COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MINOR LAND PARTITION

S.E 1/4 SECTION 21 T.28S. R.6W. W.M.

UMPQUA RESEARCH COMPANY
Engineering & Surveying
P.O. BOX 791 · 626 N.E. DIVISION ST. MYRTLE CREEK, OREGON 97457

DATE	SCALE	DRAWN BY	JOB NUMBER
APRIL-1976	1" = 100'		

76-05884

JAMES ANDERSON: PARTITIONER & LEGAL OWNER
NUMBER OF LOTS: 2
WATER SUPPLY & SEWAGE DISPOSAL:
CITY OF WINSTON

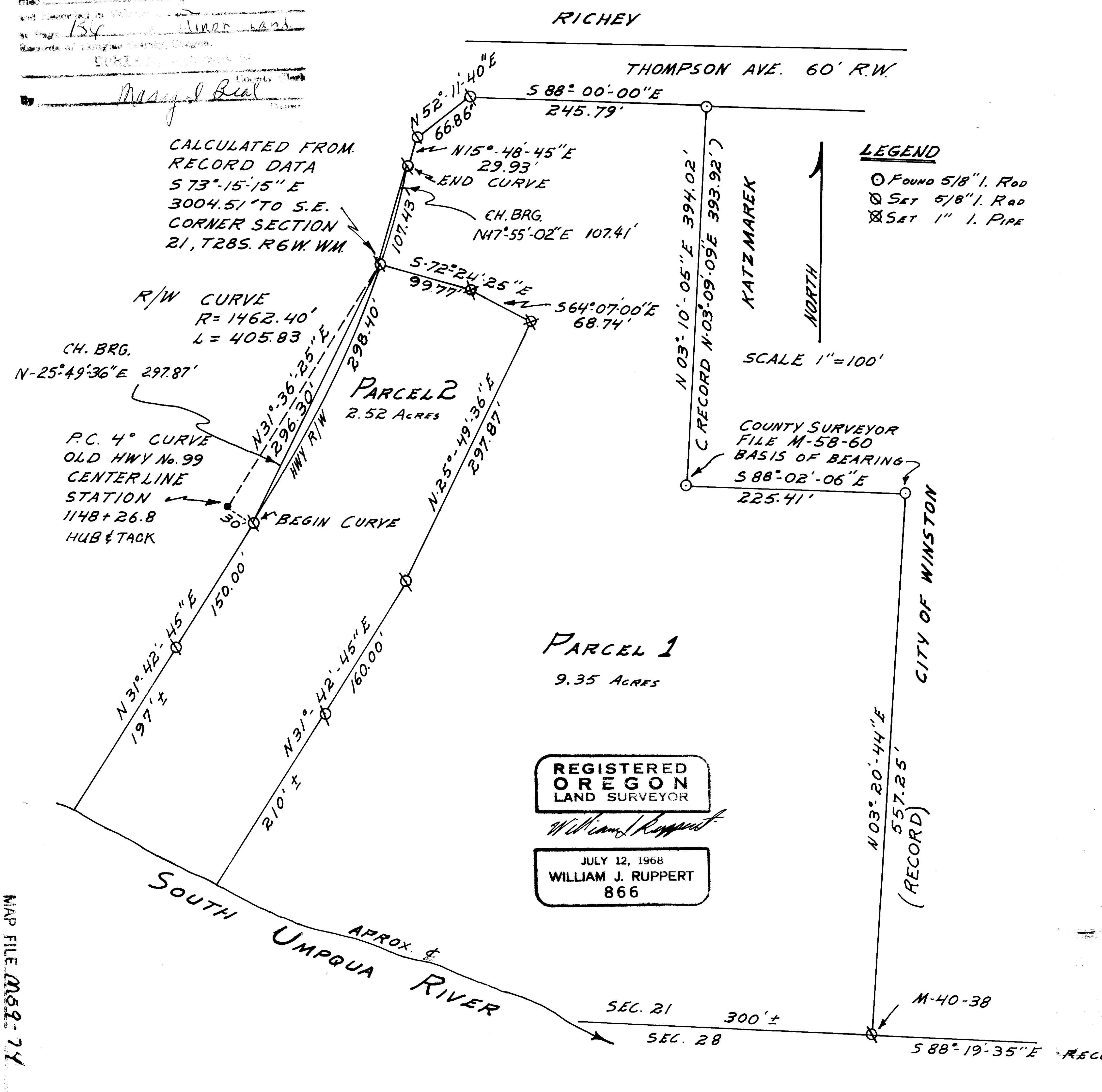
APPROVALS:

PLANNING COMMISSION — 20 April 1976 — DATE

Francis L. Ingram — 22 april 76
COUNTY SURVEYOR — DATE

FILED
RECEIVED
APR 22 1976
COUNTY SURVEYOR
DOUGLAS COUNTY

MAP FILE M59-74



MAP FILE M59-74

PARCEL #1

A PARCEL OF LAND SITUATED IN SECTION 21, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY OF STATE HIGHWAY NO. 99, SAID POINT OF BEGINNING IS NORTH 31°-36'-25" EAST, 296.30 FEET FROM STATION 1148+26.8 WHICH IS THE BEGINNING OF A 4° CURVE LEFT ON THE OLD HIGHWAY CENTERLINE, SAID POINT OF BEGINNING IS ALSO NORTH 73°-15'-15" WEST, 3004.51 FEET, FROM THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN; THENCE SOUTH 72°-24'-25" EAST, 99.77 FEET TO A 1" IRON PIPE; THENCE SOUTH 64°-07'-00" EAST, 68.74 FEET TO A 1" IRON PIPE; THENCE SOUTH 25°-49'-36" WEST, 297.87 FEET TO A 5/8" IRON ROD; THENCE SOUTH 31°-42'-45" WEST 160.00 FEET TO A 5/8" IRON ROD ON THE BANK OF THE SOUTH UMPQUA RIVER; THENCE SOUTH 31°-42'-45" WEST, 210 FEET MORE OR LESS TO THE CENTER OF THE SOUTH UMPQUA RIVER; THENCE DOWNSTREAM ALONG THE CENTER OF THE SOUTH UMPQUA RIVER TO ITS INTERSECTION WITH THE SECTION LINE COMMON TO SECTIONS 21 AND 28, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN; THENCE EASTERLY ALONG SAID SECTION LINE TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF A PARCEL OF LAND BELONGING TO THE CITY OF WINSTON AS PLATTED ON COUNTY SURVEYORS MAP FILE M-40-38; THENCE NORTH 03°-20'-44" EAST, 557.25 FEET TO A 5/8" IRON ROD ON THE SOUTHEAST CORNER OF A PARCEL OF LAND AS PLATTED ON COUNTY SURVEYORS MAP FILE M-58-60; THENCE NORTH 88°-02'-06" WEST 225.41 FEET TO A 5/8" IRON ROD, THENCE NORTH 03°-10'-05" EAST, 394.02 FEET TO A 5/8" IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY OF THOMPSON AVENUE; THENCE NORTH 88°-00'-00" WEST, ALONG SAID RIGHT-OF-WAY, 245.79 FEET TO A 5/8" IRON ROD; THENCE SOUTH 52°-11'-40" WEST, 66.86 FEET TO A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY OF STATE HIGHWAY NO. 99; THENCE SOUTH 15°-48'-45" WEST, 29.93 FEET ALONG SAID RIGHT-OF-WAY TO A 5/8" IRON ROD; THENCE CONTINUING SOUTHERLY ALONG SAID RIGHT-OF-WAY 107.43 FEET ON A CURVE RIGHT HAVING A RADIUS OF 1642.40 FEET, TO THE POINT OF BEGINNING, CONTAINING 9.35 ACRES MORE OR LESS.

PARCEL #2

A PARCEL OF LAND SITUATED IN SECTION 21, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY OF STATE HIGHWAY NO. 99, SAID POINT OF BEGINNING IS NORTH 31°-36'-25" EAST, 296.30 FEET FROM STATION 1148+26.8 WHICH IS THE BEGINNING OF A 4° CURVE LEFT ON THE OLD HIGHWAY CENTERLINE, SAID POINT OF BEGINNING IS ALSO NORTH 73°-15'-15" WEST, 3004.51 FEET, FROM THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN; THENCE SOUTH 72°-24'-25" EAST, 99.77 FEET TO A 1" IRON PIPE; THENCE SOUTH 64°-07'-00" EAST, 68.74 FEET TO A 1" IRON PIPE; THENCE SOUTH 25°-49'-36" WEST, 297.87 FEET TO A 5/8" IRON ROD; THENCE SOUTH 31°-42'-45" WEST, 160.00 FEET TO A 5/8" IRON ROD ON THE BANK OF THE SOUTH UMPQUA RIVER; THENCE SOUTH 31°-42'-45" WEST, 210 FEET MORE OR LESS TO THE CENTER OF THE SOUTH UMPQUA RIVER; THENCE UPSTREAM ALONG THE CENTERLINE OF SAID RIVER TO THE EASTERLY RIGHT-OF-WAY OF HIGHWAY 99; THENCE NORTH 31°-42'-45" EAST ALONG SAID RIGHT-OF-WAY, 197 FEET MORE OR LESS TO A 5/8" IRON ROD ON THE BANK OF THE SOUTH UMPQUA RIVER; THENCE NORTH 31°-42'-45" EAST, 150.00 FEET TO THE BEGINNING OF A CURVE LEFT HAVING A RADIUS OF 1462.40 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY 298.40 FEET TO THE POINT OF BEGINNING, CONTAINING 2.52 ACRES MORE OR LESS.