

COUNTY SURVEYORS FILE DATA
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DEC 20 1985

A MINOR LAND PARTITION IN LOT 7 OF PLAT "F" - ROSEBURG HOME ORCHARD TRACTS
LOCATED IN THE S.W. 1/4 OF SECTION 22, T28S, R6W, W.M.

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE. CMO

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:
1985 DEC 20 PH 3:42

DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK

For: Vernon & Rae Neustel
Star Rte 1, Box 497
Winston, Oregon 97496
Phone: 679-8957

Water: Winston-Dillard Water District

Sewer: City of Winston

By: Romanso E. Ware
2771 N.W. Garden Valley Rd.
Roseburg, Oregon 97470
Phone: 672-0649

- — Fd. monument as noted
- — Set 5/8" x 30" iron rod
w/ cap mkd. "R.E. Ware - L.S. 1005"

Date: December, 1985

Scale: 1" = 100'

BY Mary [Signature]
DEPUTY
NO. _____ FEE _____

DESCRIPTIONS:

DOUGLAS COUNTY OFFICIAL RECORDS

PARCEL 1:

85-15880

A parcel of land lying in Section 22, T28S, R6W, W.M. and being a portion of Lot 7 of PLAT "F" - ROSEBURG HOME ORCHARD TRACTS as recorded in Vol. 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 easterly line of the above said Lot 7 from which point the Southeast Corner of said Lot 7 bears S11° 49'06"E 331.87 feet; thence S89°52'03"W 369.00 feet to a 5/8" iron rod in the east line of County Road No. 111; thence along said east line as follows: N0°11'22"W 245.11 feet, along the arc of a 218.73 foot radius curve to the right (the long chord of which bears N36°33'38"E 261.74 feet) 280.59 feet, N73°18'38"E 26.48 feet, and along the arc of a 2844.79 foot radius curve to the right (the long chord of which bears N74°55'08"E 159.68 feet) 159.70 feet to the above said easterly line; thence along said easterly line S3°54'E 504.82 feet to the point of beginning and containing 3.60 acres of land, more or less.

PARCEL 2:

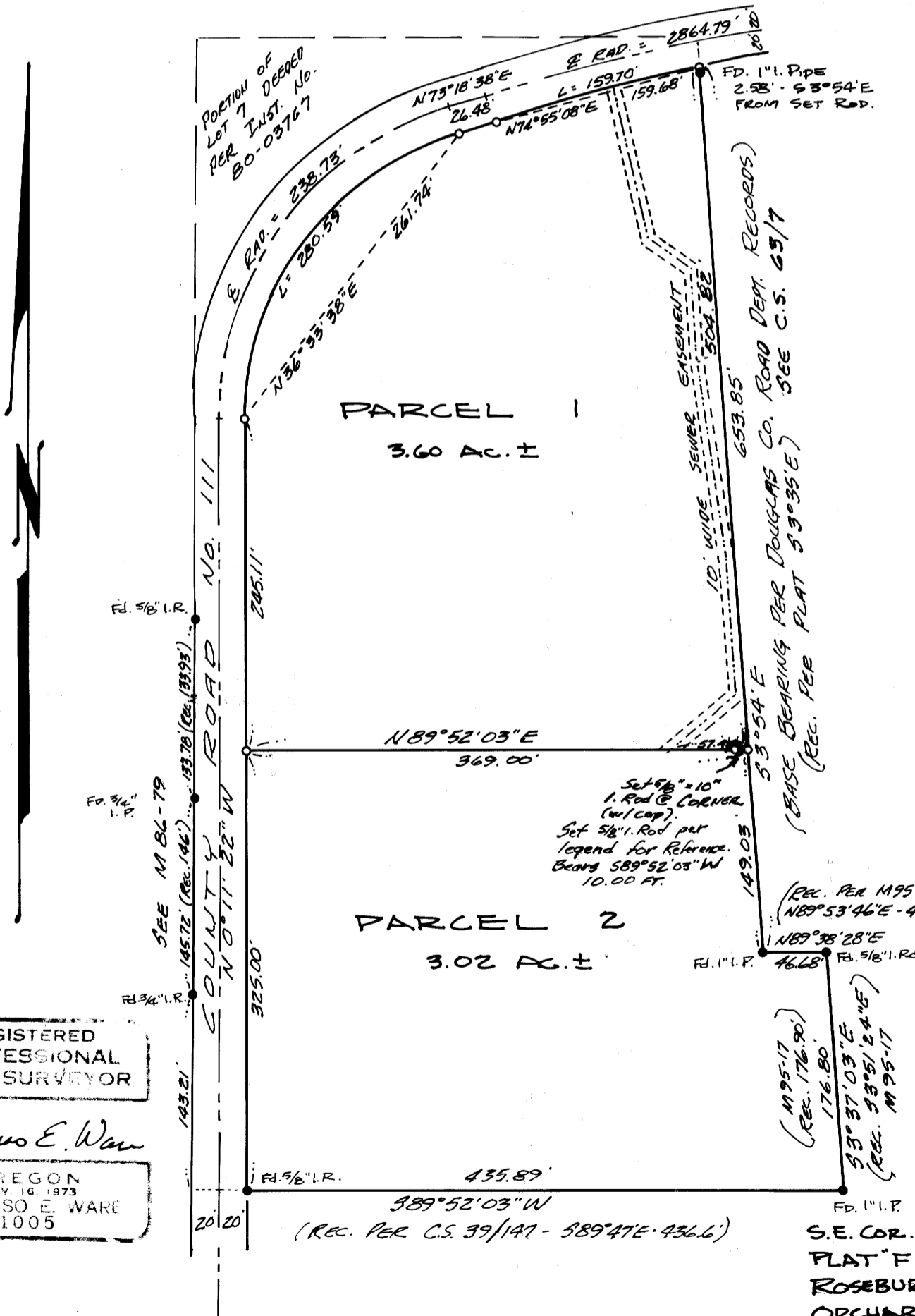
A parcel of land lying in Section 22, T28S, R6W, W.M. and being a portion of Lot 7 of PLAT "F" - ROSEBURG HOME ORCHARD TRACTS as recorded in Vol. 3, Page 4 in the Plat Records of Douglas County, Oregon, said parcel being more particularly described as follows: Beginning at a 1" iron pipe at the Southeast Corner of the above said Lot 7; thence along the south line of said Lot 7 S89°52'03"W 435.89 feet to a 5/8" iron rod in the east line of County Road No. 111; thence along said east line N0°11'22"W 325.00 feet to a 5/8" iron rod; thence leaving said east line N89°52'03"E 369.00 feet to a 5/8" iron rod in the easterly line of said Lot 7; thence along said easterly line S3°54'E 149.03 feet to a 1" iron pipe, N89°38'28"E 46.68 feet to a 5/8" iron rod, and S3°37'03"E 176.80 feet to the point of beginning and containing 3.02 acres of land, more or less.

SEWER EASEMENT:

An easement lying in Lot 7 of PLAT "F" - ROSEBURG HOME ORCHARD TRACTS as recorded in Volume 3, Page 4 in the Plat Records of Douglas County, Oregon, all lying in Section 22, T28S, R6W, W.M., said easement being 10 feet in width, 5 feet each side of a centerline more particularly described as follows: Beginning at a point on the south line of the above described Parcel 1 from which point the Southeast Corner of the above said Lot 7 bears S21°07'14"E 348.09 feet; thence along said centerline as follows: N49°26'E 45.25 feet, N3°54'W 98.0 feet; N8°59'W 148.50 feet, N3°54'W 70.0 feet, N54°34'W 37.5 feet, and N13°41'W 115.0 feet, more or less, to the southerly line of County Road No. 111 and there terminating.

NARRATIVE:

Survey for the purpose of creating a Minor Land Partition of that property described in Volume 346, Page 990 as recorded in the Deed Records of Douglas County, Oregon. The Base Bearing and the R/W of County Road No. 111 was established from Douglas County Road Dept. records. Field crew: Romey Ware & Mike Radcliffe. Equipment: Wild T-16 mounted w/ a Nikon ND 160 EDM. Office: Romey Ware.



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Romanso E. Ware
OREGON
NOV. 16 1973
ROMANSO E. WARE
1005

Gary Seif 12-18-85
Chairman - Winston Planning Commission Date

Daniel P. Waffle 12-18-85
City of Winston - Administrator Date

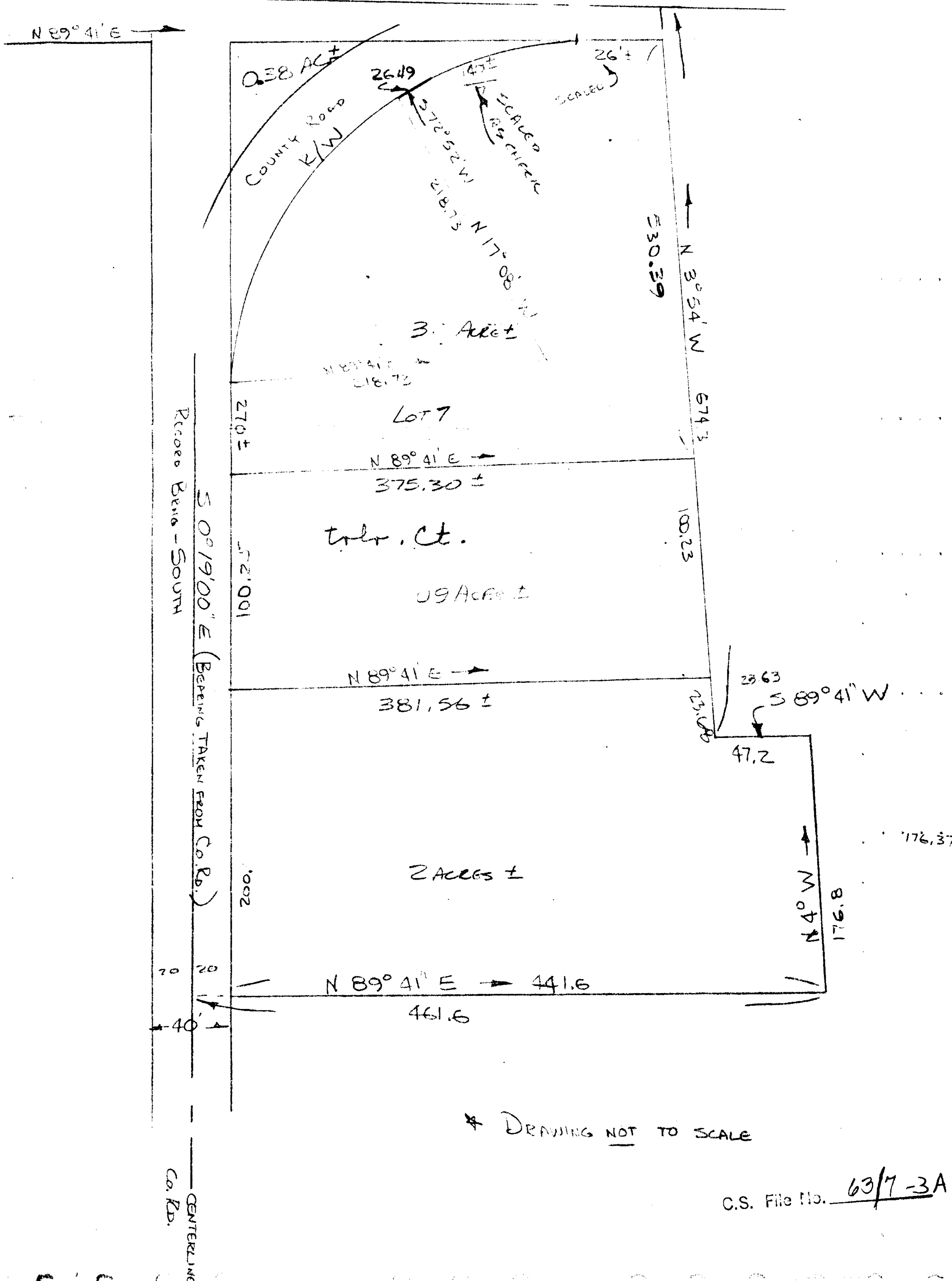
Janet Sundeen 12-20-85
Deputy
Douglas County Surveyor Date

MEASUREMENTS BASED ON COUNTY ROAD BEARINGS ± 40' R/W - 20' TAKEN FROM EACH LOT

ACRES ± REMAINING NOT INCLUDING CO. RD. R/W

D.C. RD. DEPT. RECORDS

SEE M100-9



SEE M100-9

$\Delta = 10^\circ - 30'$
 $R = 2864.79'$
 $T = 263.24'$
 $L = 525.00'$

P.T. 50+67.26
S 73°-11' W
P.C. 50+93.75

24° C.L.
 $\Delta = 73^\circ - 30'$
 $R = 238.73'$
 $T = 178.27'$
 $L = 306.25'$

(7)

P.T. 54+00.00

Ulah Agnes Rhoden

Richard A & Mary E Ed.

C.S. File No. 63/7-3b

Ulah R. Winston

Ulah R. Winston

