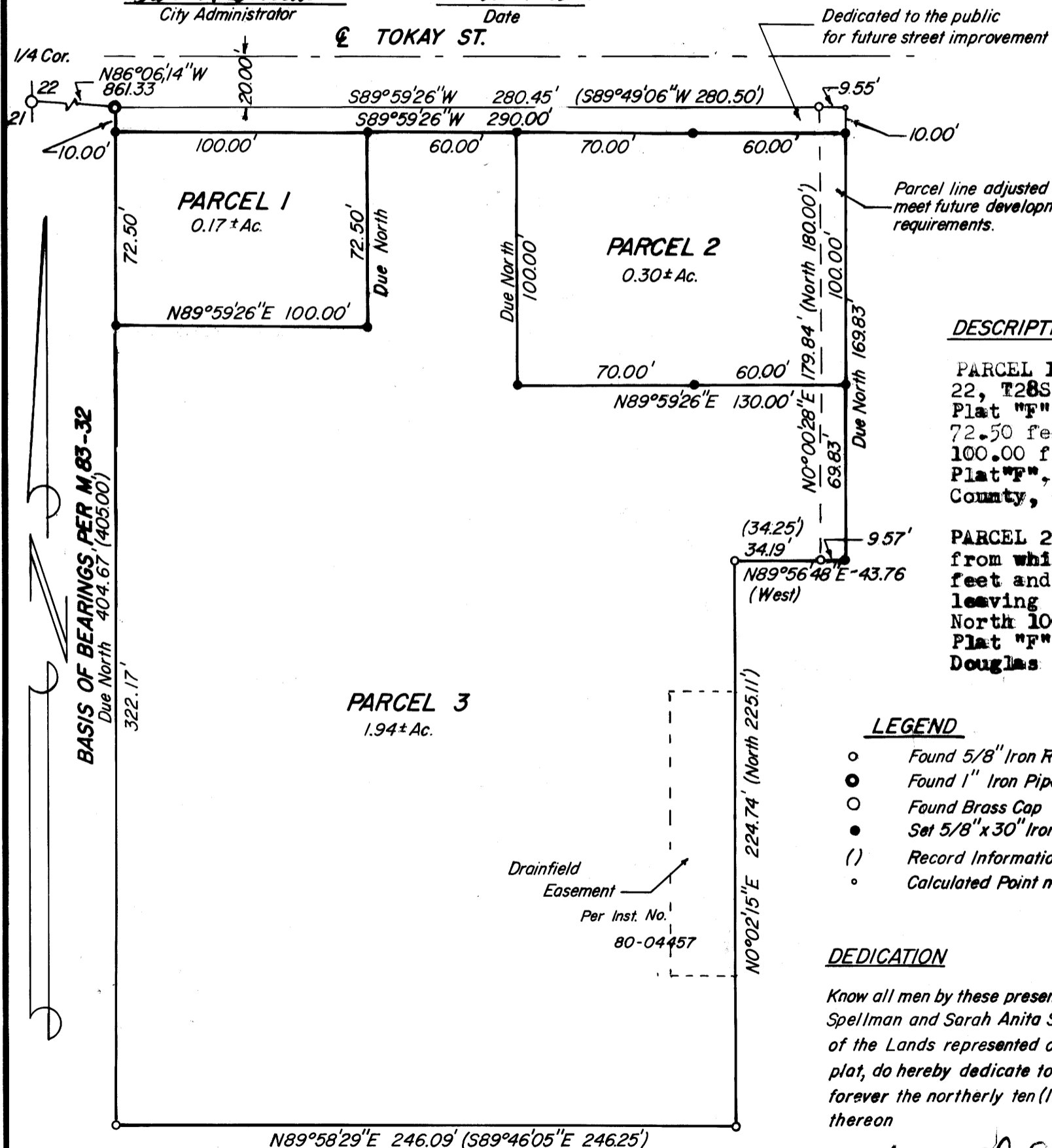
### CERTIFICATE OF COMPLIANCE

I hereby certify that partitioner has complied with Section 8G  
of the City of Winston Subdivision Ordinance by executing an  
agreement to join and share the cost of future improvements,  
which agreement shall be binding to all future owners of any part  
of the lands covered by this partitioning.

Dale A. Gunn   
City Administrator

6 November 1981   
Date

€ TOKAY ST.



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
Roderick B. Kimberling  
OREGON  
July 18, 1980  
RODERICK B. KIMBERLING  
1903

PARTITIONER & OWNER

GARY SPELLMAN  
11 BROSI ORCHARD RD.  
WINSTON, OREGON  
PH. 679-9456

NO. OF PARCELS

3

WATER

WINSTON-DILLARD WATER DIST.

SEWER

WINSTON-DILLARD SANITARY

ZONE

R-M

SURVEYOR

RODERICK B. KIMBERLING  
ALPHA & OMEGA ENGINEERS, INC.  
1622 NE VINE ST.  
ROSEBURG, OREGON  
PH. 672-7151

### DESCRIPTIONS

**PARCEL 1:** Beginning at a 5/8" iron rod, from which the † Corner common to Section 21 & 22, T28S, R6W, W.M. bears N85°26'26"W 862.07 feet, and the Northwest Corner of Lot 6 Plat "F", Roseburg Home Orchard Tracts bears Due North 10.00 feet; thence Due South 72.50 feet; thence N89°59'26"W 100.00 feet; thence Due North 72.50 feet; thence S89°59'26"W 100.00 feet to the Point of Beginning, containing 0.17 acres more or less, all in Lot 6 Plat "F", Roseburg Home Orchard Tracts, Section 22, T28S, R6W, W.M. City of Winston, Douglas County, Oregon.

**PARCEL 2:** Beginning at a 5/8" iron rod on the newly dedicated south R/W line of Tokay Street, from which the † Corner common to Section 21 & 22, T28S, R6W, W.M. bears S89°59'26"W 160.00 feet and N85°26'26"W 862.07 feet; thence along said R/W line, N89°59'26"W 130.00 feet; thence leaving said R/W line Due South 100.00 feet; thence S89°59'26"W 130.00 feet; thence Due North 100.00 feet to the Point of Beginning, containing 0.30 acres more or less, all in Lot 6, Plat "F", Roseburg Home Orchard Tracts, Section 22, T28S, R6W, W.M. City of Winston, Douglas County, Oregon.

**PARCEL 3:** Beginning at a 5/8" iron rod on the newly dedicated south R/W line of Tokay Street, from which the † Corner common to Sections 21 & 22, T28S, R6W, W.M. bears S89°59'26"W 160.00 feet and N85°26'26"W 862.07 feet; thence along said R/W line S89°59'26"W 60.00 feet; thence leaving said R/W line, Due South 72.50 feet; thence S89°59'26"W 100.00 feet to a 5/8" iron rod on the west line of Lot 6, Plat "F", Roseburg Home Orchard Tracts; thence Due South 322.17 feet; thence N89°58'29"E 246.09 feet; thence N0°02'15"E 224.74 feet; thence N89°56'48"E 43.76 feet; thence Due North 69.83 feet; thence S89°59'26"W 130.00 feet; thence Due North 100.00 feet to the Point of Beginning, containing 1.94 acres more or less, all in Lot 6, Plat "F", Roseburg Home Orchard Tracts, Section 22, T28S, R6W, W.M., City of Winston, Douglas County, Oregon.

### LEGEND

- Found 5/8" Iron Rod
- Found 1" Iron Pipe
- Found Brass Cap
- Set 5/8" x 30" Iron Rod
- ( ) Record Information per M83-32
- Calculated Point not set

### DEDICATION

Know all men by these presents that Gary A. Spellman and Sarah Anita Spellman, owners of the Lands represented on the annexed plat, do hereby dedicate to the public use forever the northerly ten (10) feet shown thereon

### ACKNOWLEDGEMENT

State of Oregon SS  
County of Douglas  
On this 19 day of Oct, 1981 before me appeared Gary A. Spellman and Sarah A. Spellman, to me personally known, who being duly sworn did say that they signed the accompanying dedication as their free and voluntary act and deed. In testimony whereof, I have hereunto set my hand and affixed my official seal this day and year above written.

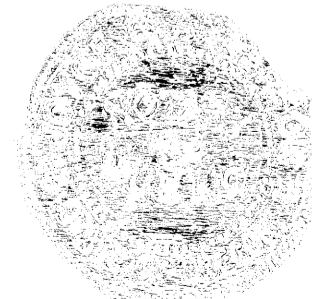
### APPROVALS

Gary A. Spellman   
Winston Planning Commission  
Date  6/11/81   
 Dale A. Gunn   
City Administrator  
Date  6/11/81

Francis L. Ingram   
County Surveyor  
Date  11-13-81

Gary A. Spellman   
Gary A. Spellman  
 Sarah Anita Spellman   
Sarah Anita Spellman

Joya C. Anderson   
Notary Public for the State of Oregon  
My commission expires  1-30-83



MAP FILE M 83-32

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