

MINOR LAND PARTITION
 LOT 11, WINCHESTER HOME SITES
 IN THE S.E. 1/4 OF SEC. 25, T. 26 S., R. 6 W. W.M.
 NOV., 1982 1"=50'

PARTITIONER & LEGAL OWNER
 LEROY BILES
 5263 N.E. STEPHENS
 ROSEBURG, OR.

SURVEYED BY
 BRUCE ROGERS
 2137 N. W. CARLINS
 ROSEBURG, OR.

WATER - CITY OF ROSEBURG
 SEWER - NO. ROSEBURG SANITARY

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 NOV 26 AM 9:20

DORIS L. WADSWORTH
 DOUGLAS COUNTY CLERK

BY Mary J. Deul
 DEPUTY
 No. 600 FEE 6.00
 DOUGLAS COUNTY OFFICIAL RECORDS

APPROVAL

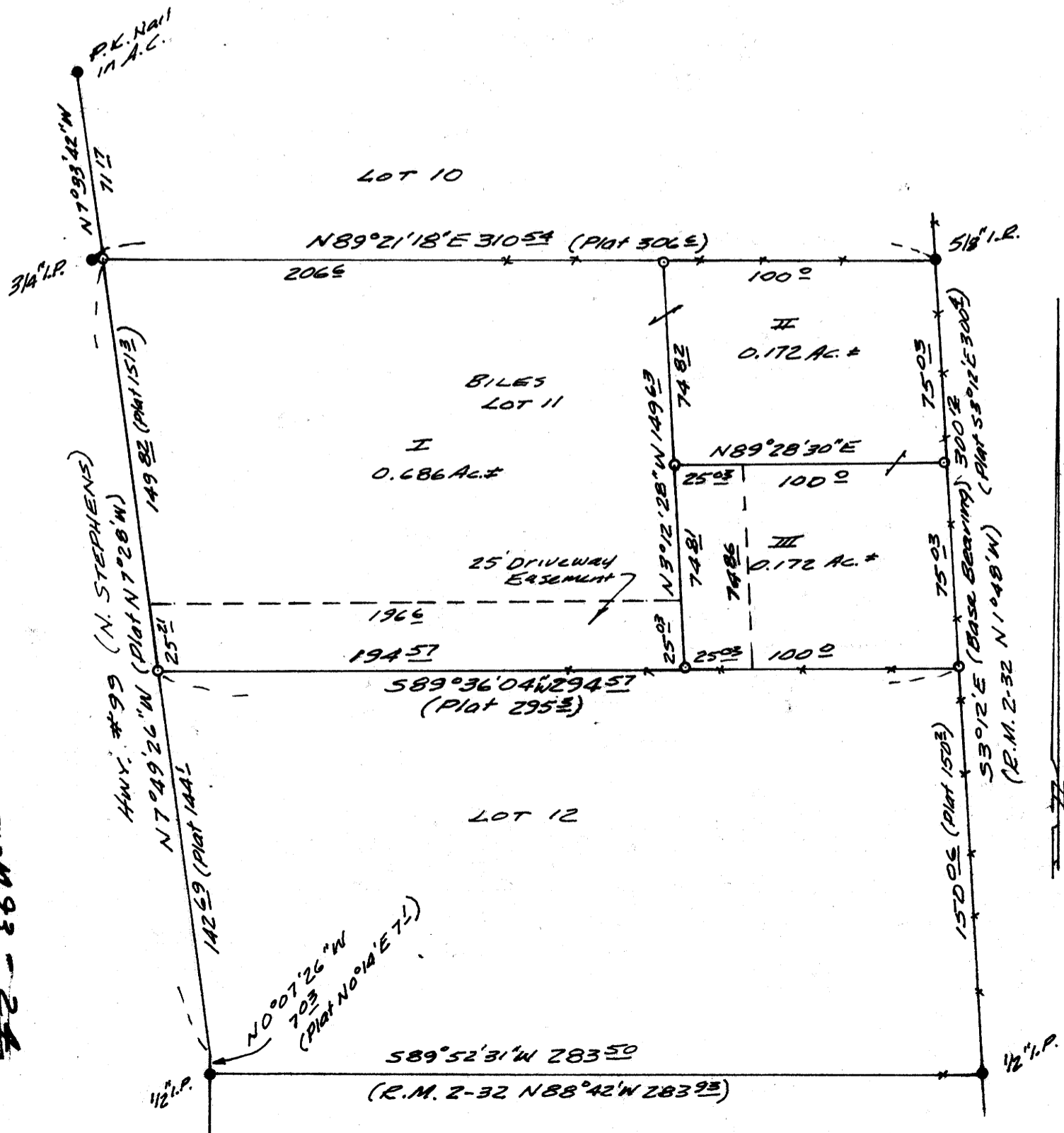
82-12734

Keth L. Cubic

11/23/82

Larry E. Monahan (DEPUTY)

11-24-82



COUNTY SURVEYORS FILE DATA
 DO NOT REMOVE FROM OFFICE

Bk 8-Pg 23

FILED BS
 RECEIVED BS

NOV 24 1982

COUNTY SURVEYOR
 DOUGLAS COUNTY, ORE.

BS

I

Beginning at the Southwest corner of Lot 11, Winchester Home Sites; thence, along the westerly line of said lot 11, N 7° 29' 26" W 129.82 ft. to the Northwest corner of said lot 11; thence, along the north line of said lot 11, N 89° 21' 18" E 206.6 ft. to a 5/8" iron rod; thence S 3° 12' 28" E 149.62 ft. to a 5/8" iron rod set in the south line of said lot 11; thence, along said south line, S 89° 36' 04" W 194.57 ft. to the point of beginning. Subject to the 25 ft. wide driveway easement described below.

All located in Section 25, T. 26 S., R. 6 W. W.M. and containing 0.686 acres, more or less.

II

Beginning at the Northeast corner of Lot 11, Winchester Home Sites, thence, along the easterly line of said Lot 11, S 3° 12' E 75.03 ft. to a 5/8" iron rod; thence S 89° 28' 30" W 100.0 ft. to a 5/8" iron rod; thence N 3° 12' 28" W 74.82 ft. to a 5/8" iron rod set in the north line of said Lot 11; thence, along said north line, N 89° 21' 18" E 100.0 ft. to the point of beginning.

Together with the 25 ft wide driveway easement described below.

All located in Section 25, T. 26 S., R. 6 W. W.M. and containing 0.172 acres, more or less.

III

Beginning at the Southeast corner of Lot 11, WINCHESTER HOME SITES, thence, along the south line of said lot 11, S 89° 36' 04" W 100.0 ft. to a 5/8" iron rod; thence N 3° 12' 28" W 74.82 ft. to a 5/8" iron rod; thence N 89° 28' 30" E 100.0 ft. to a 5/8" iron rod set in the easterly line of said Lot 11; thence, along said easterly line, S 3° 12' E 75.03 ft. to the point of beginning.

Subject to and together with the 25 ft. wide driveway easement described below.

All located in Section 25, T. 26 S., R. 6 W. W.M. and containing 0.172 acres, more or less.

DRIVEWAY EASEMENT

Beginning at the southwest corner of Lot 11, Winchester Home Sites; thence, along the westerly line of said lot 11, N 7° 49' 26" W 25.03 ft.; thence N 89° 36' 04" E 194.6 ft.; thence N 3° 12' 28" W 49.78 ft. to a 5/8" iron rod; thence N 89° 28' 30" E 25.03 ft.; thence S 3° 12' 28" E 74.82 ft. to a point on the south line of said Lot 11; thence, along said south line, S 89° 36' 04" W 219.62 ft. to the point of beginning.

NARRATIVE

I tied the found monuments into a transit and chain traverse. The 1/2" iron pipe at the southwest corner of lot 12 was used in two previous surveys (M75-47 and M84-25) as the angle point. The bearings shown on R.M. 2-32 and R.M. 175 leave little doubt that it is the 1/2" I.P. shown at the lot corner. The 3/4" iron pipe is not of record but using it for line (North line of 11) puts both lines in agreement with the old fences. All other found monuments are from M84-25.

REGISTERED
 OREGON
 LAND SURVEYOR

Bruce R. Rogers

JULY 10, 1964
 BRUCE R. ROGERS
 660

- - FOUND MONUMENTS
- - SET 5/8" IRON RODS 30" LONG WITH PLASTIC CAP MARKED L.S. 660

MAP FILE M 93-24

MAP FILE M 93-24