

MINOR LAND PARTITION

4th Sec. 21, T. 28 S., R. 6 W., W.M. Land described in Book 561 Page 793 of Deed Records of Douglas County, Oregon.

Survey by Umpqua Surveying Co.
626 NE Division, Myrtle Creek
863-5201

date: 3-28-79

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

Bk 5- Pg 26 FILED
RECEIVED JUN

APR 16 1979

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

owner: Jack E. & Vandella E. Darling
partitioner: H.L. Roell

300 Sherry St. Winston
water supply: Winston-Dillard Water District
sewage disposal: City of Winston.

two (2) parcels

PARCEL 1.

A PARCEL OF LAND SITUATED IN SECTION 21, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LOOKINGGLASS COUNTY ROAD NO. 107 (NOW KNOWN AS BROSI ORCHARD ROAD), FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 21 BEARS NORTH 1°-57'-00" EAST 140.81 FEET; THENCE RUNNING SOUTH 0°-01'-00" WEST 335.63 FEET TO A 1/2" IRON PIPE; THENCE SOUTH 0°-01'-00" WEST 199.47 FEET TO A 1/2" IRON ROD; THENCE NORTH 89°-29'-50" WEST 355.91 FEET TO A 1/2" IRON ROD; THENCE NORTH 0°-02'-00" EAST 640.41 FEET TO A 5/8" IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 107; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 85°-58' EAST 60.01 FEET, SOUTH 80°-28' EAST 49.90 FEET, SOUTH 74°-44' EAST 49.90 FEET, SOUTH 65°-08' EAST 49.90 FEET, SOUTH 63°-19' EAST 99.82 FEET, SOUTH 72°-54' EAST 49.90 FEET AND SOUTH 81°-49' EAST 16.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.88 ACRES OF LAND MORE OR LESS.

SUBJECT TO A 30 FOOT NON-EXCLUSIVE EASEMENT GRANTED TO ORDWAY B. FRITZ ET UX. IN VOLUME 321, DEED RECORDS OF DOUGLAS COUNTY, OREGON, RECORDER'S NO. 320047.

EXCEPT ROADS, RIGHTS OF WAY AND EASEMENTS OF RECORD.

PARCEL 2.

A PARCEL OF LAND SITUATED IN SECTION 21, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON ROD ON THE NORTHERLY LINE OF SUKSDORF'S WINSTON HEIGHTS, A SUBDIVISION RECORDED IN VOLUME 8 PAGE 48 OF THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON, FROM WHICH IRON ROD THE NORTHEAST CORNER OF SAID SECTION 21 BEARS NORTH 0°-01'-00" EAST 737.31 FEET AND NORTH 4°-57'-00" EAST 140.81 FEET; THENCE RUNNING ALONG SAID NORTHERLY LINE OF SAID SUKSDORF'S WINSTON HEIGHTS NORTH 89°-30'-00" WEST 710.42 FEET TO A 1/2" IRON PIPE AT THE SOUTHEASTERLY CORNER OF THE JOSEPHINE DAMAN PROPERTY AS DESCRIBED IN VOLUME 336, DEED RECORDS OF DOUGLAS COUNTY, OREGON, RECORDER'S NUMBER 341467; THENCE ALONG THE EASTERLY LINE OF SAID DAMAN PROPERTY NORTH 0°-04'-30" EAST 396.15 FEET TO A 3/4" IRON BOLT AT THE NORTHEASTERLY CORNER THEREOF WHICH POINT IS ON THE SOUTH LINE OF LOT 6, PLEASANT HILL SUBDIVISION; THENCE SOUTH 89°-57'-20" EAST 94.26 FEET ALONG THE SOUTH LINE OF SAID LOT 6 TO A 5/8" IRON ROD AT THE SOUTHEASTERLY CORNER THEREOF AND THE SOUTHWESTERLY CORNER OF THE ORDWAY B. FRITZ PROPERTY AS DESCRIBED IN VOLUME 321, DEED RECORDS OF DOUGLAS COUNTY, OREGON, RECORDER'S NO. 320047; THENCE ALONG THE SOUTHERLY LINE OF SAID FRITZ PROPERTY SOUTH 89°-56'-30" EAST 259.90 FEET TO A 1/2" IRON ROD AT THE SOUTHEASTERLY CORNER THEREOF; THENCE SOUTH 0°-02'-00" WEST 196.67 FEET TO A 1/2" IRON ROD; THENCE SOUTH 89°-29'-50" EAST 355.91 FEET TO A 1/2" IRON ROD; THENCE SOUTH 0°-01'-00" WEST 202.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.88 ACRES OF LAND MORE OR LESS.

EXCEPT ROADS, RIGHTS OF WAY AND EASEMENTS OF RECORD.

APPROVALS

Bory Grolman
WINSTON CITY PLANNING COMM.

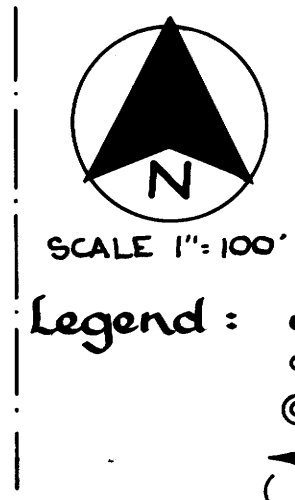
4-9-79
DATE

Jack E. Darling
WINSTON CITY ADMINISTRATOR

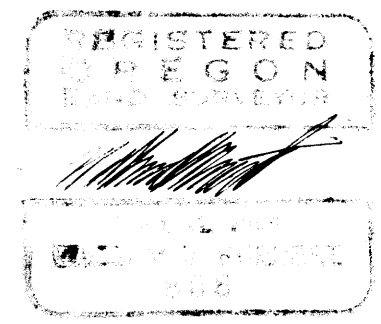
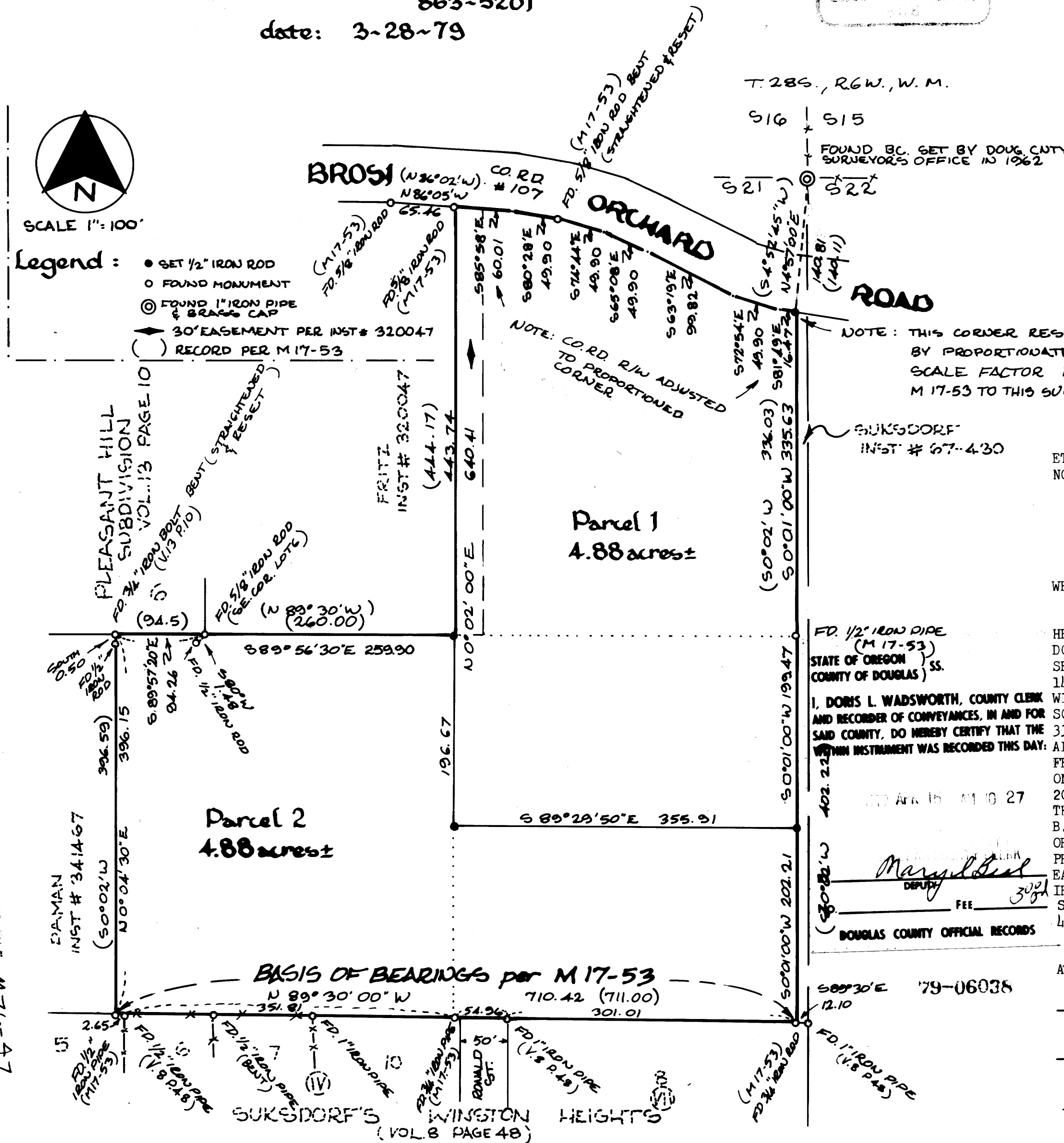
9 April 1979
DATE

Francis L. Ingam
County Surveyor

4-16-79
Date



Legend:
● SET 1/2" IRON ROD
○ FOUND MONUMENT
⊙ FOUND 1" IRON PIPE & BRASS CAP
◄ 30' EASEMENT PER INST # 320047
Ⓜ RECORD PER M 17-53



FD. 1/2" IRON PIPE (M 17-53)
STATE OF OREGON }
COUNTY OF DOUGLAS }
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:
APR 16 1979
Mary Beth
DEPUTY
FEE 300
DOUGLAS COUNTY OFFICIAL RECORDS

79-06038
12.10

MAP FILE M 76-47

MAP FILE M 76-47