

Sec. cor. location calc. from ILLINOIS HEIGHTS

COUNTY SURVEYORS FILE DATA DO NOT REMOVE FROM OFFICE

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SEP 20 1978

COUNTY SURVEYOR DOUGLAS COUNTY, ORE.

MINOR LAND PARTITION

IN SECTION 21, T.28S. R.6W.W.M.-WINSTON, OREGON

SEPTEMBER 1978 SCALE: 1" = 50'

DESCRIPTION:

TB

Parcel # 1

Beginning at a 1/2" iron rod, on the West R/W line of the Civil Bend Cemetery Road, from which the Section corner common to Sections 16, 17, 20, & 21, T. 28 S., R. 6 W.W.M., bears S 73°10'53" W 188.83 feet and N 2°05'40" E 305.90 feet and N 0°33' E 485.50 feet and S 68°24' W 308.84 feet and N 24°40'32" W 2864.9 feet; thence N 0°13'22" E along said West R/W line 104.30 feet to a 1/2" iron rod; thence leaving said West R/W line, N 89°26'48" W 37.65 feet to a 1/2" iron rod; thence S 28°45'09" W 116.89 feet to a 1/2" iron rod; thence S 2°05'40" W 30.80 feet to a 1/2" iron rod, on the Northerly Boundary of the Civil Bend Cemetery; thence N 73°10'53" E along said Northerly boundary, 98.83 feet to the POINT OF BEGINNING, situated in Section 21, T. 28 S., R. 6 W.W.M., containing 8254 square feet, more or less.

Parcel # 2

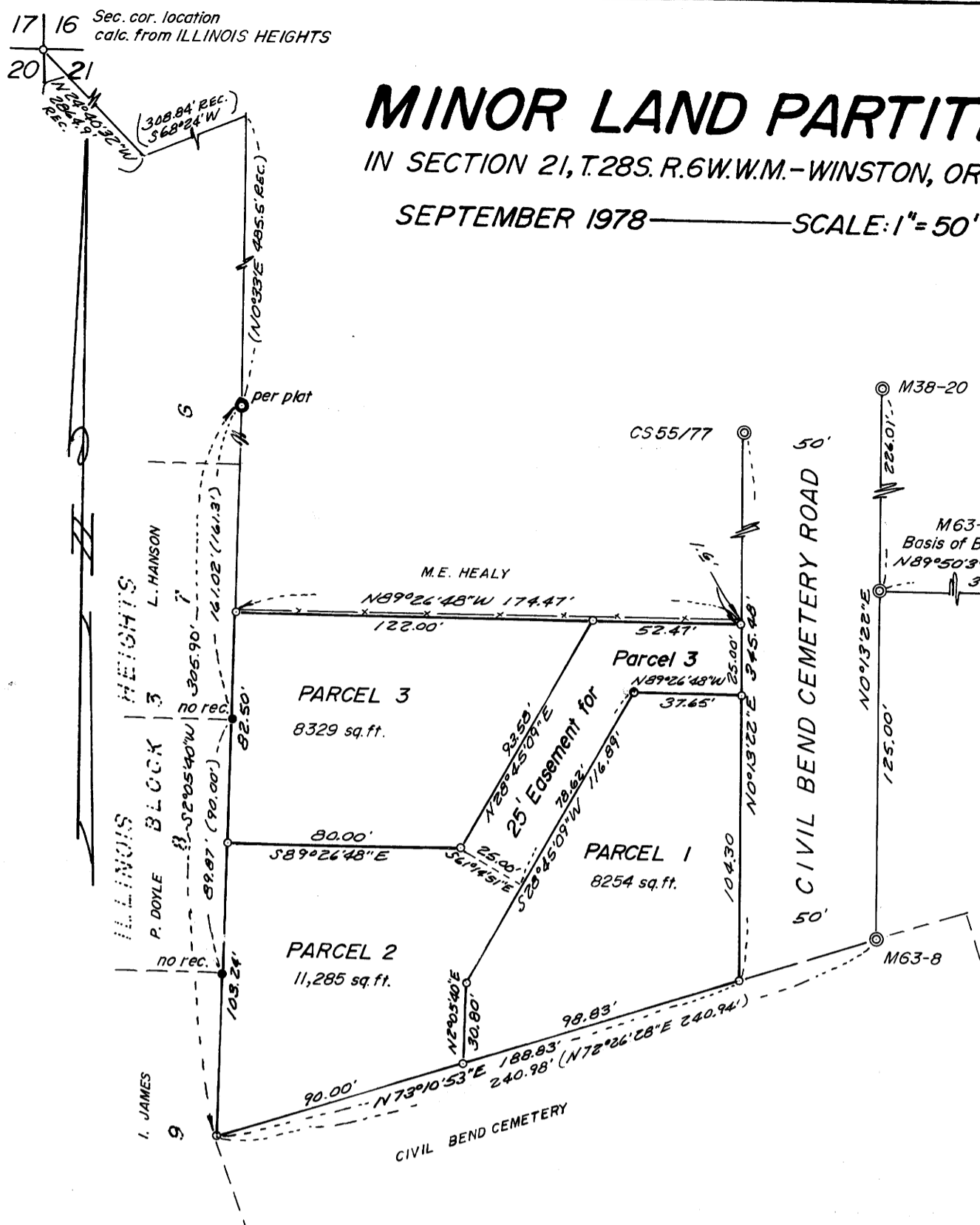
Beginning at a 1/2" iron rod, being the Northwest corner of the Civil Bend Cemetery, from which the Section corner common to Sections 16, 17, 20, & 21, T. 28 S., R. 6 W.W.M., bears N 2°05'40" E 305.90 feet and N 0°33' E 485.50 feet and S 68°24' W 308.84 feet and N 24°40'32" W 2864.9 feet; thence N 73°10'53" E along the Northerly boundary of said Cemetery, 90.00 feet to a 1/2" iron rod; thence leaving said Northerly boundary, N 2°05'40" E 30.80 feet to a 1/2" iron rod; thence N 28°45'09" E 116.89 feet to a 1/2" iron rod; thence S 89°26'48" E 37.65 feet to a 1/2" iron rod on the West R/W line of Civil Bend Cemetery Road; thence N 0°13'22" E, along said West R/W line, 25.00 feet to a 1/2" iron rod; thence along the South boundary of the Mark E. Healy Lands, N 89°26'48" W 52.47 feet to a 1/2" iron rod; thence leaving said South boundary, S 28°45'09" W 93.58 feet to a 1/2" iron rod; thence N 89°26'48" W 80.00 feet to a 1/2" iron rod on the East boundary of Illinois Heights, as recorded in volume 11, page 21, Plat Records of Douglas County, Oregon; thence S 2°05'40" W along said East boundary, 103.24 feet to the POINT OF BEGINNING, situated in Section 21, T.28S., R. 6 W.W.M., containing 11,285 square feet, more or less.

SUBJECT TO A 25 foot Roadway Easement described as follows: Beginning at a 1/2" iron rod from which the Section corner common to Sections 16, 17, 20, & 21, T. 28 S., R. 6 W.W.M., bears N 89°26'48" W 174.47 feet and N 2°05'40" E 120.16 feet and N 0°33' E 485.50 feet and S 68°24' W 308.84 feet and N 24°40'32" W 2864.9 feet; thence N 89°26'48" W 52.47 feet to a 1/2" iron rod; thence S 28°45'09" W 93.58 feet to a 1/2" iron rod; thence S 61°14'51" E 25.00 feet; thence N 28°45'09" E 78.62 feet to a 1/2" iron rod; thence S 89°26'48" E 37.65 feet to a 1/2" iron rod on the West R/W line of Civil Bend Cemetery Road; thence N 0°13'22" E along said West R/W line 25.00 feet to the POINT OF BEGINNING, situated in Section 21, T. 28 S., R. 6 W.W.M..

Parcel # 3

Beginning at a 1/2" iron rod on the East boundary of Illinois Heights, as recorded in volume 11, page 21, Plat Records of Douglas County, Oregon, from which the Section corner common to Sections 16, 17, 20, & 21, T. 28 S., R. 6 W.W.M., bears N 2°05'40" E 120.16 feet and N 0°33' E 485.50 feet and S 68°24' W 308.84 feet and N 24°40'32" W 2864.9 feet; thence S 68°24' W 308.84 feet along said East boundary, 82.50 feet to a 1/2" iron rod; thence leaving said East boundary S 89°26'48" E 80.00 feet to a 1/2" iron rod; thence N 28°45'09" E, 93.58 feet to a 1/2" iron rod on the South boundary of the Mark E Healy Lands; thence along said South boundary N 89°26'48" W 122.00 feet to the POINT OF BEGINNING, situated in Section 21, T. 28 S., R. 6 W.W.M., containing 8329 square feet, more or less.

TOGETHER WITH a 25 foot Roadway Easement described as follows: Beginning at a 1/2" iron rod from which the Section corner common to Sections 16, 17, 20, & 21, T. 28 S., R. 6 W.W.M., bears N 89°26'48" W 174.47 feet and N 2°05'40" E 120.16 feet and N 0°33' E 485.50 feet and S 68°24' W 308.84 feet and N 24°40'32" W 2864.9 feet; thence N 89°26'48" W 52.47 feet to a 1/2" iron rod; thence S 28°45'09" W 93.58 feet to a 1/2" iron rod; thence S 61°14'51" E 25.00 feet; thence N 28°45'09" E 78.62 feet to a 1/2" iron rod; thence S 89°26'48" E 37.65 feet to a 1/2" iron rod on the West R/W line of the Civil Bend Cemetery Road; thence N 0°13'22" E along said West R/W line 25.00 feet to the POINT OF BEGINNING, situated in Section 21, T. 28 S., R. 6 W.W.M.



LEGEND

- o - Set 1/2" iron rod
- Found 1/2" iron rod
o - Found 5/8" iron rod
- Found 1" iron pipe

STATE OF OREGON REGISTERED PROFESSIONAL LAND SURVEYOR CHARLES F. WADSWORTH, COUNTY CLERK AND RECORDER OF CONVEYANCES, IN AND FOR DOUGLAS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS RECORDED THIS DAY. OREGON MAY 13, 1960 EUGENE A. BLOOM 492 1978 SEP 20 AM 9 26

DOUGLAS COUNTY OFFICIAL RECORDS BY: Mary L. Beal 78-17922 FEE 300

PARTITIONER & LEGAL OWNER: Charles F. & Verna Cotton P.O. Box 65 Winston, Oregon 97496 679-5727
NUMBER OF LOTS: 3
WATER SUPPLY: City of Winston
SEWAGE DISPOSAL: City of Winston
MAP PREPARED BY: Baughman Technical Service, Inc. P.O. Box 222 Roseburg, Oregon 97470 673-0966

APPROVALS:
Winston Planning Commission Chairman: [Signature] 14 SEP. 1978 Date
City Administrator: Dale A. Egan 14 September 1978 Date
County Surveyor: Francis L. Ingram 9-20-78 Date

BR 3-89 295