

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MINOR 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.
JULY, 1982 SCALE: 1"=50'

FILED *BS*
RECEIVED *BS*

AUG 12 1982

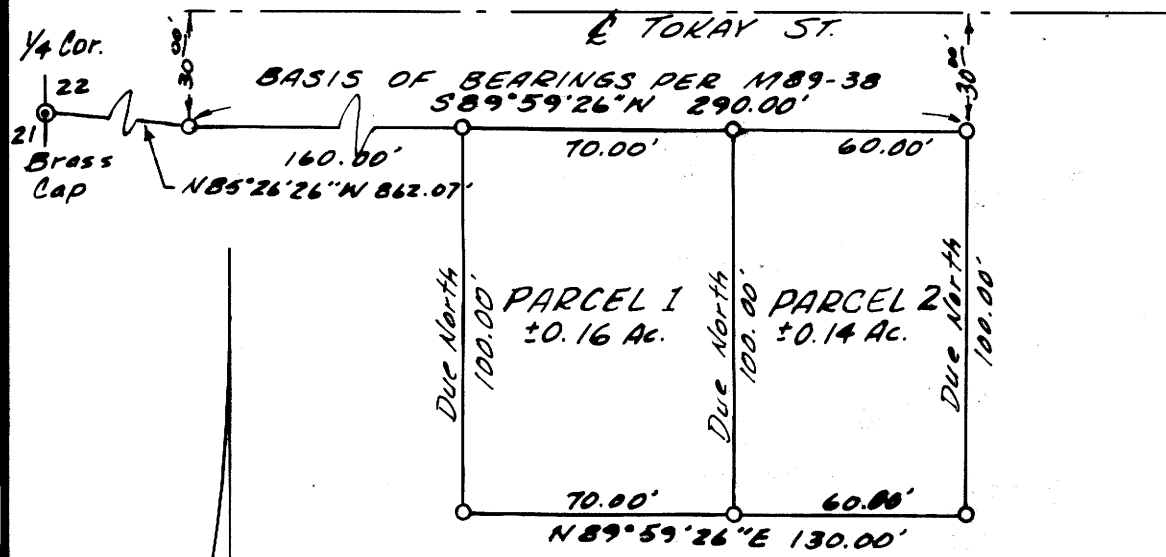
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
BS

CERTIFICATE OF COMPLIANCE

I hereby certify that partitioner has complied with Section 86 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.

[Signature]
City Administrator

8-3-82
Date



- LEGEND**
- Found 5/8" Iron Rod
 - ⊙ Found Brass Cap

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 2

WATER WINSTON-DILLARD WATER DIST.

SEWER WINSTON-DILLARD SANITARY

ZONE R-M

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

DESCRIPTIONS

PARCEL 1: Beginning at a 5/8" iron rod on the south right-of-way line of Tokay Street, from which the 1/4 Corner common to Sections 21 and 22, T28S, R6W, W.M. bears S89°59'26"W 160.00 feet and N85°26'26"W 862.07 feet; thence along said right-of-way line, N89°59'26"E 70.00 feet; thence leaving said right-of-way line Due South 100.00 feet; thence S89°59'26"W 70.00 feet; thence Due North 100.00 feet to the point of beginning, containing 0.16 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 south right-of-way line of Tokay Street, from which the 1/4 Corner common to Sections 21 and 22, T28S, R6W, W.M. bears S89°59'26"W 230.00 feet and N85°26'26"W 862.07 feet; thence along said right-of-way line, N89°59'26"E 60.00 feet; thence leaving said right-of-way line Due South 100.00 feet; thence S89°59'26"W 60.00 feet; thence Due North 100.00 feet to the point of beginning, containing 0.14 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.

NARRATIVE

The purpose of this survey is to partition a 0.30 acre lot into two lots, using two existing line pins that were set per M89-38 as new lot corners. We used a 20 second theodolite and 300' chain.

APPROVALS

[Signature] 3 AUG 82
Winston Planning Commission Date

[Signature] 8-3-82
City Administrator Date

[Signature] 8-12-82
County Surveyor Date

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: 1982 AUG 16 PH 2:44

DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK

BY *[Signature]*
DEPUTY

NO. *1* FEE *6.44*

DOUGLAS COUNTY OFFICIAL RECORDS 82-08609