

8-96W

A MINOR LAND PARTITION lying in Lot 9, Plat 'F', ROSEBURG HOME ORCHARD TRACTS, in the Southwest 1/4 of Section 22, Township 28 South, Range 6 West, Willamette Meridian

PARTITIONER & OWNER:
Arthur C. & Opal Bissonette
P.O. Box 17
Winston, Oregon 97496

SURVEYOR:
Romanso E. Ware, L.S.
2771 N.W. Garden Valley Blvd.
Roseburg, Oregon 97470

WATER SERVICE: Winsto-n-Dillard Water District

SEWER SERVICE: City of Winston

FILED *BS* 84-2297
RECEIVED *BS*

FEB 24 1984

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE. *BS*

**COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE**

DESCRIPTIONS:

PARCEL 1:

A parcel of land being a portion of that property described in Instrument No. 68-10925 in the Deed Records of Douglas County, Oregon, all lying in Lot 9, 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 the north line of the above said property described in Instrument No. 68-10925 from which point the Northwest Corner of the above said Lot 9 bears S89°30'33"W 273.23 feet; thence along said north line N89°30'33"E 219.23 feet to a 5/8" iron rod in the west line of County Road No. 111; thence along said west line S0°41'50"E 142.12 feet to a 5/8" iron rod; thence leaving said west line N86°02'10"W 219.96 feet to a 5/8" iron rod; thence N0°41'36"W 125.04 feet to the point of beginning and containing 0.67 acres of land, more or less.

SUBJECT TO a water easement, being the northerly four feet of the above described parcel.

ALSO SUBJECT TO a sanitary sewer easement, being the easterly twenty feet of the above described parcel.

PARCEL 2:

A parcel of land being a portion of that property described in Instrument No. 68-10925 in the Deed Records of Douglas County, Oregon, all lying in Lot 9, 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 from which point the Northwest Corner of the above said Lot 9 bears N0°41'36"W 125.04 feet and S89°30'33"W 273.23 feet; thence S86°02'10"E 219.96 feet to a 5/8" iron rod in the west line of County Road No. 111; thence along said west line S0°41'50"E 156.98 feet to a 5/8" iron rod in the north line of Hall Street; thence along said north line S89°28'05"W 219.25 feet to a 5/8" iron rod; thence leaving said north line N0°41'36"W 174.22 feet to the point of beginning and containing 0.83 acres of land, more or less.

SUBJECT TO a sanitary sewer easement, being the easterly twenty feet of the above described parcel.

APPROVALS:

WINSTON PLANNING DEPARTMENT:

Gary Seif Vice-Chairman Date *2-16-84*

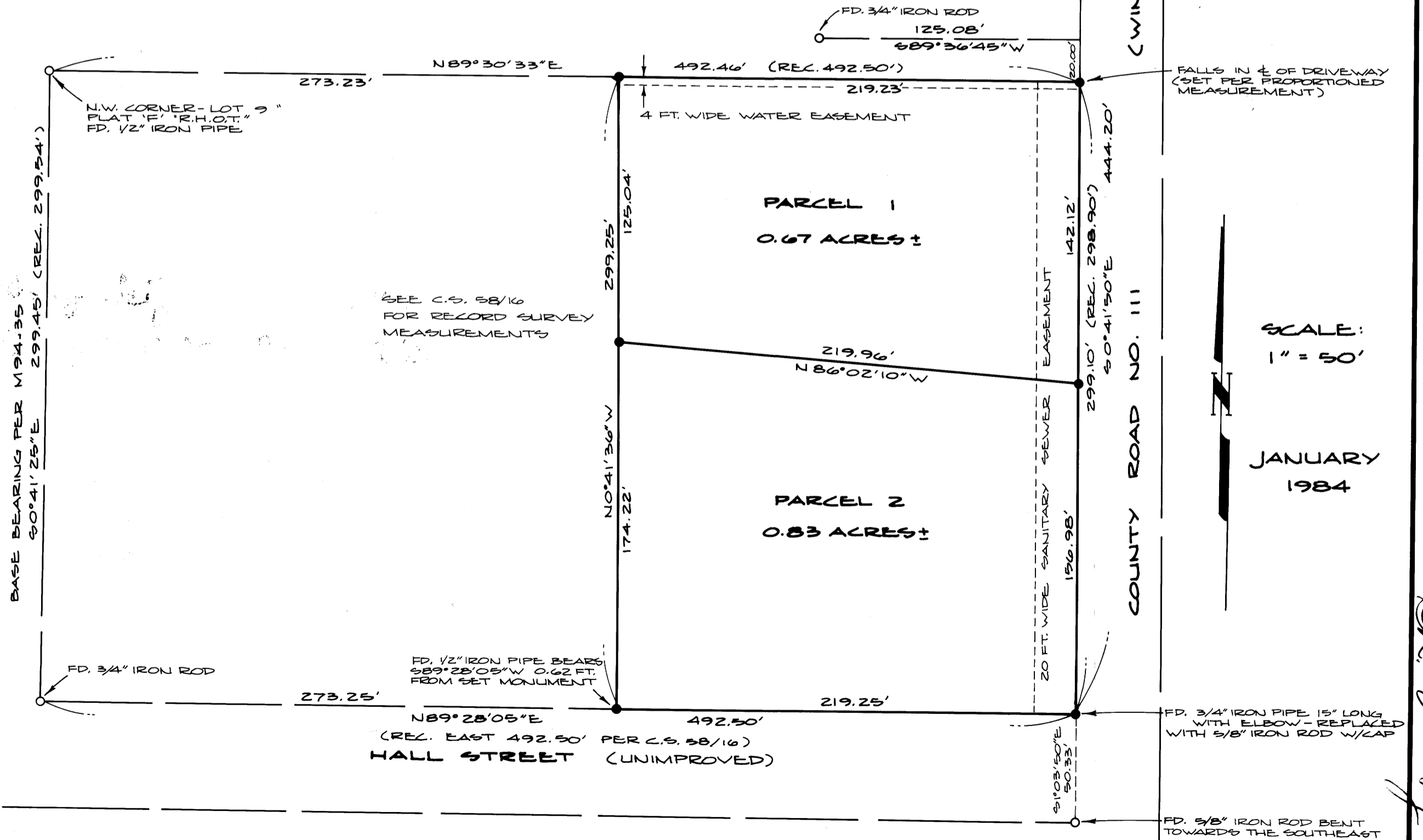
David R. Waffle Secretary Date *2-9-84*

Larry E. M... DEPUTY Date *2-24-84*
Douglas County Surveyor

NARRATIVE:

Survey to partition that property described in Instrument No. 68-10925 in the Deed Records of Douglas County, Oregon into the two parcels as shown. Reference surveys: M86-79, CS 58/16, M 94-35, and Plat 'F', ROSEBURG HOME ORCHARD TRACTS, (Volume 3 Page 4). Field Crew: R. Ware & M. Riggan. Equipment: Wild T-16 mounted with Nikkon ND 160 E.D.M. Computations: R. Ware. Drafting: D. Hopkins.

SEE M 86-79 FOR RECORDED SURVEY MEASUREMENTS



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:

FILED 24 19 07
DOUGLAS COUNTY CLERK

BY *Maryel Deal* DEPUTY
NO. _____ FEE *6.00*
DOUGLAS COUNTY OFFICIAL RECORDS

LEGEND:
O - FOUND MONUMENT AS NOTED
● - SET 5/8" x 30" IRON ROD WITH CAP MKD. "R.E. WARE - 1005"

REGISTERED PROFESSIONAL LAND SURVEYOR

Romanso E. Ware

OREGON NOV. 18, 1973 ROMANSO E. WARE 1005

FALLS IN 1/4 OF DRIVEWAY (SET PER PROPORTIONED MEASUREMENT)

SCALE: 1" = 50'

JANUARY 1984

FD. 3/4" IRON PIPE 15' LONG WITH ELBOW - REPLACED WITH 5/8" IRON ROD W/CAP

FD. 5/8" IRON ROD BENT TOWARDS THE SOUTHEAST

84-2297-19