

# A MINOR LAND PARTITION

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

Lying in lot 5, Plat F, ROSEBURG HOME ORCHARD TRACTS, in the Southwest 1/4 of Section 22, Township 28 South, Range 6 West, W.M.

FILED  
RECEIVED

JUN 14 1984

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

BS

<b>PARTITIONER:</b>	<b>NUMBER OF LOTS:</b>	<b>MAP PREPARED BY:</b>
Joanne Riley 692 Carroll St. P.O. Box 396 Winston, OR 97496 679-5678	2	AA SURVEYING SERVICE, INC. P.O. BOX 130 Roseburg, OR 97470
<b>LEGAL OWNER:</b>	<b>WATER:</b>	<b>SEWER:</b>
SAME	City of Winston	Private septic tank
		June, 1984 1" = 100'

**DESCRIPTIONS:**

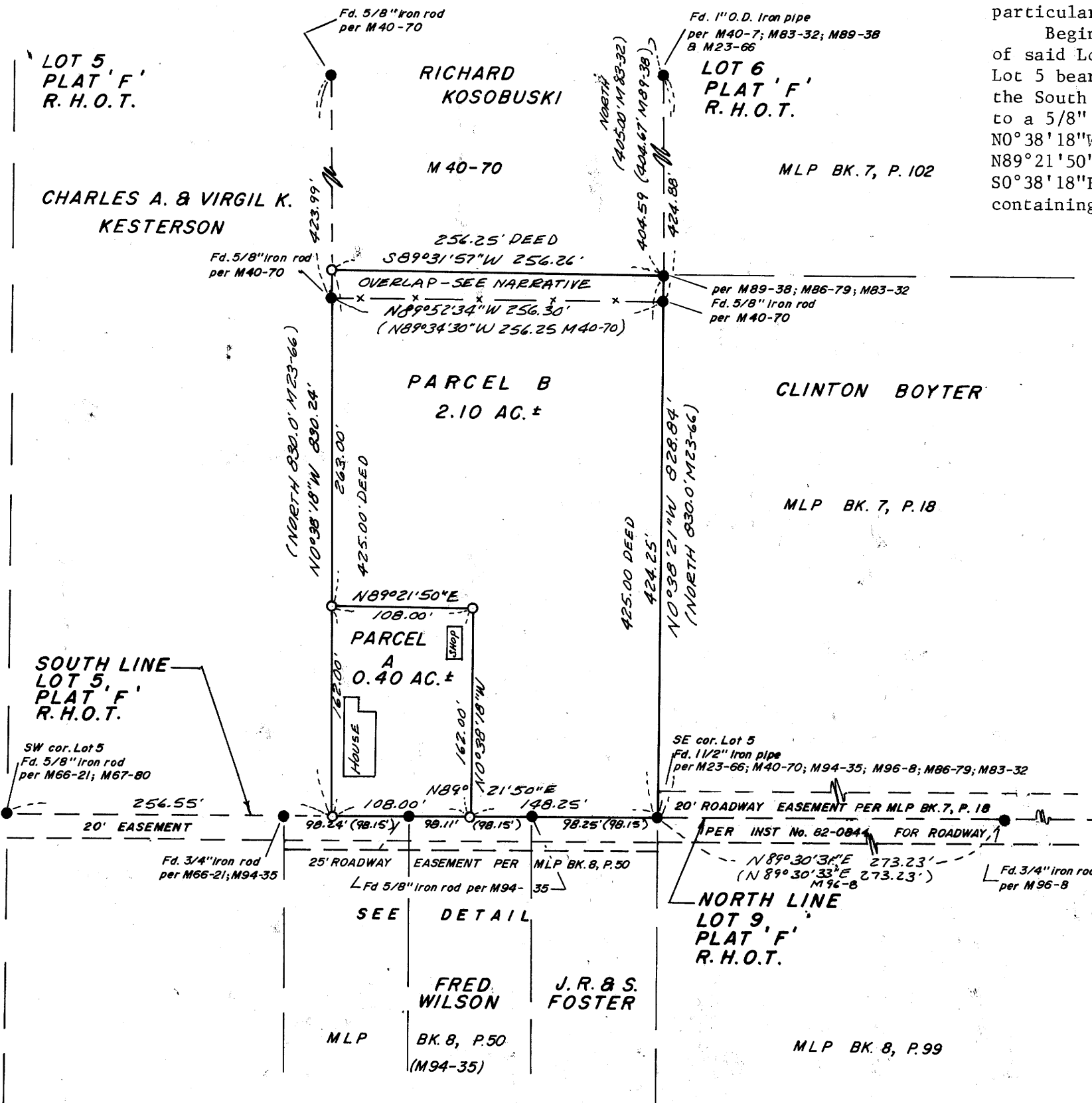
**Parcel A:** A portion of the South 425.00 feet of the East 256.25 feet of Lot five (5), Roseburg Home Orchard Tracts, Plat "F" in Sec 22, T28S R6W WM, being more particularly described as follows;

Beginning at a 5/8" iron rod on the South line of said Lot 5 from which the Southeast corner of said Lot 5 bears N89°21'50"E 148.25 feet; thence along the South line of said Lot 5 S89°21'50"W 108.00 feet to a 5/8" iron rod; thence leaving said South line, N0°38'18"W 162.00 feet to a 5/8" iron rod; thence N89°21'50"E 108.00 feet to a 5/8" iron rod; thence S0°38'18"E 162.00 feet to the Point of Beginning containing 0.40 acres more or less, TOGETHER WITH roadway easements of record.

**PARCEL B:** The South 425.00 feet of the East 256.25 feet of Lot 5

Roseburg Home Orchard Tracts, Plat "F" as recorded in Book 825 Recording No. 82-08044, Deed Records of Douglas County, Oregon. EXCEPTING THEREFROM:

Beginning at a 5/8" iron rod on the South line of said Lot 5 from which the Southeast corner of said Lot 5 bears N89°21'50"E 148.25 feet; thence along the South line of said Lot 5 S89°21'50"W 108.00 feet to a 5/8" iron rod; thence leaving said South line, N0°38'18"W 162.00 feet to a 5/8" iron rod; thence N89°21'50"E 108.00 feet to a 5/8" iron rod; thence S0°38'18"E 162.00 feet to the Point of Beginning, containing 2.10 acres more or less, TOGETHER WITH roadway easements of record.



CO. ROAD No. 111

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Eugene A. Bloom*  
OREGON  
MAY 19, 1950  
EUGENE A. BLOOM  
492

NARRATIVE filed per CS 58/217

**APPROVALS:**

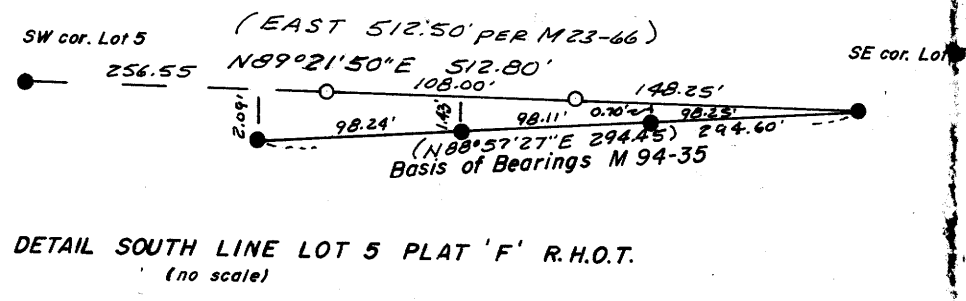
WINSTON PLANNING COMMISSION

<i>Lloyd R. Stutsman</i> Chairman	<u>6-6-84</u> Date
<i>David R. Waffle</i> City Administrator	<u>6-5-84</u> Date
<i>Francis L. Ingram</i> Douglas County Surveyor	<u>6-14-84</u> Date

STATE OF OREGON )  
COUNTY OF DOUGLAS )  
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:  
**1984 JUN 14 PM 1:07**  
DORIS L. WADSWORTH  
DOUGLAS COUNTY CLERK  
BY: *Margaret Seal*  
FEE: 6.00  
DOUGLAS COUNTY OFFICIAL RECORDS

**LEGEND**

- — Monument found as noted
- — Set 5/8" x 30" iron rod w/plastic cap—AA Surveying Service Inc.
- — — — — Fence



BS-89-118

M 96-77

NARRATIVE

Joanne Riley  
692 Carroll St.  
P.O. Box 396  
Winston, OR 97496

Survey located in SW 1/4 Sec. 22, T. 28 S., R. 6 W. W.M.

FILED *J*  
RECEIVED *JL*

JUN 14 1984

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

PURPOSE:

To divide her land into two parcels.

PROCEDURE:

I tied the monuments as shown on the annexed map. The North line of the MLP has an overlap by conflicting surveys. The property to the North was surveyed by Donald Bentz, LS #839, in November 1970 and the map filed in the Douglas County Surveyors office under M40-70. It appears that this survey did not take into consideration that the North line of Lot 5 is at the centerline of the road as shown on the original plat. The mis-placing of this line (per M40-70), has created an overlap of surveys.

The SW and the SE corners of Lot 5 were found and the distance between them checks relatively well. However, the monuments of the North line of the survey filed in the Douglas County Surveyors office, under M94-35 are not on the South line of Lot 5 by the amount shown on the annexed map. I used the found lot corners to determine the SW corner of this MLP.

Equipment used: Sokkisha TM20C and TopCon EDM DM-C2.

Prepared by:

AA Surveying Service, Inc.  
P.O. Box 130  
Roseburg, OR 97470

Eugene A. Bloom, LS #492

June, 1984

