

Pk 10-09 85

MAJOR LAND PARTITION
LOT THREE, WINCHESTER HOME SITES
S.E. 1/4, SEC. 25, T.26 S., R., 6 W.W.M.

SEPTEMBER, 1988 1" = 50'

PARTITIONER AND LEGAL OWNER:
WILLIAM & EVELYN GRIFFIN
P. O. BOX 777
WINCHESTER, ORE.

SURVEYOR.
BRUCE ROGERS
200 N. E. PATTERSON ST.
ROSEBURG, ORE.

WATER: CITY OF ROSEBURG
SEWER: ROSEBURG URBAN SAN. AUTHORITY
ZONE: R-2

Note: Parcel is subject to Instrument
Nos. 88-11683 and 88-11249.

PARCEL ONE

Beginning at a 5/8" iron rod set in the easterly line of LOT 3, Winchester Home Sites, from which rod the northeast corner of said Lot 3 bears N. 3 12' W. 80.00 feet; thence, along said easterly line, S. 3 12' E. 70.06 feet to a 5/8" iron rod; thence, along the south line of said Lot 3, S. 88 54' 18" W. 388.06 feet to a 5/8" iron rod set in the easterly line of N. E. Stephens St.; thence, along said easterly line; N. 7 43' 13" W. 150.68 feet to a 5/8" iron rod; thence, along the north line of said Lot three, N 88 51' 51" E. 222.93 feet to a 5/8" iron rod; thence S. 16 18' 17" W. 83.80 feet to a 5/8" iron rod; thence N. 88 51' 51" E. 205.00 feet to the point of beginning.

The above described parcel is located in Lot 3, Winchester Home Sites, Section 25, T. 26 S., R. 6 W.W.M. and contains 1.00 acres, more or less.
Subject to the driveway and sewer easement described below.

FILED

OCT 5 1988

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

PARCEL TWO

Beginning at a 5/8" iron rod set at the northeast corner of Lot 3, Winchester Home Sites; thence, along the easterly line of said Lot 3, S. 3 12' E. 80.00 feet to a 5/8" iron rod; thence S 88 51' 51" W. 205.00 feet to a 5/8" iron rod; thence N. 16 18' 17" E. 83.80 feet to a 5/8" iron rod set in the north line of said Lot 3; thence, along said north line, N. 88 51' 51" E. 177.00 feet to the point of beginning.

The above described parcel is located in Lot 3, Winchester Home Sites, Section 25, T. 26 S., R. 6 W.W.M. and contains 0.35 acres, more or less.
Together with the driveway and sewer easement described below.

DRIVEWAY AND SEWER EASEMENT

Beginning at a 5/8" iron rod which bears S. 88 51' 51" W. 177.00 feet and S. 16 18' 17" W. 83.80 feet from the northeast corner of Lot 3, Winchester Home Sites; thence S. 81 21' W. 144.08 feet to a point; thence S. 56 43' W. 47.97 feet to a point on the easterly line of N.E. Stephens St.; thence, along said easterly line, N. 7 43' 13" W. 45.00 feet to a point; thence N. 81 21' E. 198.59 feet to a point; thence S. 16 18' 17" W. 27.57 feet to the point of beginning.

NARRATIVE

I tied the found monuments shown on the map to a traverse and set the lot corners by proportionate measure. I ignored the westerly corners of M84-25 and M75-47. They were set in error as explained in my narrative in M.L.P. M93-24. All work done with transit & chain.

APPROVALS

Keith L. Cubic
Planning

9/29/88

Francis L. Ingram
Co. Surveyor

9-30-88

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

1988 OCT -5 PM 4: 33

DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Carol Engel
DEPUTY
FEE PP

REGISTERED
OREGON
LAND SURVEYOR

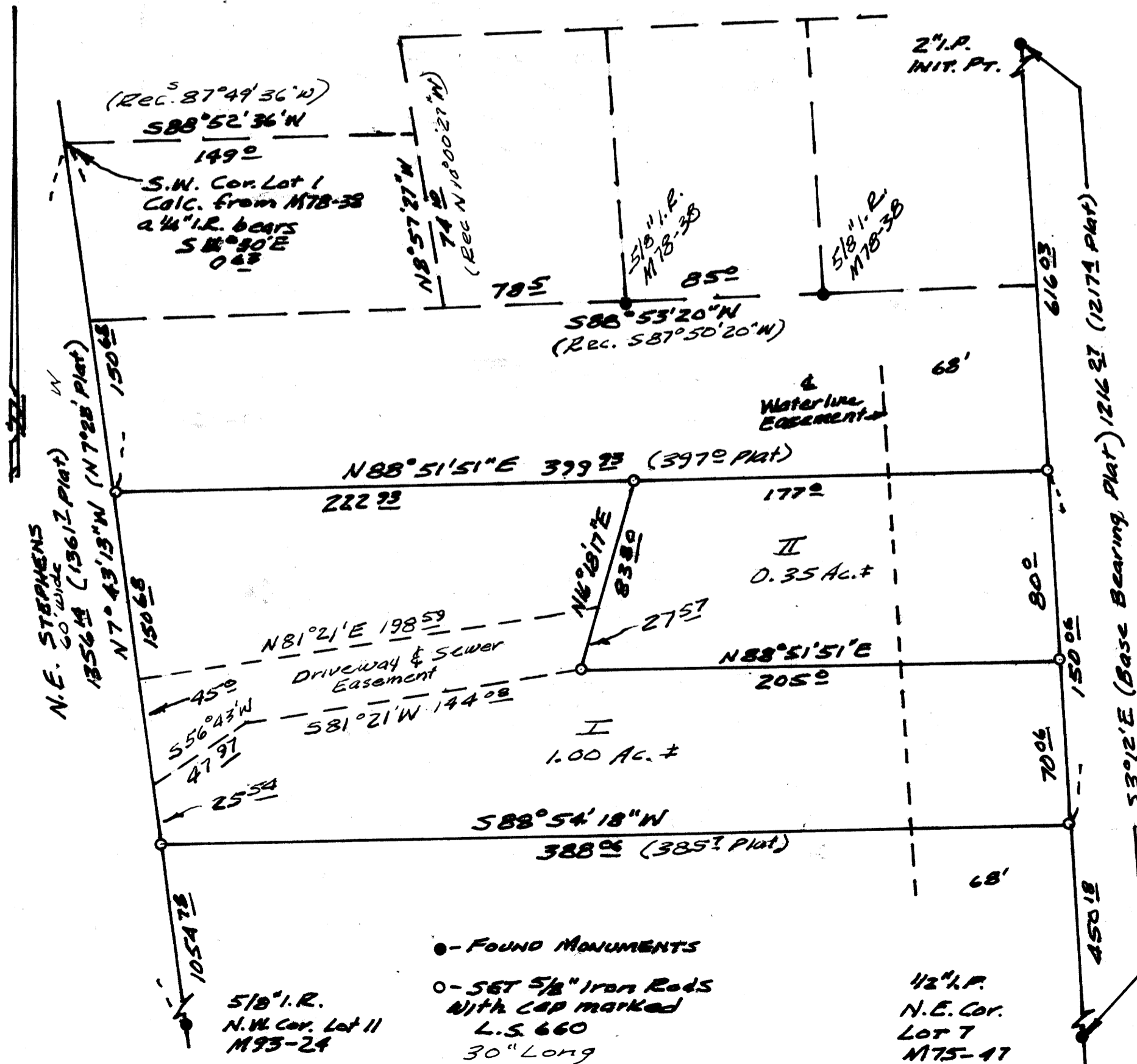
88-14865

Bruce R. Rogers

JULY 10, 1954
BRUCE R. ROGERS
660

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MAP FILE M.1126 - 71



MAP FILE M.1126 - 71