

# LAND PARTITION

for MICHAEL and CHERYL SNOOK  
NE 1/4 OF SEC 21 & NW 1/4 OF SEC 22, T.28S., R.06W., W.M.  
DOUGLAS COUNTY, OREGON  
DECEMBER 2003

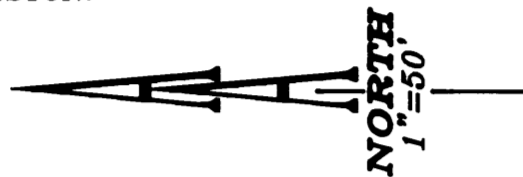
Jack Baird  
415 Brosi Orchard Rd  
Winston, OR 97496

Sammy Hunter  
P.O. Box 2072  
Winston, OR 97496

Legal Owner/ Michael & Cheryl Snook  
Partitioner: 1757 Sharon Drive  
Concord, Calif. 94519

Water: Winston-Dillard Water  
Sewer: City of Winston  
Zoning: Residential Low Density (R-L-A)  
Comp. Plan: 4.5 Dwellings per Acre  
Number of Parcels: 3

FUTURE PARTITIONING OF THE SUBJECT PROPERTY IS RESTRICTED DUE TO ABNORMAL CONFIGURATION OF THE SUBJECT PROPERTY, THE TOPOGRAPHY OF THE SUBJECT PROPERTY, AND THE LACK OF STREET FRONTAGE ON BROSI ORCHARDS ROAD UNLESS A STREET IS CONSTRUCTED TO FULL CITY STANDARDS AND DEDICATED TO THE CITY OF WINSTON.



**LEGEND:**

- Set 5/8" x 30" Iron Rod with Yellow Plastic Cap marked "AA SURVEYING INC."
- Found monument as noted
- △ Calculated Point

**RECORD INFORMATION:**

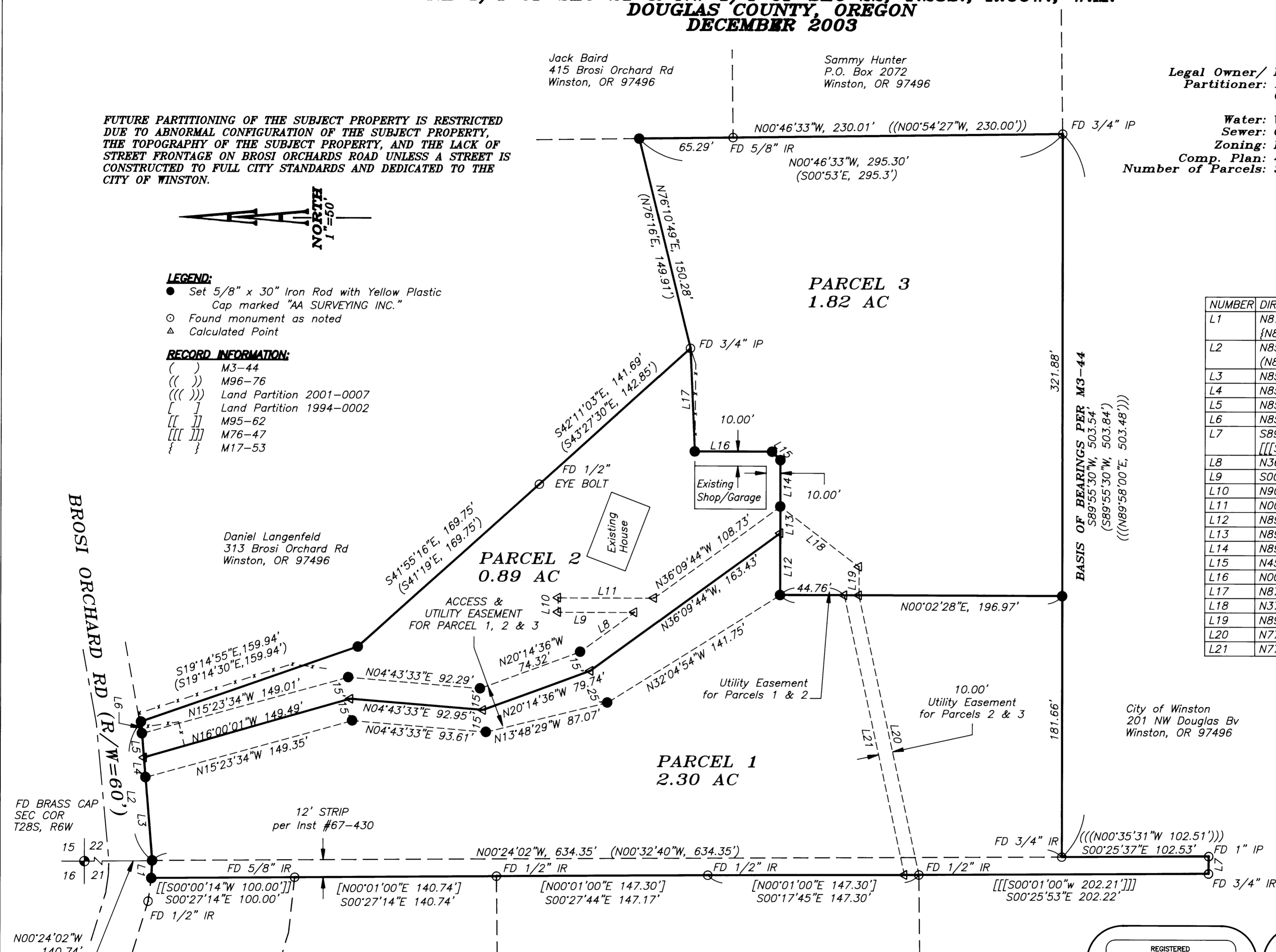
- ( ) M3-44
- (( )) M96-76
- (( ( ))) Land Partition 2001-0007
- [ ] Land Partition 1994-0002
- [ [ ] ] M95-62
- [ [ [ ] ] ] M76-47
- { } M17-53

**PARCEL 3**  
1.82 AC

**PARCEL 2**  
0.89 AC

**PARCEL 1**  
2.30 AC

NUMBER	DIRECTION	DISTANCE
L1	N87°00'01"W {N81°53'W}	12.27' {12.12'}
L2	N85°16'38"E (N85°09'E)	97.09' (97.09')
L3	N85°16'38"E	58.44'
L4	N85°16'38"E	13.65'
L5	N85°16'38"E	16.88'
L6	N85°16'38"E	8.12'
L7	S89°32'40"E [[[S89°30'E]]]	12.08' [[[12.10']]]
L8	N36°09'44"W	46.64'
L9	S00°00'00"W	53.15'
L10	N90°00'00"W	10.00'
L11	N00°00'00"E	66.83'
L12	N89°57'32"W	43.18'
L13	N89°57'32"W	18.59'
L14	N89°57'32"W	32.37'
L15	N45°02'28"E	8.28'
L16	N00°02'28"E	53.90'
L17	N87°30'02"E	71.84'
L18	N37°15'26"E	69.06'
L19	N89°57'32"W	20.00'
L20	N77°41'58"E	199.17'
L21	N77°41'58"E	199.23'



City of Winston  
201 NW Douglas Bv  
Winston, OR 97496

James B. Orsinger  
P.O. Box 2287  
Winston, OR 97496

Thomas F. Adair  
P.O. Box 97  
Winston, OR 97496

Harry & Wanda Ruchaber  
1406 NW Grove Ln  
Roseburg, OR 97470

Dale Holliday  
P.O. Box 1658  
Winston, OR 97496

SHEET 1 OF 2

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
JULY 14, 1978  
HERMAN A. PIESKE  
1651  
EXP. DATE: 12-31-04

**AA**  
**SURVEYING & ENGINEERING, INC.**  
ENGINEERING • SURVEYING • PLANNING

3076 NE DIAMOND LAKE BLVD.  
ROSEBURG, OREGON 97470  
TEL (541)672-2096  
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