

Vol. 2 pg 162

# MINOR LAND PARTITION CITY OF WINSTON, OREGON

IN LOTS 6 & 7 BLOCK 1, SUKSDORF  
COOS JUNCTION HILL TRACTS  
SECTION 21, T.28S. R.6W.W.M.

OCTOBER 1975 SCALE: 1"=30'

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

76-02031

STATE OF OREGON  
COUNTY OF DOUGLAS  
I, Darle E. Wadsworth, County Clerk and ex-officio  
Recorder of said County, do hereby certify that this instrument was  
filed \_\_\_\_\_ 2:11 P.M.  
and the \_\_\_\_\_  
at \_\_\_\_\_ 162 \_\_\_\_\_  
Record \_\_\_\_\_ Minor land

**PARTITIONER:** Ted Anderson  
P.O. Box 282,  
Winston, Oregon 97496  
672-6761

FILED my  
RECEIVED my

FEB 17 1976

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

**LEGAL OWNER:** Elsie G. May and  
Raymond Raffaini  
311 First Street  
Hearldsburg, California 95448  
707-433-5258

**NUMBER OF LOTS:** 3  
**WATER SUPPLY:** City of Winston  
**SEWAGE:** City of Winston

**MAP PREPARED BY:** Baughman Surveying Service  
P.O. Box 222,  
Roseburg, Oregon 97470  
672-5971

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Lynn S. Baughman*  
OREGON  
JULY 14 1961  
LENN S. BAUGHMAN  
E 3 F

**DESCRIPTIONS:** PARCEL #1  
Beginning at a 1/2" iron pipe at the Southwest corner of Lot 7, Block 1, Suksdorf Coos Junction Hill Tracts as recorded in Volume 8, page 4, Plat Records of Douglas County, Oregon; thence N 0°28' E along the East R/W line of Grape Avenue 95.00 feet to a 1/2" iron rod; thence S 89°42'06" E 64.90 feet to a 1/2" iron rod; thence S 0°28' W 95.00 feet to a 1/2" iron rod on the South line of said Lot 7; thence N 89°42'06" W along said South line to the Point of Beginning, situated in Lot 7, Block 1 of said Suksdorf Coos Junction Hill Tracts, containing 0.14 acres, more or less.

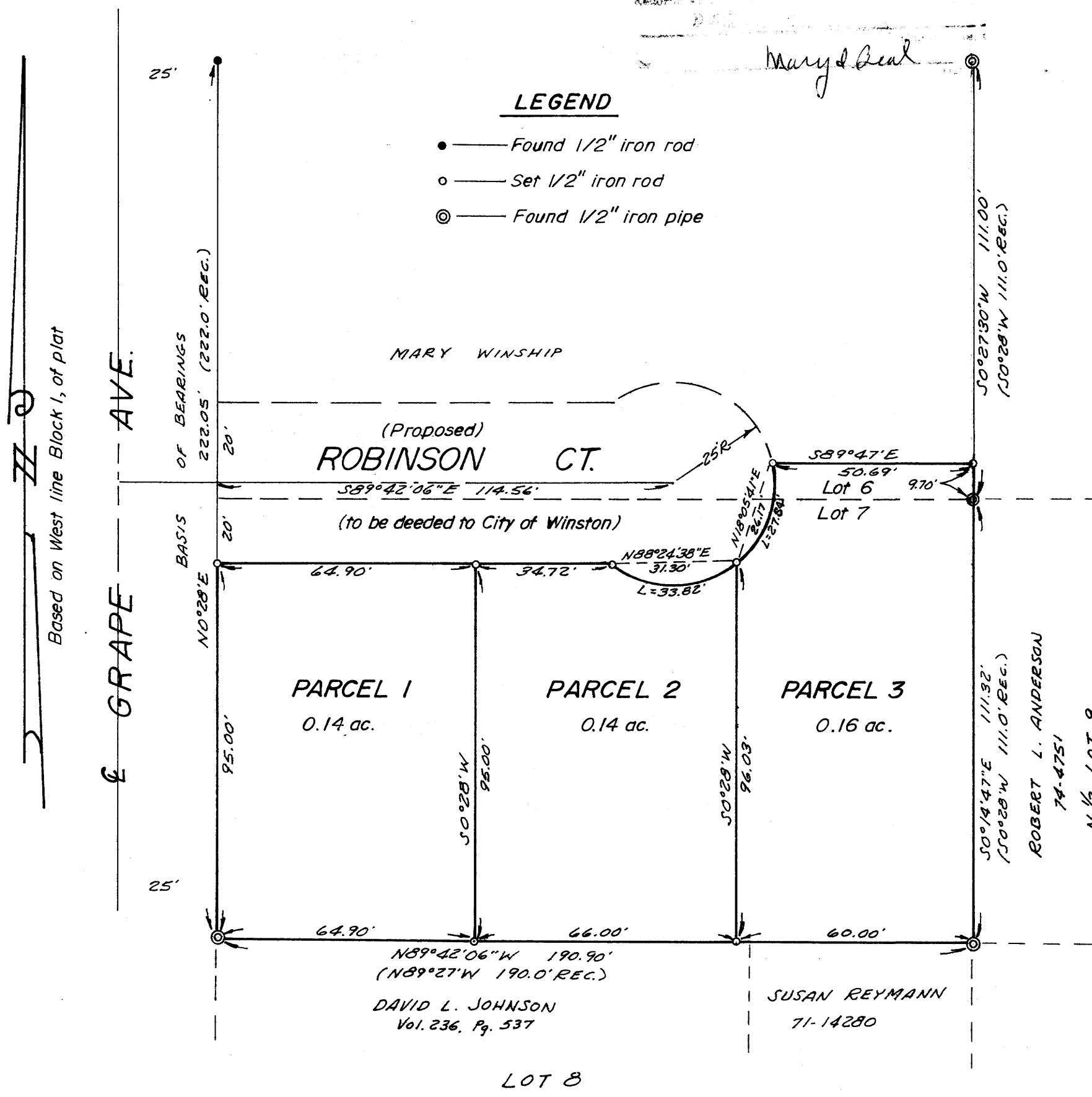
PARCEL #2  
Beginning at a 1/2" iron rod on the South line of Lot 7, Block 1, Suksdorf Coos Junction Hill Tracts as recorded in Volume 8, page 4, Plat Records of Douglas County, Oregon, from which the Southwest corner of said Lot 7 bears N 89°42'06" W 130.90 feet; thence N 89°42'06" W along said South line 66.00 feet to a 1/2" iron rod; thence S 89°42'06" E 34.72 feet to a 1/2" iron rod; thence along an arc of a 25 foot radius cul-de-sac (the long chord of which bears N 88°24'38" E) 33.82 feet to a 1/2" iron rod; thence S 0°28' W 96.03 feet to the Point of Beginning, situated in Lot 7, Block 1, of said Suksdorf Coos Junction Hill Tracts, containing 0.14 acres, more or less.

PARCEL #3  
Beginning at a 1/2" iron pipe at the Southeast corner of Lot 7, Block 1, Suksdorf Coos Junction Hill Tracts as recorded in Volume 8, page 4, Plat Records of Douglas County, Oregon; thence N 89°42'06" W along the South line of said Lot 7 60.00 feet to a 1/2" iron rod; thence N 0°28' E 96.03 feet to a 1/2" iron rod; thence along an arc of a 25 foot radius cul-de-sac (the long chord of which bears N 18°05'41" E) 27.54 feet to a 1/2" iron rod; thence S 89°47' E 50.69 feet to a 1/2" iron rod on the East line of Lot 6, Block 1 of said plat; thence S 0°27'30" W along said East line 9.70 feet to a 1/2" iron pipe; thence S 0°14'47" E along the East line of said Lot 7 111.32 feet to the Point of Beginning, situated in Lots 6 and 7, Block 1 of said Suksdorf Coos Junction Hill Tracts, containing 0.16 acres, more or less.

**APPROVALS:**  
WINSTON PLANNING COMMISSION  
*Lynn M. Wilson* Chairman 2-10-76 Date  
*Jack A. Eason* City Administrator 10 Feb. 76 Date

### LEGEND

- — Found 1/2" iron rod
- — Set 1/2" iron rod
- ⊙ — Found 1/2" iron pipe



159-27

MAP FILE 159-27