

# MINOR LAND PARTITION

IN LOT 1 OF PLAT "F", ROSEBURG HOME ORCHARD TRACTS  
IN THE N.W. 1/4, SECTION 22, T.28S., R.6W., W.M.  
CITY OF WINSTON, OREGON FEBRUARY, 1987

FILED

APR 9 1987 TF

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.  
TF

PARTITIONER: Walter Daugherty  
780 S.E. Johnson Road  
Winston, Oregon 97496

LEGAL OWNER: Same as Partitioner

PREPARED BY: AA Surveying Service, Inc.  
P.O. Box 130  
Roseburg, Oregon 97470

WATER: Winston-Dillard Water District

SEWER: City of Winston

ZONING: RLA

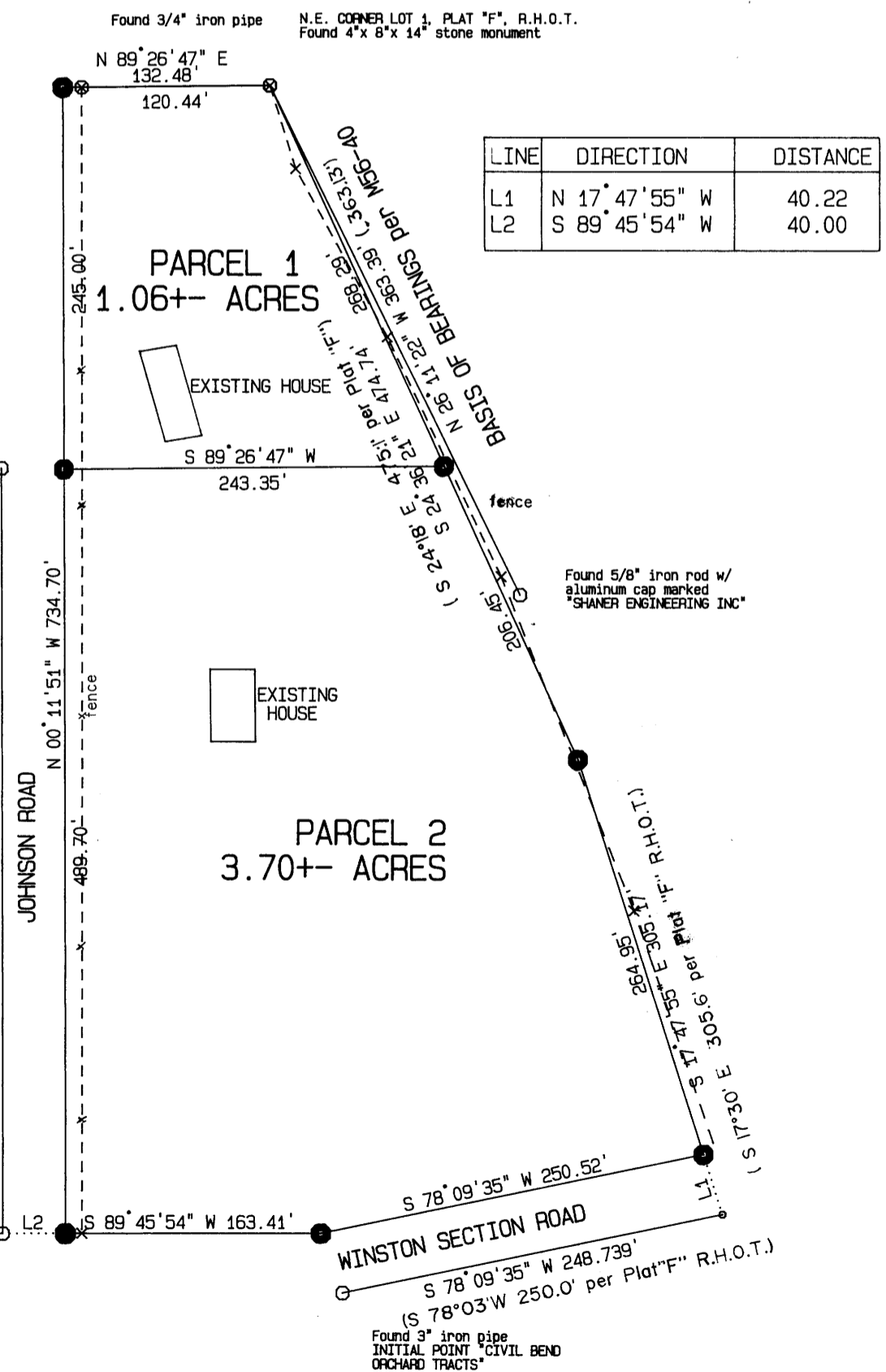
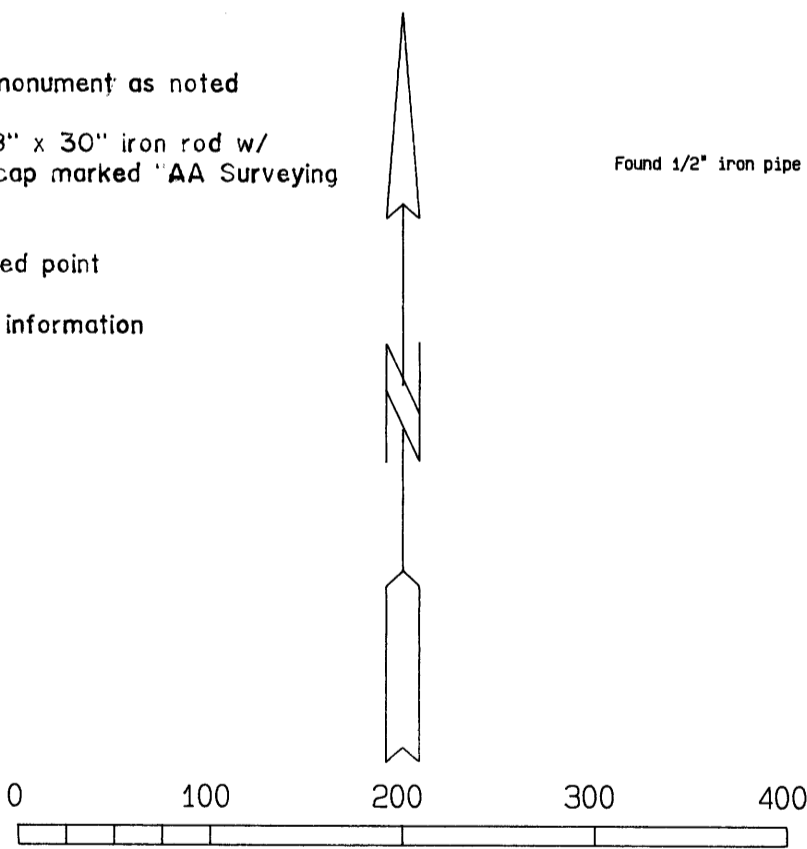
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Herman A. Pieske*

OREGON  
JULY 14, 1973  
HERMAN A. PIESKE  
1651

### LEGEND

- Found monument as noted
- Set 5/8" x 30" iron rod w/ plastic cap marked "AA Surveying Inc."
- \* Calculated point
- ( ) Record information



(N 89°54'51"E 542.75' per M56-40)  
S 89°45'54" W 542.54'

Found 5/8" iron rod

TOKAY STREET

Found 5/8" iron rod

(S 0°06'W 490.47' per cs 40/147)  
S 00°11'51" E 490.36'

JOHNSON ROAD

N 00°11'51" W 734.70'

Found 1/2" iron pipe

N 89°26'47" E  
132.48'

120.44'

Found 3/4" iron pipe N.E. CORNER LOT 1, PLAT "F", R.H.O.T.  
Found 4"x 8"x 14" stone monument

PARCEL 1  
1.06+- ACRES

EXISTING HOUSE

S 89°26'47" W  
243.35'

EXISTING HOUSE

PARCEL 2  
3.70+- ACRES

WINSTON SECTION ROAD

S 78°09'35" W 250.52'

S 78°09'35" W 248.739'

Found 3" iron pipe  
INITIAL POINT "CIVIL BEND"  
ORCHARD TRACTS

Pl. 10-19-34

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## NARRATIVE

### PURPOSE

To partition that portion of Lot 1, Plat "F", Roseburg Home Orchard Tracts as described in Book 962, Page 572 of Deed Records of Douglas County into two parcels as shown on the annexed plat.

### PROCEDURE

I used the found monuments as shown on the annexed plat to establish the north Right-of-Way line of Tokay St. I used the 4"x8"x14" stone monument as the northeast corner of Lot 1, Plat "F" and the 3/4" iron pipe set per CS 40-147, Douglas County Surveyor's Records to establish the north line of Lot 1, Plat "F". To establish the west line of the property described in Book 962, Page 572, I used the monuments per CS 40/147. By survey and review of deed records, I determined these monuments to be on the west Right-of-Way line of Johnson Road and the Right-of-Way width to be 40 feet. I used these monuments and by bearing-bearing intersection, I established the northwest and southwest corners of the property.

To establish the east line of Lot 1, Plat "F", I used the northeast corner of Lot 1 as previously described. I then assumed that the initial point of Civil Bend Orchard Tracts was intended to be the northeast corner of Lot 7, Plat "F". I proportioned between these two corners using the "Irregular" or "Broken Boundary Method" of proportioning to establish the south Right-of-Way line of Winston Section Road, the southeast corner of Lot 1, Plat "F", and the angle point in the east line of Lot 1. I found the angle point in the west line of Lot 3, Civil Bend Orchard Tracts set per M56-40. In review of the two plats, I determined that the west line of the aforementioned Lot 3 was not common with the east line of Lot 1, Plat "F", and that the two plats create a hiatus. I, therefore did not use these monuments to control the east line of Lot 1, Plat "F". I established the north Right-of-Way line of Winston Section Road by parallel lines with the south Right-of-Way line using a 40 feet Right-of-Way width per Plat "F". I used a bearing-bearing intersection, intersecting the north line of Winston Section Road with the north line of Tokay St. to establish the angle point in the south line of Lot 1, Plat "F".

### EQUIPMENT

I used a Topcon GTS-2 Total Station to perform this survey.

### APPROVALS

Lloyd R. Stutzman 3/20/87  
Planning Commission Chairman Date

Ronald L. Schopfield 3/20/87  
Planning Commission Secretary Date

Larry E. M... DEPUTY 4-2-87  
County Surveyor Date

## DESCRIPTIONS

### PARCEL 1

Beginning at the northeast corner of Lot 1, Plat "F", Roseburg Home Orchard Tracts; thence along the easterly line of said Lot 1, Plat "F", S24°36'21"E, 268.29 feet to a 5/8" iron rod; thence leaving said easterly line S89°26'47"W, 243.35 feet to a 5/8" iron rod on the easterly Right-of-Way line of Johnson Road; thence along the said easterly Right-of-Way line N0°11'51"W 245.00 feet to a 5/8" iron rod on the north line of said Lot 1; thence leaving said Right-of-Way along the north line of Lot 1 N89°26'47"E, 132.48 feet to the Point of Beginning. Situated in Lot 1 of Plat "F", Roseburg Home Orchards Tracts, in the NW 1/4 Section 22, T.28S. R.6W. W.M., City of Winston, Douglas County, Oregon, containing 1.06 acres, more or less.

### PARCEL 2

Beginning at a 5/8" iron rod on the easterly line of Lot 1, Plat "F", Roseburg Home Orchards Tracts from which the northeast corner of said Lot 1 bears N24°36'21"W, 268.29 feet; thence along said easterly line S24°36'21"E 206.45 feet to a 5/8" iron rod; thence continuing along said easterly line S17°47'55"E 264.95 feet to a 5/8" iron rod on the northerly Right-of-Way line of Winston Section Road; thence leaving said easterly line along the said northerly Right-of-Way line S78°09'35"W 250.52 feet to a 5/8" iron rod; thence leaving the northerly Right-of-Way line of Winston Section Road along the northerly Right-of-Way line of Tokay St., S89°45'54"W 163.41 feet to a 5/8" iron rod on the easterly Right-of-Way line of Johnson Road; thence leaving the north Right-of-Way line of Tokay St. along the east Right-of-Way line of Johnson Road N0°11'51"W 489.70 feet to a 5/8" iron rod; thence leaving said east Right-of-Way line of Johnson Road N89°26'47"E 243.35 feet to the Point of Beginning. Situated in Lot 1, Plat "F", Roseburg Home Orchard Tracts, in the NW 1/4, Section 22, T.28S. R.6W. W.M., City of Winston, Douglas County, Oregon, containing 3.70 acres, more or less.

STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS.  
I, GAY FIELDS, COUNTY CLERK AND RECORDER  
OF CONVEYANCES, DO HEREBY CERTIFY THAT  
THIS INSTRUMENT WAS RECORDED

1987 APR 21 PM 12:45

GAY FIELDS  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Dee L. Weddell  
DEPUTY

87-5489 FEE 10.00

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Herman A. Pieske

OREGON  
JULY 14, 1978  
HERMAN A. PIESKE  
1651

3/21/87  
3B