

MINOR LAND PARTITION
OF A PORTION OF LOT 7, BLOCK 3,
SUKSDORF COOS JUNCTION HILL TRACTS
IN THE SE 1/4 SEC. 21, T28, R6W, W.M.,
DOUGLAS COUNTY,
OREGON.

FILED
MAR 22, 1990
DOUGLAS COUNTY, OREGON

PARTITIONER

KENNETH & JOANNE DEBELL
P.O. BOX 2335
ROSEBURG, OREGON
97470

SURVEY BY

DONALD A. BENTZ
P.O. BOX 901
WINCHESTER, OREGON
97495

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

WATER AND SEWER CITY OF WINSTON

NARRATIVE

FOUND ALL MONUMENTS SHOWN PER M 81-39
EXCEPT THE NORTHEAST CORNER OF PARCEL
#1, SET THAT POINT PER REC. OF M 81-39, THE
10 FOOT STRIP WAS SET PER DEED.

PARCEL ONE

BEGINNING AT A 5/8" IRON ROD WITH CAP ON
THE WESTERLY RIGHT-OF-WAY OF SHIGLEY
STREET, SAID POINT BEARS NORTH 0° 22' EAST
185.00 FEET FROM THE SOUTHEAST CORNER OF
LOT 7, BLOCK 3, SUKSDORF COOS JUNCTION HILL
TRACTS, LYING IN SECTION 21, TOWNSHIP 28
SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN,
DOUGLAS COUNTY, OREGON; THENCE SOUTH 0°
22' WEST 92.50 FEET ALONG AFOREMENTIONED
WESTERLY RIGHT-OF-WAY TO A 5/8" IRON ROD
WITH CAP; THENCE LEAVING SAID RIGHT-OF-WAY
NORTH 89° 20' 48" WEST 60.77 FEET TO A 5/8"
IRON ROD WITH CAP; THENCE NORTH 0° 21' 48"
EAST 92.50 FEET TO A 5/8" IRON ROD; THENCE
SOUTH 89° 20' 48" EAST 60.78 FEET TO THE
POINT OF BEGINNING AND CONTAINING .13 ACRES
MORE OR LESS.

SUBJECT TO: A 5.00 FOOT EASEMENT OVER THE
NORTHERLY 5.00 FEET OF THE ABOVE DESCRIBED
PARCEL

PARCEL TWO

BEGINNING AT A 1" IRON PIPE AT THE SOUTHEAST
CORNER OF LOT 7, BLOCK 3, SUKSDORF COOS
JUNCTION HILL TRACTS, LYING IN SECTION 21,
TOWNSHIP 28 RANGE 6 WEST, WILLAMETTE
MERIDIAN, DOUGLAS COUNTY, OREGON, SAID
POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-
WAY OF CAROLL STREET; THENCE NORTH 89° 20'
48" WEST 60.77 FEET ALONG SAID NORTHERLY
RIGHT-OF-WAY TO A 5/8" IRON ROD; THENCE
LEAVING SAID NORTHERLY RIGHT-OF-WAY NORTH
0° 21' 48" EAST 92.50 FEET TO A 5/8" IRON
ROD; THENCE SOUTH 89° 20' 48" EAST 60.77
FEET TO A 5/8" IRON ROD WITH CAP ON THE
WESTERLY RIGHT-OF-WAY OF SHIGLEY STREET,
THENCE SOUTH 0° 22' WEST 92.50 FEET ALONG
SAID WESTERLY RIGHT-OF-WAY TO THE POINT OF
BEGINNING AND CONTAINING .13 ACRES, MORE OR
LESS.

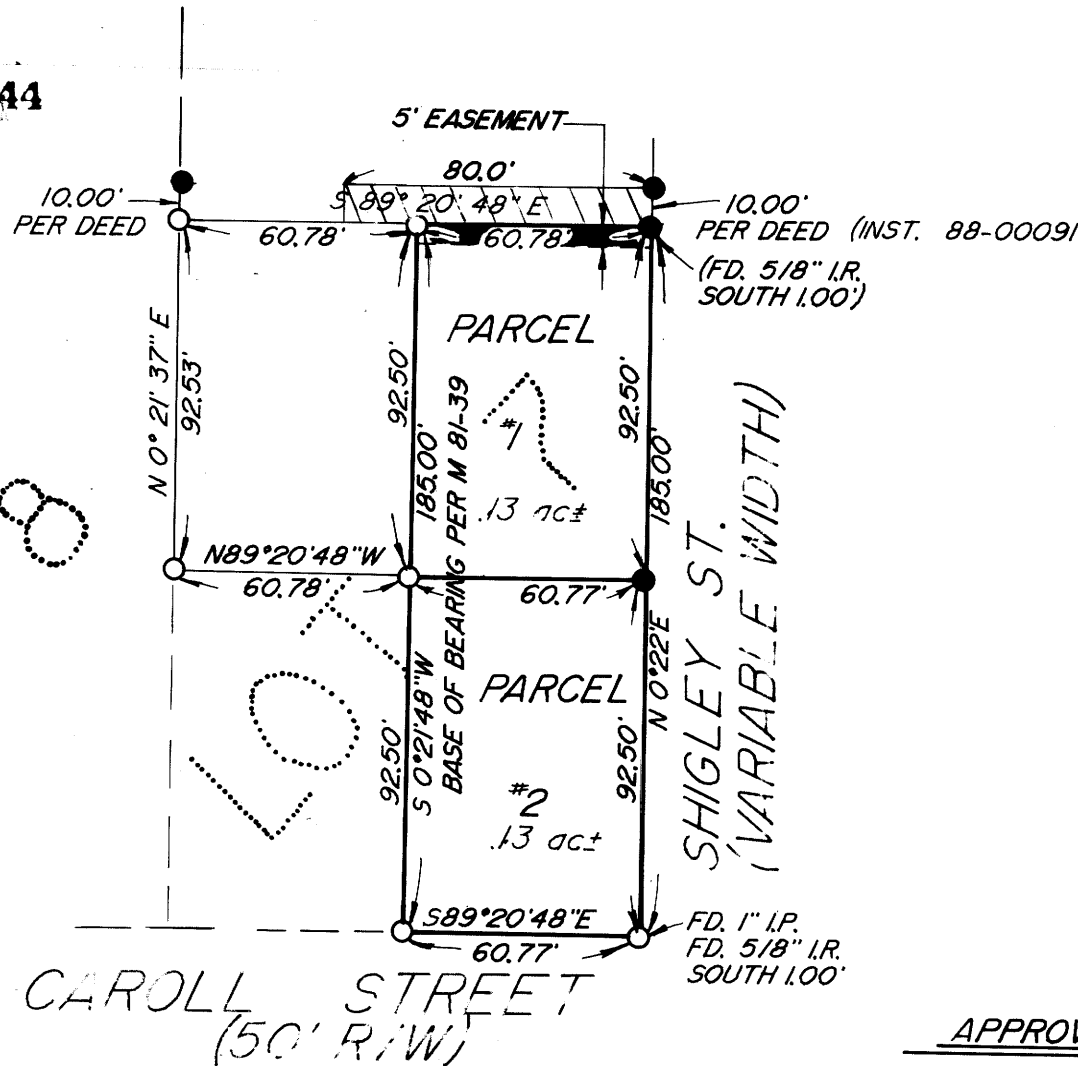
1990 MAR 22 AM 11:27
GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY *Carol Engle*
DEPUTY
JAN. 1989

SCALE 1" = 50'

90-03644

LEGEND

- FOUND 5/8" IRON ROD
W/CAP UNLESS NOTED
OTHERWISE
- SET 5/8" x 30" IRON ROD
W/CAP MARKED "BENTZ
SURV. INC."



APPROVALS

Chris Bergman
PLANNING COMMISSION CHAIRMAN

4/28/89
DATE

Ronald Schofield
CITY ADMINISTRATOR

4/28/89
DATE

Donal A. Bentz
DOUGLAS COUNTY SURVEYOR DEPUTY

3-22-90
DATE

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Donald A. Bentz
DONALD A. BENTZ
839

1990 - 0014

1990 - 0014