

COUNTY SURVEYORS FILE DATA
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COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
18

MINOR LAND PARTITION

IN LOT 7, BLOCK 3 SUKSDORF COOS - JUNCTION
ORCHARD TRACTS, SECTION 21, T.28 S., R.6 W., W.M.
CITY OF WINSTON, OREGON
JUNE, 1978 SCALE: 1"=50'

PARTITIONER & OWNER: CARL H. BORGAESE
270 SE GREGORY
WINSTON, OREGON 97496
679-8479

NUMBER OF LOTS: 3 SENAGE: CITY OF WINSTON

WATER: WINSTON-DILLARD WATER DISTRICT

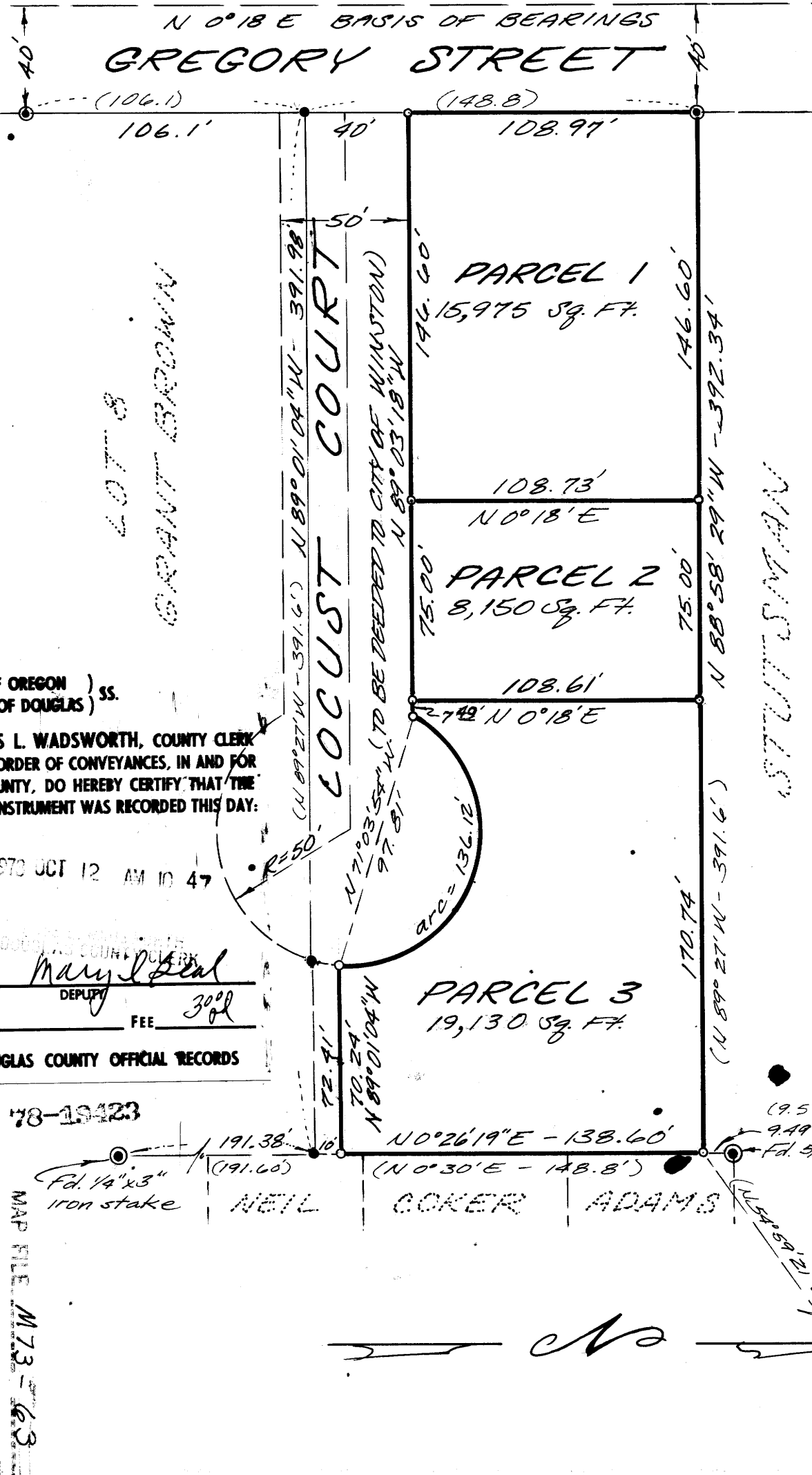
ZONE: R-H

ENGINEER: ALPHA & OMEGA ENGINEERS
950 SE OAK ROOM 214
ROSEBURG, OREGON 97470
672-7151

SURVEYOR: RUSSELL T. PINARD
6550 NW SUMAC
CORVALLIS, OREGON 97330
745-7246

REGISTERED PROFESSIONAL LAND SURVEYOR

Russell T. Pinard
OREGON
JULY 16, 1971
RUSSELL T. PINARD
958



APPROVALS:

WINSTON PLANNING COMMISSION

Erny Gulbman 10-9-78
CHAIRMAN DATE

Cole A. Einar 9 October 1978
CITY ADMINISTRATOR DATE

Francis L. Ingram 10-12-78
COUNTY SURVEYOR DATE

LEGEND

- — SET 5/8" REBAR
- — FOUND 1/2" IRON PIPE
- () — RECORD INFORMATION
- — COMPUTED, NOT SET

DESCRIPTIONS:

PARCEL 1

Beginning at the Northeast Corner of Lot 7, Block 3, Suksdorf Coos-Junction Orchard Tracts, Section 21, T28 S, R6 W, W.M., City of Winston, Douglas County, Oregon, from which the Northeast Corner of the Jas. Belieu Donation Land Claim #52 bears N 54°59'21" E 1674.11 feet; thence along the north line of Lot 7, N 88°58'29" W 245.74 feet to a 5/8" rebar and the True Point of Beginning; thence S 0°18' W 108.73 feet to a 5/8" rebar on the north right-of-way line of Locust Court, thence N 89°03'18" W 146.60 feet to a 5/8" rebar on the east right-of-way line of Gregory Street, thence N 0°18' E 108.97 feet to a 1/2" iron pipe at the Northwest Corner of Lot 7, thence S 88°58'29" E 146.60 feet to the True Point of Beginning, containing 0.37 acres more or less.

PARCEL 2

Beginning at the Northeast Corner of Lot 7, Block 3, Suksdorf Coos-Junction Orchard Tracts, Section 21, T28 S, R6 W, W.M., City of Winston, Douglas County, Oregon, from which the Northeast Corner of the Jas. Belieu D.L.C. #52 bears N 54°59'21" E 1674.11 feet; thence along the north line of Lot 7, N 88°58'29" W 170.74 feet to a 5/8" rebar and the True Point of Beginning; thence S 0°18' W 108.61 feet to a 5/8" rebar on the north right-of-way line of Locust Court, thence N 89°03'18" W 75.00 feet to a 5/8" rebar, thence N 0°18' E 108.73 feet to a 5/8" rebar on the north line of Lot 7, thence S 88°58'29" E 75.00 feet to the True Point of Beginning containing 0.19 acres more or less.

PARCEL 3

Beginning at a 5/8" rebar at the Northeast Corner of Lot 7, Block 3, Suksdorf Coos-Junction Orchard Tracts, Section 21, T28 S, R6 W, W.M., City of Winston, Douglas County, Oregon from which the Northeast Corner of the Jas. Belieu D.L.C. #52 bears N 54°59'21" E 1674.11 feet; thence along the east line of Lot 7, S 0°26'19" W 138.60 feet to a 5/8" rebar, thence N 89°01'04" W 70.84 feet to a 5/8" rebar on the Locust Court right-of-way line, thence along the arc of a 50 foot radius cut-de-sac 136.12 feet, the chord of which bears N 71°03'54" W 97.81 feet, to a 5/8" rebar, thence N 89°01'04" W 7.49 feet to a 5/8" rebar, thence N 0°18' E 108.61 feet to a 5/8" rebar on the north line of Lot 7, thence S 88°58'29" E 170.74 feet to the point of beginning, containing 0.44 acres more or less.