

# MINOR LAND PARTITION

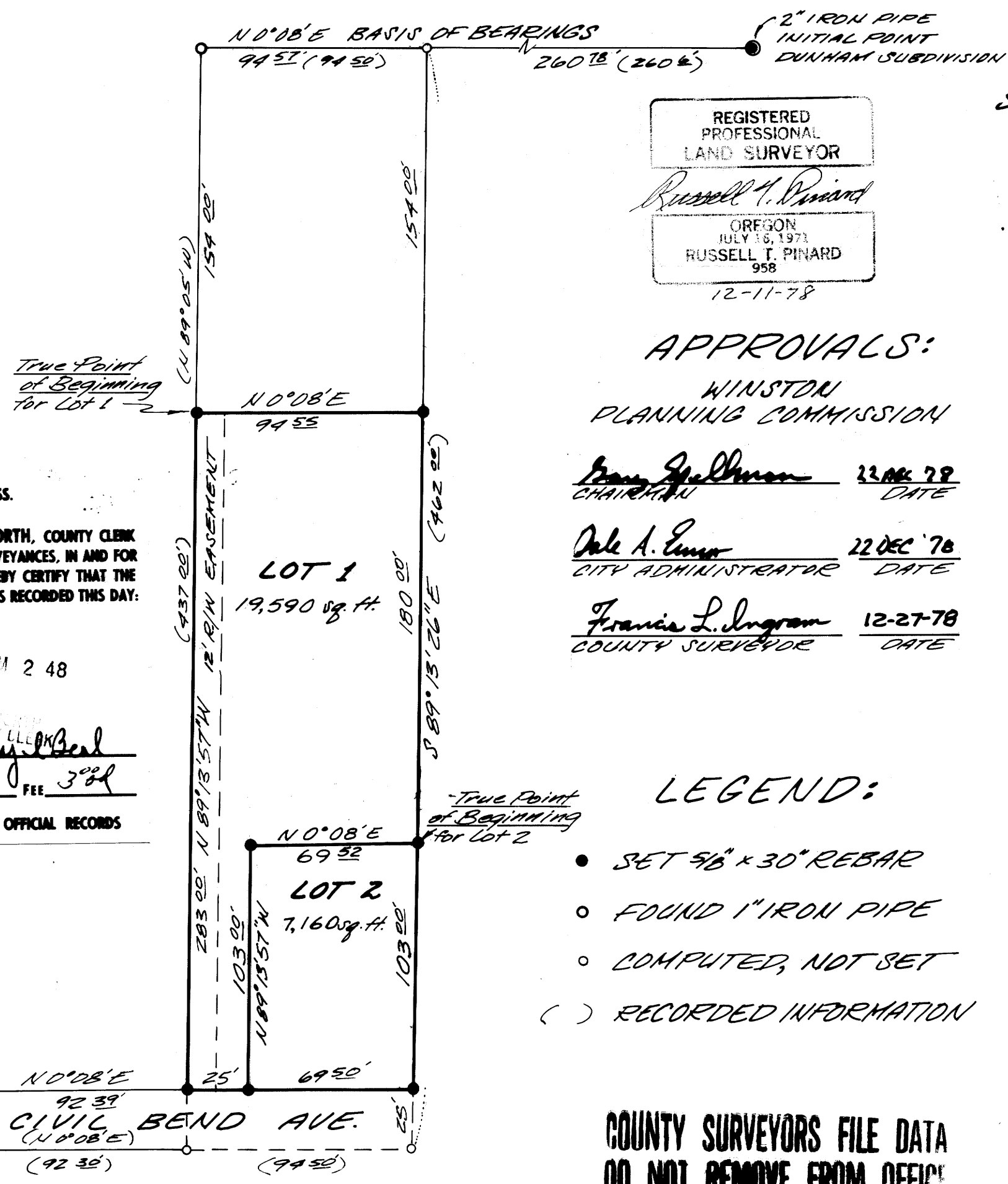
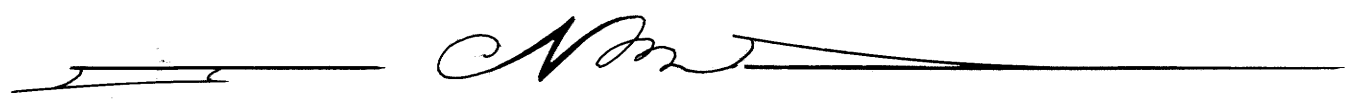
IN THE CITY OF WINSTON, OREGON  
IN THE NE 1/4 NW 1/4 SECTION 21, T28S, R6W, W.M.  
DECEMBER, 1978  
SCALE: 1"=50'

**PARTITIONER & OWNER:** MR. JEFFREY FRAME  
326 NW CIVIL BEND  
WINSTON, OREGON 97496  
679-8511

**NUMBER OF LOTS:** 2  
**WATER SUPPLY:** WINSTON-DILLARD WATER DIST.  
**SEWAGE:** CITY OF WINSTON

**ENGINEER:** ALPHA & OMEGA ENGINEERS, INC.  
1622 NE VINE ST.  
FRONTIER VILLAGE  
ROSEBURG, OREGON 97470  
672-7151

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



REGISTERED PROFESSIONAL LAND SURVEYOR  
*Russell T. Pinard*  
OREGON JULY 16, 1971  
RUSSELL T. PINARD 958  
12-11-78

### APPROVALS:

WINSTON PLANNING COMMISSION  
*Ray Spallman* 22 DEC 78  
CHAIRMAN DATE  
*Dale A. Emur* 22 DEC 78  
CITY ADMINISTRATOR DATE  
*Francis L. Ingram* 12-27-78  
COUNTY SURVEYOR DATE

### DESCRIPTIONS:

#### LOT 1

Beginning at a 1" Iron Pipe on the east boundary of the Dunham Subdivision, in the NW 1/4 of Section 21, T28S, R6W, W.M., in the City of Winston, Oregon, from which the Initial Point of said Dunham Subdivision bears N 0° 08' E 355.33 feet; thence S 89° 13' 57" E 154.00 feet to a 5/8" Rebar and the True Point of Beginning; thence N 0° 08' E 94.55 feet to a 5/8" Rebar; thence S 89° 13' 26" E 180.00 feet to a 5/8" Rebar; thence S 0° 08' W 69.52 feet to a 5/8" Rebar; thence S 89° 13' 57" E 103.00 feet to a 5/8" Rebar; thence S 0° 08' W along the west R/W line of Civil Bend Avenue 25 feet to a 5/8" Rebar; thence N 89° 13' 57" W 283.00 feet to the True Point of Beginning, containing 0.45 acres more or less.

The above described Lot 1 is subject to a 12' wide non-exclusive Right-of-way easement for the property to the west, as shown on the annexed map. From the True Point of Beginning; thence N 0° 08' E 12.00 feet; thence S 89° 13' 57" E 283.00 feet to the west side of Civil Bend Avenue; thence S 0° 08' W 12.00 feet; thence N 89° 13' 57" W 283.00 feet to the True Point of Beginning.

#### LOT 2

Beginning at a point on the east boundary of the Dunham Subdivision, in the NW 1/4 of Section 21, T28S, R6W, W.M., in the City of Winston, Oregon, from which the Initial Point of said Dunham Subdivision bears N 0° 08' E 260.78 feet; thence S 89° 13' 26" E 334.00 feet to a 5/8" Rebar and the True Point of Beginning; thence S 0° 08' W 69.52 feet to a 5/8" Rebar; thence S 89° 13' 57" E 103.00 feet to a 5/8" Rebar; thence N 0° 08' E along the west R/W line of Civil Bend Avenue 69.52 feet to a 5/8" Rebar; thence N 89° 13' 26" W 103.00 feet to the True Point of Beginning, containing 0.16 acres more or less.

### LEGEND:

- SET 5/8" x 30" REBAR
- FOUND 1" IRON PIPE
- COMPUTED, NOT SET
- ( ) RECORDED INFORMATION

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

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 DEC 27 PM 2 48

BY *Mary L. Beal*  
DEPUTY  
NO. \_\_\_\_\_ FEE 3.00

DOUGLAS COUNTY OFFICIAL RECORDS

'78-23451