

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MAJOR LAND PARTITION

IN LOT 6 PLAT "F" ROSEBURG HOME ORCHARD TRACTS
S.W. 1/4, SEC. 22, T28S, R6W, W.M.
CITY OF WINSTON, DOUGLAS CO., ORE.
AUG 1982 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

1982 AUG 16 PM 2:47

AUG 12 1982

DORIS L. WADSWORTH COUNTY SURVEYOR
DOUGLAS COUNTY CLERK DOUGLAS COUNTY, ORE.

BY Mary L. Torney
DEPUTY
NO. _____ FEE 6.00/1

DOUGLAS COUNTY OFFICIAL RECORDS

CERTIFICATE OF COMPLIANCE

I hereby certify that partitioner has complied with Sec. 86,
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] 8-3-82
City Administrator Date

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Roderick B. Kimberling

OREGON
JULY 13, 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 SANITARY DIST.
ZONE	R-M
SURVEYOR	RODERICK B. KIMBERLING ALPHA & OMEGA ENGINEERS, INC. 1622 N.E. VINE ST. ROSEBURG, OREGON PH. 672-7151

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
hereon.

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

ACKNOWLEDGEMENT

State of Oregon)
County of Douglas) SS.
On this 3rd day of August, 1982 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.

Mary L. Torney
Notary Public for the State of Oregon
My commission expires 01-04-86

LEGEND

- Found 5/8" Iron Rod
- Found 1/2" Iron Pipe, bent
- Found Brass Cap
- Set 3/8" x 30" Iron Rod with brass washer marked "LS 1903"
- () Record Information from M83-32 and M89-38*

DESCRIPTIONS

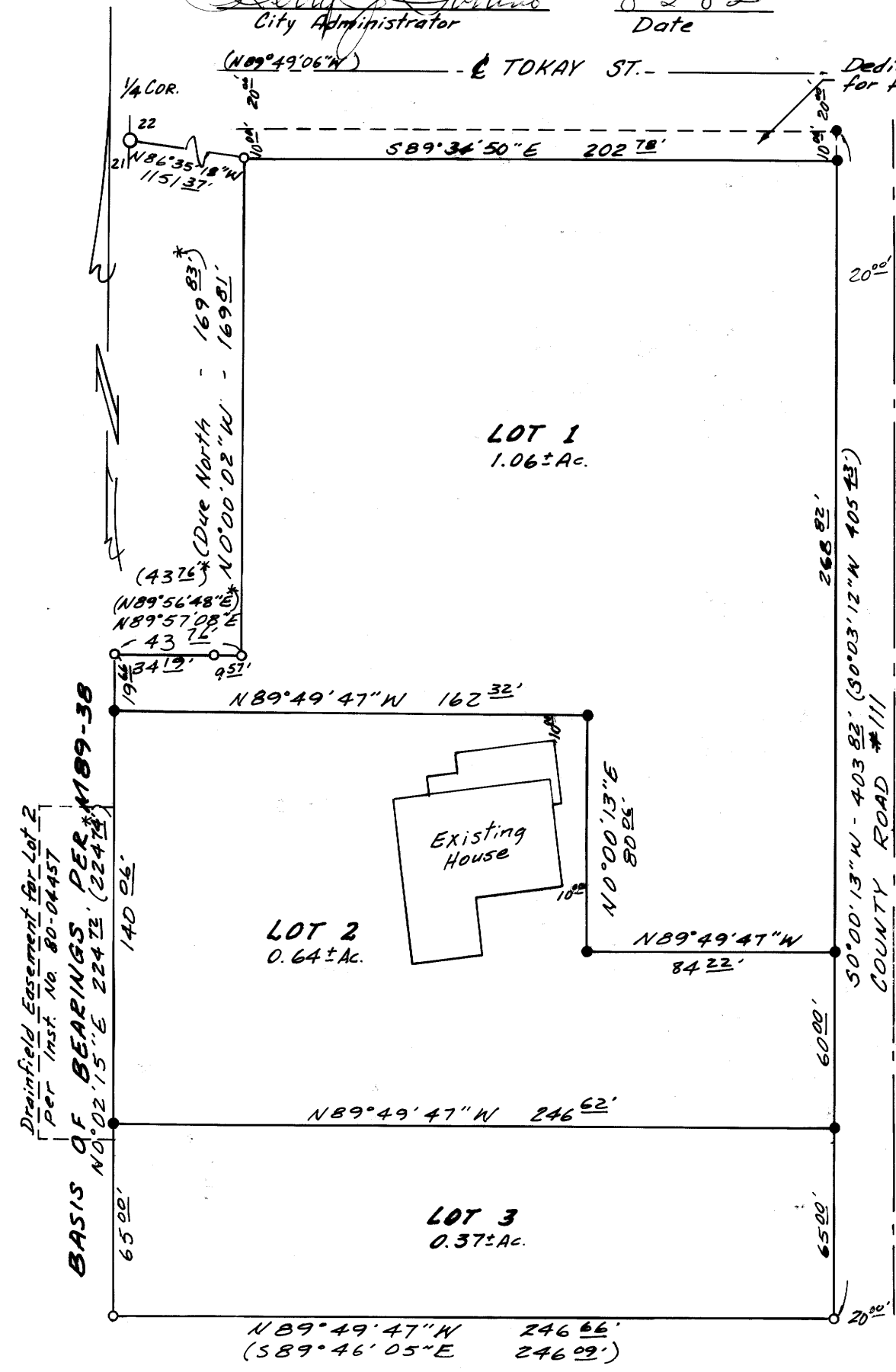
LOT 1: Beginning at a 3/8" iron rod on the newly dedicated south R/W line of Tokay Street, from which the 1/4 Corner common to Sections 21 and 22, T28S, R6W, W.M. bears N86°35'18"N 1151.37 feet; thence along said R/W line S89°34'50"E 202.78 feet to a 3/8" iron rod on the west R/W line of County Road #111; thence along said R/W line S0°00'13"W 268.82 feet; thence N89°49'47"W 84.22 feet; thence N0°00'13"E 80.26 feet; thence N89°49'47"W 162.32 feet; thence N0°02'15"E 140.26 feet; thence N89°57'08"E 43.76 feet; thence N0°00'02"W 169.81 feet to the Point of Beginning, containing 1.06 acres more or less, all in Lot 6, Plat "F", Roseburg Home Orchard Tracts, Section 22, T28S, R6W, W.M., City of Winston, Douglas Co., Oregon.

LOT 2: Beginning at a 3/8" iron rod on the west R/W line of County Road #111, from which the 1/4 Corner common to Sections 21 and 22, T28S, R6W, W.M. bears N0°00'13"E 268.82 feet, N89°34'50"W 202.78 feet and N86°35'18"W 1151.37 feet; thence along said R/W line S0°00'13"W 60.22 feet; thence N89°49'47"W 246.62 feet; thence N0°02'15"E 140.26 feet; thence S89°49'47"E 162.32 feet; thence S0°00'13"W 80.26 feet; thence S89°49'47"E 84.22 feet to the Point of Beginning, containing 0.64 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.

LOT 3: Beginning at a 3/8" iron rod on the west R/W line of County Road #111, from which the 1/4 Corner common to Sections 21 and 22, T28S, R6W, W.M. bears N0°00'13"E 328.82 feet, N89°34'50"W 202.78 feet and N86°35'18"W 1151.37 feet; thence along said R/W line, S0°00'13"W 65.22 feet; thence N89°49'47"W 246.62 feet; thence N0°02'15"E 65.22 feet; thence S89°49'47"E 246.62 feet to the Point of Beginning, containing 0.37 acres more or less, all in Lot 6, Plat "F", Roseburg Home Orchard Tracts, Section 22, T28S, R6W, W.M., City of Winston, Douglas Co., Oregon.

NARRATIVE

PURPOSE: To divide a 2.07 acre parcel into three lots, as shown.
PROCEDURE: The perimeter is controlled by found corner monuments.
EQUIPMENT: A 1 minute transit and 300 ft. tape.



APPROVALS

Lloyd R. Stutsman 3 AUG '82
Winston Planning Commission Date

[Signature] 8-3-82
City Administrator Date

Francis L. Ingram 8-12-82
County Surveyor Date

MAP FILE M 92-63

MAP FILE M 92-63