

# MINOR LAND PARTITION for JAMES PATTERSON & GLEN COLTER

Sec. 21, T. 28 S., R. 6 W., W. M.  
of Lot 3, Block 2 of the Subdivision  
of Lot 23, Block 3, Suksdorf Coos-  
Junction Orchard Tracts, Douglas County, Ore.

525 SE. Summit  
Roseburg, Oregon  
673-4853

water - Winston Dillard Water District  
sewage disposal - City of Winston  
2 PARCELS

FILED  
RECEIVED LC  
JUN 19 1978  
COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

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 JUN 20 PM 3 17 3/230  
BY Mary Stival  
DEPUTY  
NO. 78-12195 FEE 3.00  
DOUGLAS COUNTY OFFICIAL RECORDS



BASED ON ORIGINAL LOT CORNERS  
OF THE SUBDIVISION OF LOT 23,  
BLOCK 3 OF SUKSDORF COOS-JUNCTION  
ORCHARD TRACTS AS FOUND AND AS  
DESIGNATED BY THE SYMBOL ⊙

### LEGEND

- SET 5/8" iron rod
- FOUND MONUMENT AS SHOWN
- ( ) RECORD COURSE PER SUBDIVISION PLAT  
VOL. 7 PAGE 52 OF DOUGLAS COUNTY PLAT RECORDS

SCALE 1" = 50'  
MAY 1978

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Romans E. Ware

OREGON  
NOV. 16, 1973  
ROMANS E. WARE  
1005

**Parcel 1**  
A parcel of land situated in Section 21, Township 28 South, Range 6 West, Willamette Meridian and being a portion of Lot 3, Block 2 of the subdivision of Lot 23 in Block 3 of the SUKSDORF COOS JUNCTION ORCHARD TRACTS filed in Volume 7, Page 52 in the Plat Records of Douglas County, Oregon, and being more particularly described as follows:  
Beginning at a 5/8" iron rod at the Southwesterly Corner of the said Lot 3; thence running N0°28'00"E 70.00 feet along the Westerly Line of said Lot 3 to a 5/8" iron rod; thence leaving the Westerly Line of said Lot 3 S89°31'00"E 86.00 feet to a 5/8" iron rod; thence S0°28'00"W 70.00 feet to a 5/8" iron rod on the Southerly Line of said Lot 3; thence along said Southerly Line N89°31'00"W 86.00 feet to the point of beginning and containing 0.138 acres of land, more or less.

**Parcel 2**  
A parcel of land situated in Section 21, Township 28 South, Range 6 West, Willamette Meridian and being a portion of Lot 3, Block 2 of the subdivision of Lot 23 in Block 3 of the SUKSDORF COOS JUNCTION ORCHARD TRACTS filed in Volume 7, Page 52 in the Plat Records of Douglas County, Oregon, and being more particularly described as follows:  
Beginning at a 5/8" iron rod at the Northwesterly Corner of said Lot 3; thence running S89°31'00"E 203.13 feet along the Northerly Line of said Lot 3 to a 5/8" iron rod at the North-easterly Corner thereof; thence along the Easterly Line of said Lot 3 S0°28'00"W 105.16 feet to a 5/8" iron rod at the Southeasterly Corner thereof; thence along the Southerly Line of said Lot 3 N89°31'00"W 117.13 feet to a 5/8" iron rod; thence leaving the Southerly Line of said Lot 3 N0°28'00"E 70.00 feet to a 5/8" iron rod; thence N89°31'00"W 86.00 feet to a 5/8" iron rod on the Westerly Line of said Lot 3; thence along the Westerly Line of said Lot 3 N0°28'00"E 35.16 feet to the point of beginning and containing 0.35 acres of land, more or less.

Frank O. Spillman  
City of Winston Planning Commission

Date

Oak A. Egan 8 JUNE 1978  
City of Winston - City Manager Date

Francis L. Ingram 6-19-78  
Douglas County Surveyor Date

**B.H.W. ENGINEERING & SURVEYING INC.**  
1205 SE. COURT, ROSEBURG, OREGON 673-0165

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

MAP FILE M71-50

MAP FILE M71-50