

RECORDS SECTION'S FILE DATA
DO NOT REMOVE FROM OFFICE

MAP FILE M100-62

A MINOR LAND PARTITION in Lot 10 of Plat "F", ROSEBURG HOME ORCHARD TRACTS
in the S.W. 1/4 of Section 22, Township 28 South, Range 6 West, Willamette Meridian

FOR: Alvin & Virgil Kesterson
20029 Highway 138
Elkton, Oregon 97436

BY: Romanso E. Ware
2771 N.W. Garden Valley Rd.
Roseburg, Oregon 97470

DATE: April, 1986

SCALE: 1" = 40'

ZONING: Residential Medium-density.

FILED

MAY 2 1986 TF

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE. TF

DESCRIPTIONS:

PARCEL 1:

A parcel of land being a portion of that property described in Instrument No. 83-7400 as recorded in the Deed Records of Douglas County, Oregon, all lying in Lot 10 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 Lot 10 from which point the Northeast Corner of said Lot 10 bears N88°57'27"E 196.30 feet; thence S0°12'02"E 151.09 feet to a 5/8" iron rod; thence S88°58'09"W 73.79 feet to a 5/8" iron rod; thence S0°02'40"W 148.45 feet to a 5/8" iron rod in the northerly line of Hall Street; thence along said northerly line S88°58'09"W 25.00 feet to a 3/4" iron pipe at the southwest corner of the above said property described in Instrument No. 83-7400; thence along the west line of said property described in Instrument No. 83-7400 N0°02'40"E 299.53 feet to a 3/4" iron rod at the northwest corner thereof; thence along the above said north line of Lot 10 N88°57'27"E 98.15 feet to the point of beginning and containing 0.43 acres of land, more or less.

PARCEL 2:

A parcel of land being a portion of that property described in Instrument No. 83-7400 as recorded in the Deed Records of Douglas County, Oregon, all lying in Lot 10 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:

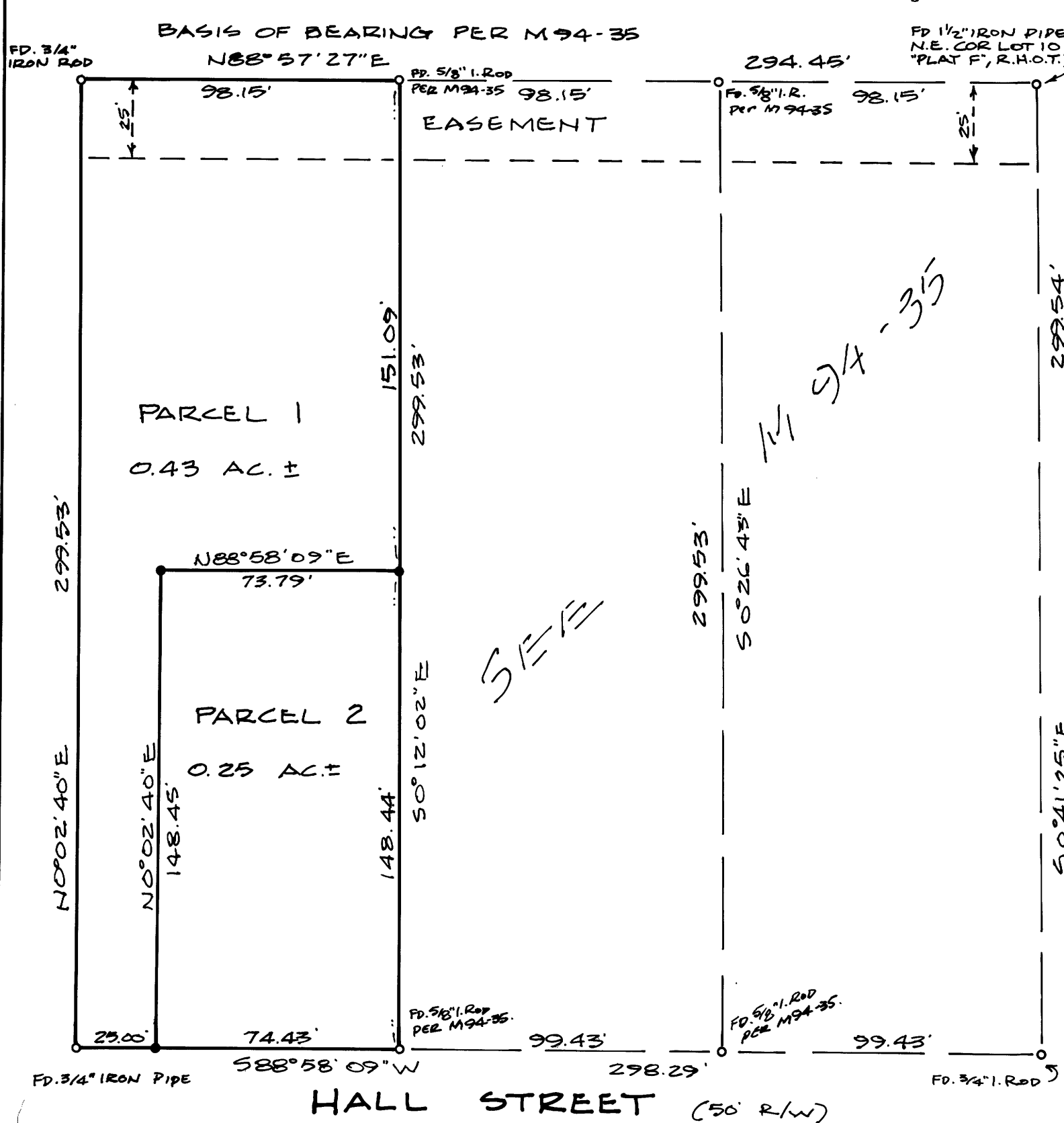
Beginning at a 5/8" iron rod in the east line of the above said property described in Instrument No. 83-7400 from which point the Northeast Corner of said Lot 10 bears N0°12'02"W 151.09 feet and N88°57'27"E 196.30 feet; thence along said east line S0°12'02"E 148.44 feet to a 5/8" iron rod in the north line of Hall Street; thence along said north line S88°58'09"W 74.43 feet to a 5/8" iron rod; thence N0°02'40"E 148.45 feet to a 5/8" iron rod; thence N88°58'09"E 73.79 feet to the point of beginning and containing 0.25 acres of land, more or less.

- o - FOUND MONUMENT AS NOTED
- o - SET 5/8" x 30" IRON ROD W/ CAP MKD. " R.E. WARE - L.S. 1005 "

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Romanso E. Ware

OREGON
NOV. 16, 1973
ROMANSO E. WARE
1005



NARRATIVE:

Survey to partition that property described in Instrument No. 83-7400 as recorded in the Deed Records of Douglas County, Oregon, into the two parcels as shown. All measurements shown are record per Survey M 94-35. Reference surveys: M66-21, M84-47, M94-35, and Plat "F" of ROSEBURG HOME ORCHARD TRACTS (Vol. 3, Page 4).
Field Crew: Romanso Ware and Mike Radcliffe.
Equipment: Wild T-16 Theodolite mounted with a Nikon ND160 E.D.M.

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
SEWER: City of Winston
WATER: Winston-Dillard Water
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.

1986 MAY 14 PM 3:10

APPROVALS:

WINSTON PLANNING COMMISSION: Maryel Seal DEPUTY
Lloyd R. Stubsman NO. 4-28-86
Chairman DOUGLAS COUNTY OFFICIAL RECORDS
David R. Wolff 4-28-86
Secretary Date

Francis L. Ingram 5-2-86
Douglas County Surveyor Date

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