

MAP FILE M24-79
COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

A MINOR LAND PARTITION

located in Lot 15, Plat "F", ROSEBURG HOME ORCHARD TRACTS
 in the S.W. 1/4 of Section 22, Township 28 South, Range 6 West, Willamette Meridian

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 RECEIVED

SEP 16 1983

COUNTY SURVEYOR
 DOUGLAS COUNTY, ORE.

PARTITIONER:

Dan McCulloch, Pastor
 Seventh-Day Adventist Church
 3145 West Moose Drive
 Roseburg, OR 97470

OWNER:

Clarence Powers
 Powers, Geo. Percy Estate &
 Powers, Maude A. Estate
 Star Route 1 Box 535
 Winston, OR 97496 &
 Star Route 1 Box 526
 Winston, OR 97496

SURVEYOR:

Donald A. Bentz, L.S.
 P. O. Box 901
 Winchester, OR 97495

NARRATIVE:

Survey to establish a 250 foot X 300 foot parcel located at the NW Corner of Lot 15, Plat "F", ROSEBURG HOME ORCHARD TRACTS, as shown. Rights-of-way along Winston Section Road No. 111 and the vacated road were established per found monuments. Reference maps include ROSEBURG HOME ORCHARD TRACTS (Vol. 3 Page 4) in the Plat Records of Douglas County, Oregon and survey M23-66 filed in Douglas County Surveyor's Office. Reference deeds include Instrument Nos. 80-06999, 66-4609, 80-07000 and 74-2011. John Theims owns by deed both sides of the vacated road.

Field crew: G. Lang. Instruments used: Wild T-1 theodolite & Red 1 E.D.M.
 Computations: G. Lang. Drafting: D. Hopkins.

WATER: Winston-Dillard Water District
 SEWER: City of Winston Sewer System

NOTE: Parcel 2 is for agricultural purposes only and does not have an approved sewerage system and does not have an approved domestic water source.

ZONED: EFU-C

DESCRIPTIONS:

PARCEL 1:

A parcel of land lying in Section 22, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, and being a portion of Lot 15, Plat "F", ROSEBURG HOME ORCHARD TRACTS, as recorded in Volume 3 Page 4 in the Plat Records of Douglas County, Oregon, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod in a fence corner at the Northwest Corner of the above said Lot 15 of Plat "F", ROSEBURG HOME ORCHARD TRACTS, said point being at the intersection of the easterly right-of-way line of Winston Section Road No. 111 and the northerly line of said Lot 15, Plat "F"; thence S89°58'29"E along a fenceline along the northerly line of said Lot 15, Plat "F" 300.00 feet to a 5/8" iron rod; thence leaving said fenceline on said north line of Lot 15 South 250.00 feet to a 5/8" iron rod; thence N89°58'29"W 300.00 feet to a 5/8" iron rod in a fenceline on the easterly right-of-way line of Winston Section Road No. 111; thence North along said fenceline on said easterly right-of-way line 250.00 feet to the point of beginning and containing 1.72 acres of land, more or less.

SUBJECT TO a 20 foot wide sewer easement, being the most northerly 20 feet and the most westerly 20 feet of the above described parcel.

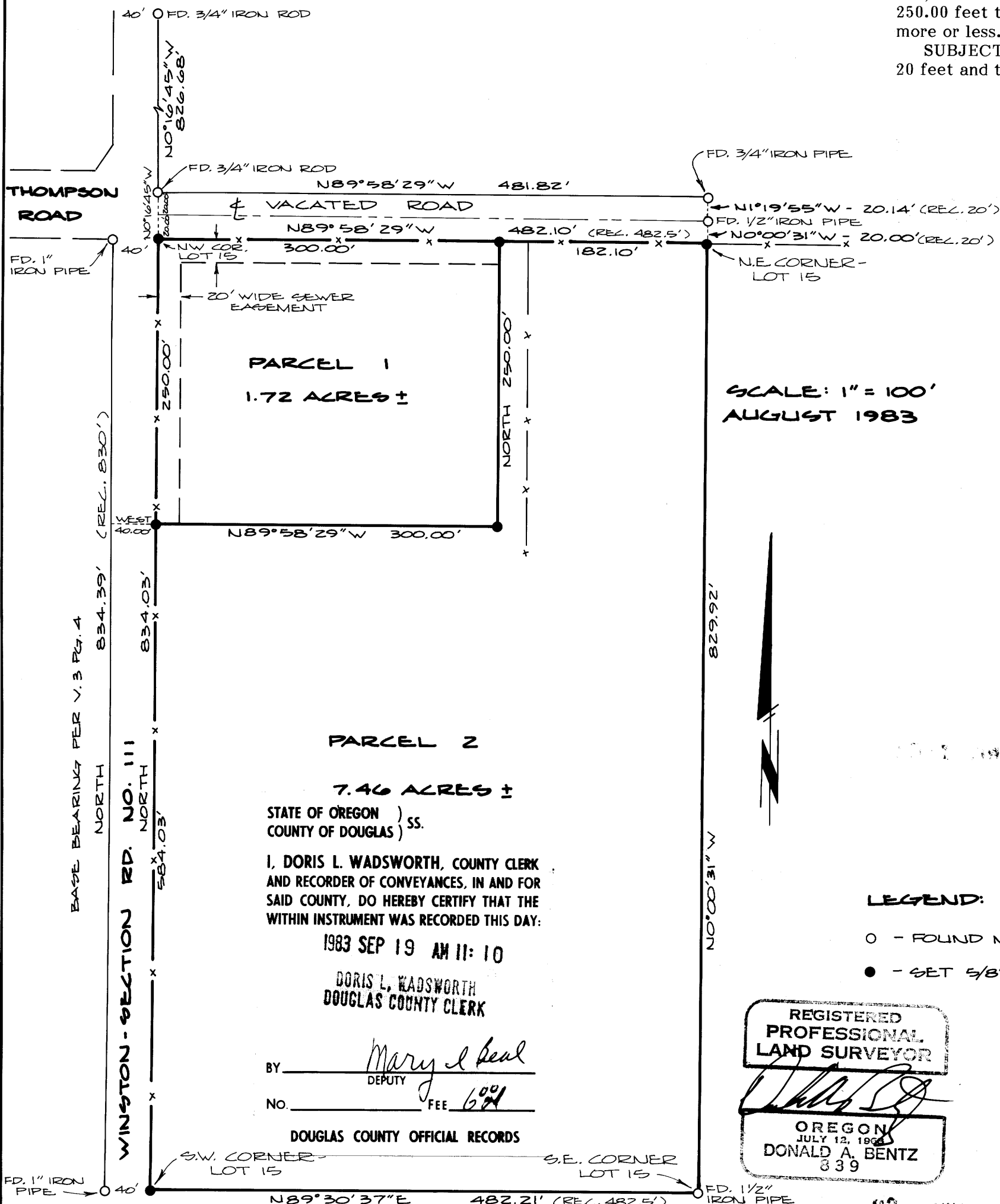
PARCEL 2:

A parcel of land lying in Section 22, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, and being a portion of Lot 15, Plat "F", ROSEBURG HOME ORCHARD TRACTS, as recorded in Volume 3 Page 4 in the Plat Records of Douglas County, Oregon, said parcel being more particularly described as follows:

Beginning at a 1 1/2" iron pipe at the Southeast Corner of the above said Lot 15, Plat "F", ROSEBURG HOME ORCHARD TRACTS; thence S89°30'37"W along the boundary of said Lot 15 482.21 feet to a 5/8" iron rod at the Southwest Corner of said Lot 15, said point being in a fenceline on the easterly right-of-way line of Winston Section Road No. 111; thence North along said fenceline on said easterly right-of-way line 584.03 feet to a 5/8" iron rod; thence leaving said fenceline on said easterly right-of-way line S89°58'29"E 300.00 feet to a 5/8" iron rod; thence North 250.00 feet to a 5/8" iron rod on a fenceline on the northerly line of the above said Lot 15, Plat "F"; thence S89°58'29"E along said fenceline on said north line of Lot 15 182.10 feet to a 5/8" iron rod at the Northeast Corner of the above said Lot 15; thence leaving said fenceline on said north line of Lot 15 S0°00'31"E 829.92 feet to the point of beginning and containing 7.46 acres of land, more or less.

TOGETHER WITH a sewer easement, 20 feet in width, the northerly and westerly lines of which are more particularly described, respectively, as follows:

Beginning at a 5/8" iron rod in a fenceline on the north line of the above said Lot 15, Plat "F" from which point the Northeast Corner of the above said Lot 15 bears S89°58'29"E 182.10 feet; thence N89°58'29"W along said fenceline on said northerly line of Lot 15 300.00 feet to a 5/8" iron rod in a fence corner at its intersection with the easterly right-of-way line of Winston Section Road No. 111; thence South along a fenceline in said easterly right-of-way line of Winston Section Road No. 111 250.00 feet to a 5/8" iron rod and there terminating.



SCALE: 1" = 100'
 AUGUST 1983

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:

1983 SEP 19 AM 11:10

DORIS L. WADSWORTH
 DOUGLAS COUNTY CLERK

BY: Mary J Seal
 DEPUTY
 NO. _____ FEE 6.00

DOUGLAS COUNTY OFFICIAL RECORDS

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JULY 12, 1983
 DONALD A. BENTZ
 339

APPROVALS:

Keith L. Cubic 9/6/83
 Douglas County Planning Dept. Date
Larry T. Morrison 9-16-83
 Douglas County Surveyor DEPUTY Date