

# MINOR LAND PARTITION IN LOT 3, BLOCK 3, SUKSDORF COOS-JUNCTION ORCHARD TRACTS SEC. 21, T28S, R6W, W.M. CITY OF WINSTON, OREGON

APPROVALS: WINSTON PLANNING COMMISSION

Gary A. Spallman 12-27-77  
CHAIRMAN DATE

Dale A. Emsor 27 DEC 77  
CITY ADMINISTRATOR DATE

Francis L. Logron 1-4-78  
DOUGLAS CO. SURVEYOR DATE

PARTITIONER AND LEGAL  
OWNER OF RECORD:

Wayne D. & Charolette J. Lemley  
Doyce C. & Donna J. Lemley  
1634 S.E. Stephens St.  
Roseburg, Oregon 97470  
Phone 673-0246

FILED ✓  
RECEIVED MLL

JAN 4 1978

DOUGLAS COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

NUMBER OF LOTS: 3

WATER SUPPLY:  
City of Winston

SEWER:  
City of Winston

MAP PREPARED BY:  
Burton W. Holt, P.L.S.#418

LEGAL DESCRIPTION:

**PARCEL "A"**

A portion of Lot 3, Block 3, Suksdorf Coos-Junction Orchard Tracts, as shown on the official plat thereof on file in the office of the County Clerk of Douglas County, Oregon, and more particularly described as follows:

Beginning at a 5/8" iron rod at the northwest corner of said Lot 3; thence S 0°07'50" E, 60.14 feet along the easterly right-of-way line of Gregory Drive to a 5/8" iron rod; thence S 89°24'40" E, 237.77 feet to a 5/8" iron rod; thence N 0°31'16" E, 60.14 feet to a 5/8" iron rod on the northerly line of said Lot 3; thence N 89°24'40" W, 238.46 feet along the northerly line of Lot 3 to the point of beginning, containing 0.33 acres of land, more or less.

**PARCEL "B"**

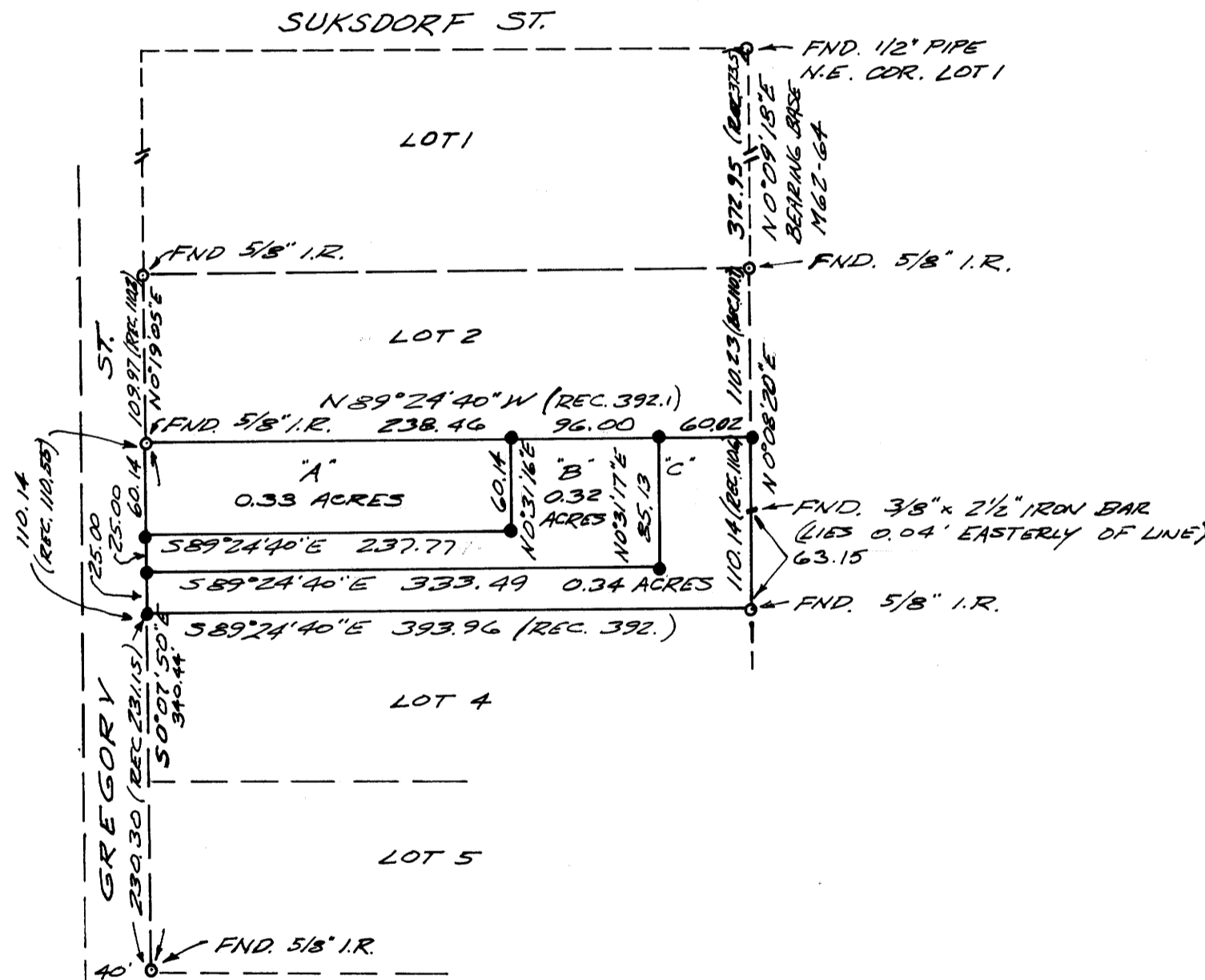
A portion of Lot 3, Block 3, Suksdorf Coos-Junction Orchard Tracts, as shown on the official plat thereof on file in the office of the County Clerk of Douglas County, Oregon, and more particularly described as follows:

Beginning at a 5/8" iron rod on the westerly line of lot 3, from which the northwest corner of said Lot 3 bears N 0°07'50" W, 85.14 feet; thence S 89°24'40" E, 333.49 feet to a 5/8" iron rod; thence N 0°31'17" E, 85.13 feet to a 5/8" iron rod on the northerly line of said Lot 3; thence N 89°24'40" W, 96.00 feet along the northerly line of said Lot 3 to a 5/8" iron rod; thence S 0°31'16" W, 60.14 feet to a 5/8" iron rod; thence N 89°24'40" W, 237.77 feet to a 5/8" iron rod on the westerly line of Lot 3, thence S 0°07'50" E, 25.00 feet along the westerly line of Lot 3 to the point of beginning, containing 0.32 acres of land, more or less.

**PARCEL "C"**

A portion of Lot 3, Block 3, Suksdorf Coos-Junction Orchard Tracts, as shown on the official plat thereof on file in the office of the County Clerk of Douglas County, Oregon, and more particularly described as follows:

Beginning at a 5/8" iron rod at the southwest corner of Lot 3; thence S 89°24'40" E, 393.96 feet along the southerly line of said Lot 3 to a 5/8" iron rod at the southeast corner of said Lot 3; thence N 0°08'20" E, 110.14 feet along the easterly line of said Lot 3 to a 5/8" iron rod at the northeast corner of said Lot 3; thence N 89°24'40" W, 60.02 feet along the northerly line of said Lot 3 to a 5/8" iron rod; thence S 0°31'17" W, 85.13 feet to a 5/8" iron rod; thence N 89°24'40" W, 333.49 feet to a 5/8" iron rod on the easterly right-of-way line of Gregory Drive and westerly line of said Lot 3; thence S 0°07'50" E, 25.00 feet along the easterly right-of-way line of Gregory Drive to the point of beginning, containing 0.34 acres of land, more or less.



**LEGEND**

- ~ INDICATES MONUMENT FOUND AS NOTED
- ~ INDICATES SET 5/8" x 30" IRON ROD

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Burton W. Holt*  
OREGON  
OCTOBER 4 1957  
BURTON W. HOLT  
418

STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS.

I, DORIS L. WADSWORTH, COUNTY CLERK AND RECORDER OF CONVEYANCES, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS RECORDED THIS DAY:

1978 JAN 4 PM 4 29 3

DOUGLAS COUNTY CLERK  
BY *Mary Neal*  
DEPUTY  
NO. 78-00139 FEE 30<sup>th</sup>

DOUGLAS COUNTY OFFICIAL RECORDS

DECEMBER 1977

SCALE: 1" = 100'

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

MAP FILE M68-23

MAP FILE M68-23