

MINOR LAND PARTITION IN LOT 19, BIK. 2, IN
SUKSDORFS COOS-JUNCTION ORCHARD TRACTS
SEC. 21, T. 28 S., R. 6 W., W.M., DOUGLAS CO., ORE.
SCALE 1"=100'

DEC. 1977

PARTITIONER

ARTHUR & CATHRYN FRANKLIN
485 GREGORY DRIVE
WINSTON ORE
TEL 679-5760

LEGAL OWNER - ABOVE

MAP PREPARED BY

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STAR ROUTE 2 BOX 64
WINSTON ORE 97496
Ph. 679-8692

UTILITIES

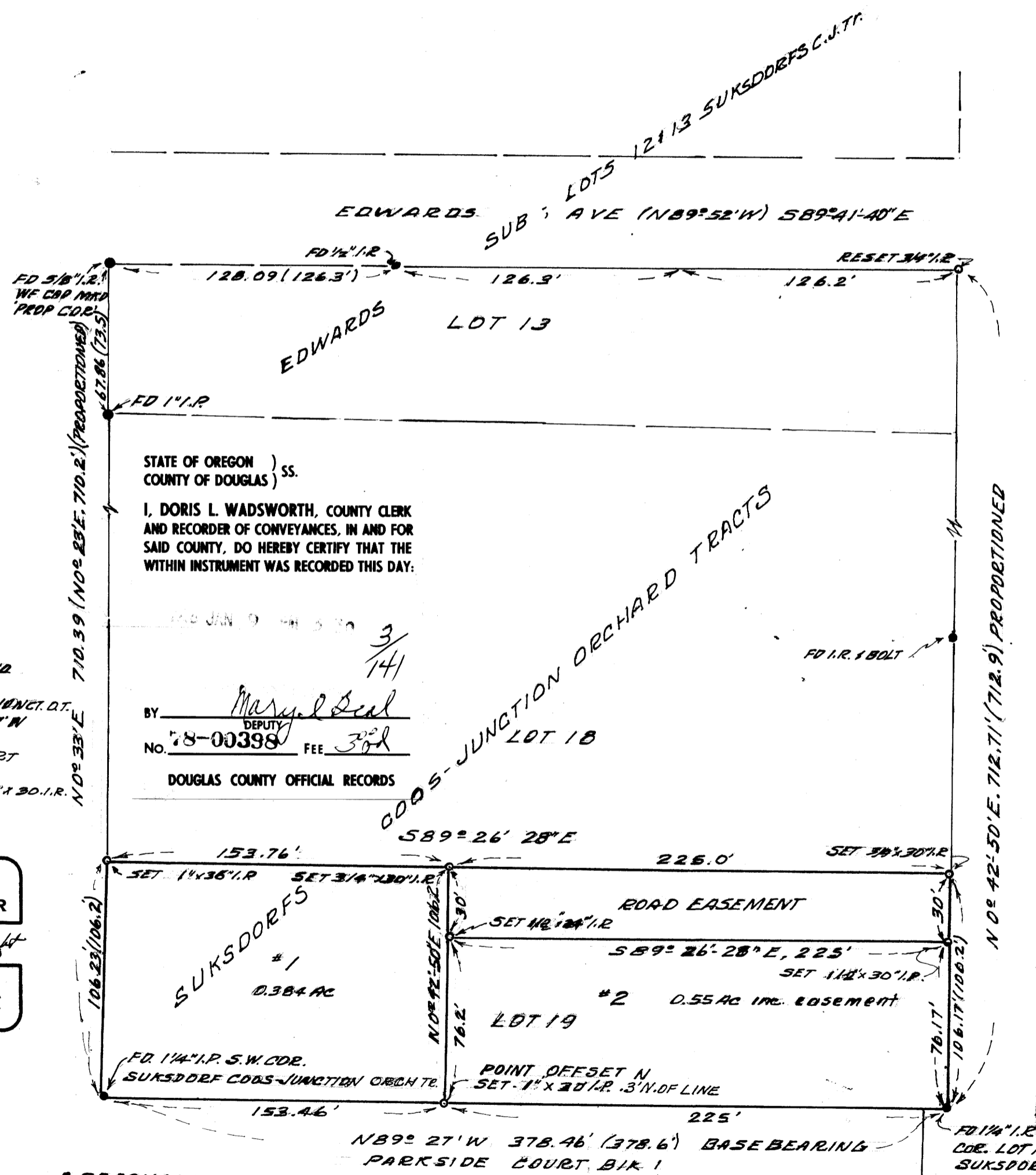
WATER - WINSTON-DILLARD DIST.
SANITARY - CITY OF WINSTON

DESCRIPTIONS

*1 Beginning at the SW cor. of Suksdorf Coos Junction Orchard Tracts also said beginning point being the S.W. cor. of lot 19 Blk. 2 Suksdorf Coos Junction Orchard Tracts in Sec. 21, T. 28 S., R. 6 W., W.M.: Thence running N. 0° 33' 1/2" E. 106.23 to a 1/2" x 3/4" I.P. at NW cor. of said lot 19; Thence running S. 89° 26' 28" E. 153.76' to a 3/4" x 30" I.R.; Thence running S. 0° 42' 50" W. 106.2' to a 1/2" x 30" I.R. OFFSET 0.3' N. OF COR. South line of said lot 19; Thence running N. 89° 27' W., 153.46' to the P.O.B. containing 0.384 Ac more or less & being situated in lot 19, Blk. 2, sec. 21, T. 28 S., R. 6 W., W.M., Douglas Co. Ore.

*2 Beginning at a 5/8" x 30" I.R. set on the S. line of L. 19 Blk. 2 Suksdorf Coos-Junction Orchard Tracts from which the S.W. corner of said lot 19 Blk. 2 said sub. bears N. 89° 27' W., 153.46'; Thence running N. 0° 42' 50" E., 106.20' to a 3/4" x 36" I.R. set on the W. R/W of Gregory Drive said sub's Thence running along Gregory Dr. S. 0° 42' 50" W., 106.17' (106.2') to a 1/4" I.P. set at the S.E. corner of lot 19 Blk. 2 said subdivision; Thence running N. 89° 27' W., 225. ft. to the P.O.B. containing 0.55 Ac. more or less & being located in lot 19 Blk. 2 of Suksdorfs Coos Junction Orchard Tracts in Sec. 21, T. 28 S., R. 6 W., W.M., Douglas Co., Ore.

Easement for egress & ingress from Parcel 1 to Gregory Ave. described as follows - Beginning at a 5/8" x 30" I.R. on the N. line of lot 19 Blk. 2 from which the S.W. corner of Suksdorf Coos Junction Orchard Tracts bears S. 89° 26' 28" W., 153.76' & S. 0° 33' W., 106.20'; Thence running S. 89° 26' 28" E. 225.0' to 3/4" x 30" I.R. on W. R/W. of Gregory Drive; Thence running along Gregory Drive S. 0° 42' 50" W., 30' to a 1/2" x 30" I.P.; Thence running N. 89° 26' 28" W., 225' to a 1/2" x 3/4" I.R.; Thence running N. 0° 42' 50" E., 30' to the P.O.B. & being located in lot 19, Blk. 2, Suksdorfs Coos Junction Orchard Tracts in Sec. 21, T. 28 S., R. 6 W., W.M., Douglas Co. Ore.



LEGEND
MAPS USED
SUKSDORF COOS-JUNCT. DT.
BASE N 89° 27' W
EDWARD SUBD
PARKSIDE COURT
• MON. FD
○ SET 5/8" x 3/4" x 30" I.R.

REGISTERED PROFESSIONAL LAND SURVEYOR

HERBERT L. NORTHCRAFT
OREGON
JULY 8, 1966
HERBERT L. NORTHCRAFT
750

APPROVALS

Henry A. Sullivan 21 Dec 77
WINSTON CITY PLANNING COMM. - DATE

Dale A. Lunn 21 DEC 77
WINSTON CITY ADMINISTRATOR - DATE

Francis L. Ingerson 12-23-77
DOUGLAS CO. SURVEYOR - DATE

168-11

MAP FILE 168-11