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MAR 9 1976

COUNTY SURVEYOR

Minor Land Partition in City of Winston, Oregon, in the NE 1/4 NW 1/4 Sec. 21, T. 28 S., R. 6 W., W.M.

STATE OF OREGON
COUNTY OF CLATSOP

I, Doris L. Wadsworth, County Clerk and ex-officio Recorder for said County, do hereby certify that the foregoing instrument was filed and recorded in Volume 2 at Page 163 of Douglas County, Oregon Records of Douglas County, Oregon.

MAR 5 1976 3:31 P.M.

MARY L. WADSWORTH
County Clerk

Lot 1 Description

Beginning at a 3/4" iron pipe on the east boundary of the Dunham Subdivision, a Subdivision in the NW 1/4 of Section 21, T28S, R6W, W.M., in the City of Winston, Oregon, from which the initial point of said Dunham Subdivision bears N0°08'E, a distance of 449.43 feet; Thence from point of beginning S0°08'W along east boundary of said Dunham Subdivision a distance of 94.30 feet to a 5/8" iron rod; thence leaving said east boundary of Dunham Subdivision and bearing S89°42'E a distance of 218.50 feet to a 5/8" iron rod; thence N0°08'E a distance of 68.36 feet to a 5/8" iron rod; thence S89°27'E a distance of 218.50 feet to a 5/8" iron rod on the west right of way boundary of Civil Bend Avenue; thence N0°08'E along the west boundary of Civil Bend Avenue a distance of 25.00 feet to a 5/8" iron rod; thence leaving the west boundary of Civil Bend Avenue and bearing N89°27'W a distance of 437.00 feet to the point of beginning, and containing 0.60 acres, more or less, all being situated in the NE 1/4 NW 1/4 of Section 21, T28S, R6W, W.M., City of Winston, Oregon.

Above described Lot 1 is subject to a non-exclusive easement for access to following described Lot 2, said access easement beginning at the northeast corner of said Lot 1; thence N89°27'W a distance of 218.50 feet; thence S0°08'W a distance of 25.00 feet to the northwest corner of said Lot 2; thence S89°27'E along north boundary of said Lot 2 a distance of 218.50 feet to the Northeast corner of said Lot 2 and a point on the west boundary of Civil Bend Avenue; thence N0°08'E, a distance of 25.00 feet along the west boundary of Civil Bend Avenue to the point of beginning.

Lot 2 Description

Beginning at a 5/8" iron rod at an angle corner of above described Lot 1, from which the Initial Point of said Dunham Subdivision bears N89°42'W a distance of 218.50 feet and N0°08'E a distance of 543.73 feet; Thence from point of beginning N0°08'E along the boundary of said Lot 1 a distance of 68.36 feet to a 5/8" iron rod; thence S89°27'E continuing along the boundary of said Lot 1 a distance of 218.50 feet to a 5/8" iron rod on the west boundary of Civil Bend Avenue; thence leaving boundary of Lot 1 and bearing S0°08'W along the west boundary of Civil Bend Avenue a distance of 67.41 feet to a 5/8" iron rod; thence leaving the west boundary of Civil Bend Avenue and bearing N89°42'W a distance of 218.50 feet to the point of beginning, containing 0.34 acres, more or less, and all being situated in the NE 1/4 NW 1/4 of Section 21, T28S, R6W, W.M., City of Winston, Oregon.

Together with a non-exclusive easement for access to a above described Lot 2, said access easement beginning at the Northeast Corner of above described Lot 1; thence N89°27'W a distance of 218.50 feet; thence S0°08'W a distance of 25.00 feet to the northwest corner of said Lot 2; thence S89°27'E along north boundary of said Lot 2 a distance of 218.50 feet to the Northeast corner of said Lot 2 and a point on the west boundary of Civil Bend Avenue; thence N0°08'W a distance of 25.00 feet along the west boundary of Civil Bend Avenue to the point of beginning.

Approvals:

Winston Planning Commission
 Chairman: *[Signature]* Date: 4 MARCH 1976
 City Administrator: *[Signature]* Date: 4 MARCH 1976

LEGEND

- Corner found (3/4" iron pipe, unless noted)
- Corner set (5/8" iron rod with aluminum cap, unless noted)
- Corner computed (not set)

Basis of Bearings:
Dunham Subd. and Boyer Survey, CS File No. 51/326



Scale: 1" = 50'

J. J. & Wilda Lee Mincher
Inst. No. 66-3941

Harry L. Anderson
Inst. No. 75-2578



March 1, 1976

Partitioner & Legal Owner:

Earl S. & Marian J. Epps
Route 2, Box 160
Myrtle Creek, Oregon 97457
679-5846

Number of Lots:

2

Water Supply:

City of Winston

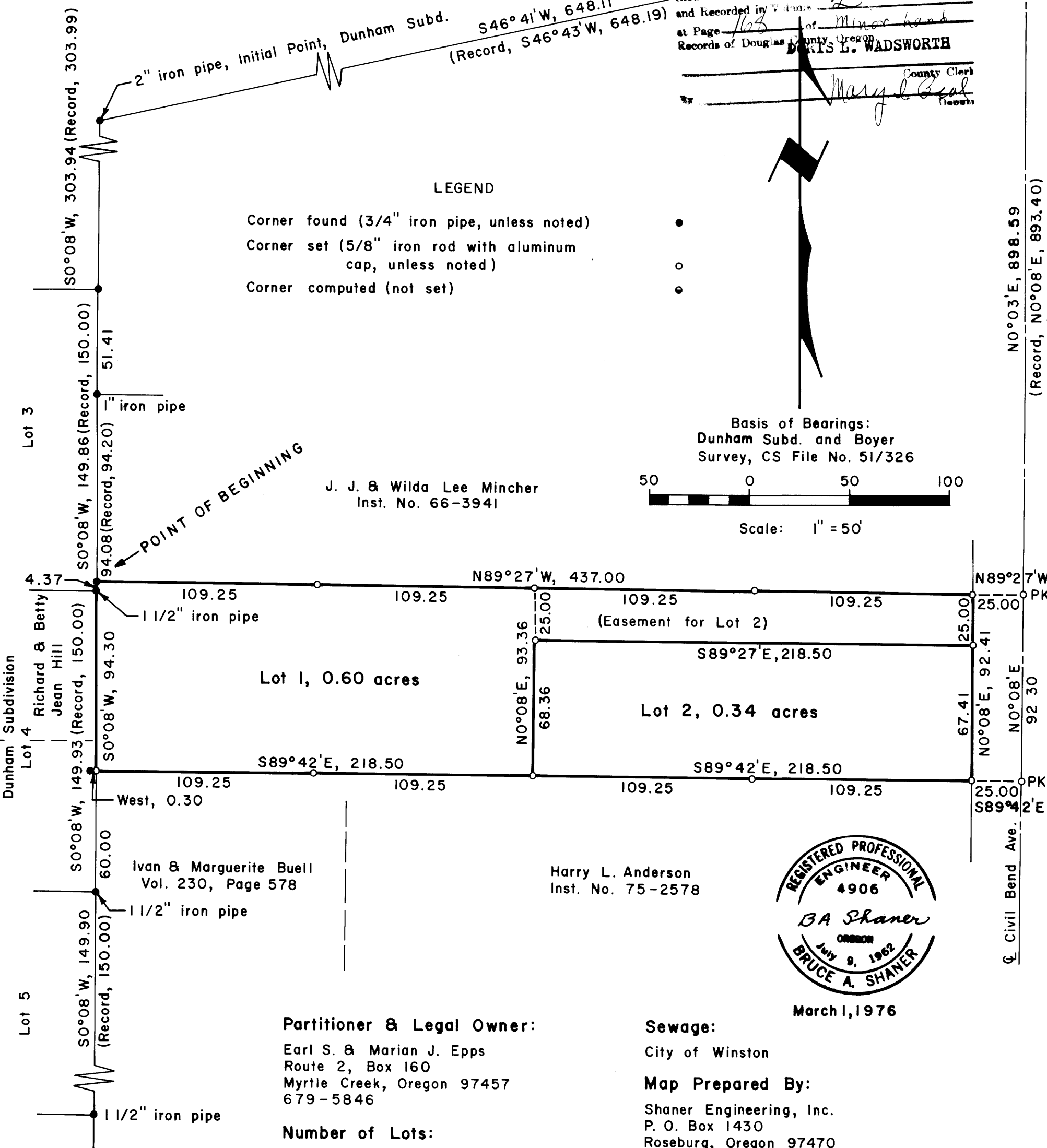
Sewage:

City of Winston

Map Prepared By:

Shaner Engineering, Inc.
P. O. Box 1430
Roseburg, Oregon 97470
672-4074

**COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE**



MAP FILE M52-46

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