

# MINOR LAND PARTITION IN D.L.C. NO. 49, SEC. 19, T.28S. R.6W.W.M. JANUARY 1973 SCALE: 1"=100'

PARTITIONER AND LEGAL OWNER:

THEODORE T. AND KAREN K. ANDERSON  
P. O. BOX 282  
WINSTON, OREGON 97496  
679-5815

COUNTY SURVEYORS FILE DAY  
DO NOT REMOVE FROM OFFICE

JAMES L. AND PATRICIA M. RICHEY, JR.  
STAR ROUTE, BOX 197  
WINSTON, OREGON 97496  
679-5565

OWNERS STATEMENT:

WE, THEODORE T. AND KAREN K. ANDERSON AND JAMES L. AND PATRICIA M. RICHEY, JR. HAVE CAUSED THE SURVEY TO BE MADE OF THE ABOVE DESCRIBED PARCELS AND AS SHOWN ON THE ANNEXED PLAT AS OUR FREE AND VOLUNTARY ACT.

*Theodore T. Anderson*  
THEODORE T. ANDERSON

*Karen K. Anderson*  
KAREN K. ANDERSON

*James L. Richey, Jr.*  
JAMES L. RICHEY, JR.

*Patricia M. Richey*  
PATRICIA M. RICHEY, JR.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Glenn S. Baughman*  
OREGON  
JULY 14, 1961  
GLENN S. BAUGHMAN  
536

NUMBER OF LOTS:

1

WATER:

WINSTON-DILLARD

SEWAGE:

SUB-SURFACE

MAP PREPARED BY:

BAUGHMAN SURVEYING SERVICE  
P. O. BOX 222  
ROSEBURG, OREGON 97470  
672-5971

APPROVALS:

*Richard Reynolds*  
PLANNING COMMISSION

12 February 1973  
DATE

*Francis L. Ingram*  
COUNTY SURVEYOR

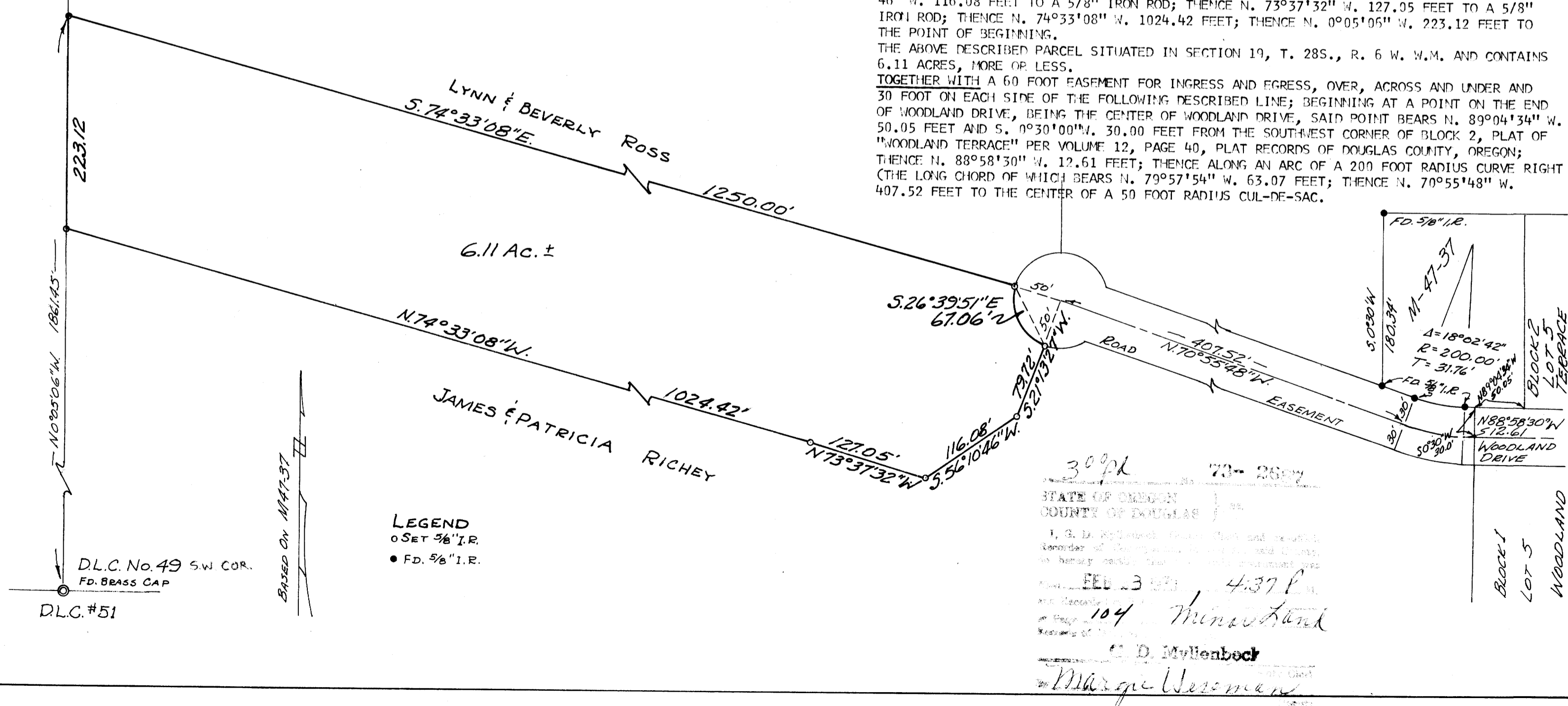
23 Feb 73  
DATE

DESCRIPTION:

BEGINNING AT A POINT N. 0°05'06" W. 1861.45 FEET FROM THE SOUTHWEST CORNER OF D.L.C. #49, T. 28S., R. 6 W. W.M.; THENCE ALONG THE SOUTH BOUNDARY OF THE LYNN ROSS PROPERTY S. 74°33'08" E. 1250.00 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE (THE LONG CHORD OF WHICH BEARS S. 26°39'51" E. ) 73.50 FEET TO A 5/8" IRON ROD; THENCE S. 21° 13'27" W. 79.72 FEET TO A 5/8" IRON ROD; THENCE S. 56° 10' 46" W. 116.08 FEET TO A 5/8" IRON ROD; THENCE N. 73°37'32" W. 127.05 FEET TO A 5/8" IRON ROD; THENCE N. 74°33'08" W. 1024.42 FEET; THENCE N. 0°05'06" W. 223.12 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL SITUATED IN SECTION 19, T. 28S., R. 6 W. W.M. AND CONTAINS 6.11 ACRES, MORE OR LESS.

TOGETHER WITH A 60 FOOT EASEMENT FOR INGRESS AND EGRESS, OVER, ACROSS AND UNDER AND 30 FOOT ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE; BEGINNING AT A POINT ON THE END OF WOODLAND DRIVE, BEING THE CENTER OF WOODLAND DRIVE, SAID POINT BEARS N. 89°04'34" W. 50.05 FEET AND S. 0°30'00" W. 30.00 FEET FROM THE SOUTHWEST CORNER OF BLOCK 2, PLAT OF "WOODLAND TERRACE" PER VOLUME 12, PAGE 40, PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE N. 88°58'30" W. 12.61 FEET; THENCE ALONG AN ARC OF A 200 FOOT RADIUS CURVE RIGHT (THE LONG CHORD OF WHICH BEARS N. 79°57'54" W. 63.07 FEET; THENCE N. 70°55'48" W. 407.52 FEET TO THE CENTER OF A 50 FOOT RADIUS CUL-DE-SAC.



MAP FILE M.47-69

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