

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MAJOR LAND PARTITION

LOT 4, BLOCK 4, SUKSDORF COOS JUNCTION HILL TRACTS
WINSTON, OREGON - IN SE 1/4 SECTION 21, T.28S. R.6W. W.M.

SCALE: 1" = 40' DECEMBER 1979

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:

FILED ϕ
RECEIVED *BS*

DEC 31 1979

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
 ϕ

PARTITIONER:

Herman A. Pleske
460 Hoover Hill Road
Winston, Oregon 97496
679-7301

LEGAL OWNER:

James H. Holcomb
Star Rt., Box 82
Winston, Oregon 97496
679-7306

BY Mary J. Seal
DEPUTY
NO. _____ FEE 6.00

DOUGLAS COUNTY OFFICIAL RECORDS

79-20680

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
MAY 13, 1960
EUGENE A. BLOOM
492

NUMBER OF LOTS: 3

WATER & SEWAGE: City of Winston

MAP PREPARED BY: A A SURVEYING SERVICE., INC.
P.O. BOX 454
Roseburg, Oregon 97470
672-2096

DESCRIPTIONS:

Parcel 1 -- Beginning at a 1/2" iron pipe, being the Northwest corner of Lot 4, Block 4, Suksdorf Coos Junction Hill Tracts, as recorded in volume 8, page 4, Plat Records of Douglas County Oregon; thence S89°27'E along the South R/W line of Carroll St. 95.37 feet to a 5/8" iron rod; thence leaving said South R/W line, S 0°28'W 126.00 feet to a 5/8" iron rod; thence S88°08'47"W 95.38 feet to a 5/8" iron rod; thence N 0°26'E along the West boundary of said Lot 4, 130.00 feet to the Point of Beginning, situated in Lot 4, Block 4, of said Suksdorf Coos Junction Hill Tracts, containing 12,203 square feet, more or less.

Parcel 2 -- Beginning at a 5/8" iron rod, from which the Northwest corner of Lot 4, Block 4, Suksdorf Coos Junction Hill Tracts, as recorded in volume 8, page 4, Plat Records of Douglas County, Oregon, bears N 0°26'E 130.00 feet; thence S 0°26'W along the West boundary of said Lot 4, 85.25 feet to a 5/8" iron rod; thence leaving said West boundary N65°36'E 69.54 feet to a 5/8" iron rod; thence N61°21'45"E 36.80 feet to a 5/8" iron rod; thence N 0°28'E 41.97 feet to a 5/8" iron rod; thence S88°08'47"W 95.38 feet to the Point of Beginning, situated in Lot 4, Block 4, of said Suksdorf Coos Junction Hill Tracts, containing 6155 square feet, more or less. TOGETHER WITH a 25 foot non-exclusive roadway easement, as described below.

Parcel 3 -- Beginning at a 1/2" iron pipe, being the Southwest corner of Lot 4, Block 4, Suksdorf Coos Junction Hill Tracts, as recorded in volume 8, page 4, Plat Records of Douglas County, Oregon; thence N 0°26'E along the West boundary of said Lot 4, 82.00 feet to a 5/8" iron rod; thence leaving said West boundary, N65°36'E 69.54 feet to a 5/8" iron rod; thence N61°21'45"E 36.80 feet to a 5/8" iron rod; thence S 0°28'W 28.61 feet to a 5/8" iron rod; thence S 5°06'49"W 81.51 feet to a 5/8" iron rod on the South boundary of said Lot 4; thence N89°34'05"W along said South boundary 54.01 feet to the Point of Beginning, situated in Lot 4, Block 4 of said Suksdorf Coos Junction Hill Tracts, containing 6545 square feet, more of less. TOGETHER WITH a 25 foot non-exclusive roadway easement, as described below.

EASEMENT:

A 25 foot non-exclusive roadway easement, being described as follows: Beginning at the Northeast corner of Lot 4, Block 4, Suksdorf Coos Junction Hill Tracts, as recorded in volume 8, page 4, Plat Records of Douglas County, Oregon; thence N89°27'W along the South R/W line of Carroll St. 25.00 feet; thence leaving said South R/W line, S 0°28'W 196.58 feet; thence S89°27'E 25.00 feet; thence N 0°28'E along the East boundary of said Lot 4, 196.58 feet to the Point of Beginning, situated in Lot 4, Block 4, of said Suksdorf Coos Junction Hill Tracts.

APPROVALS:

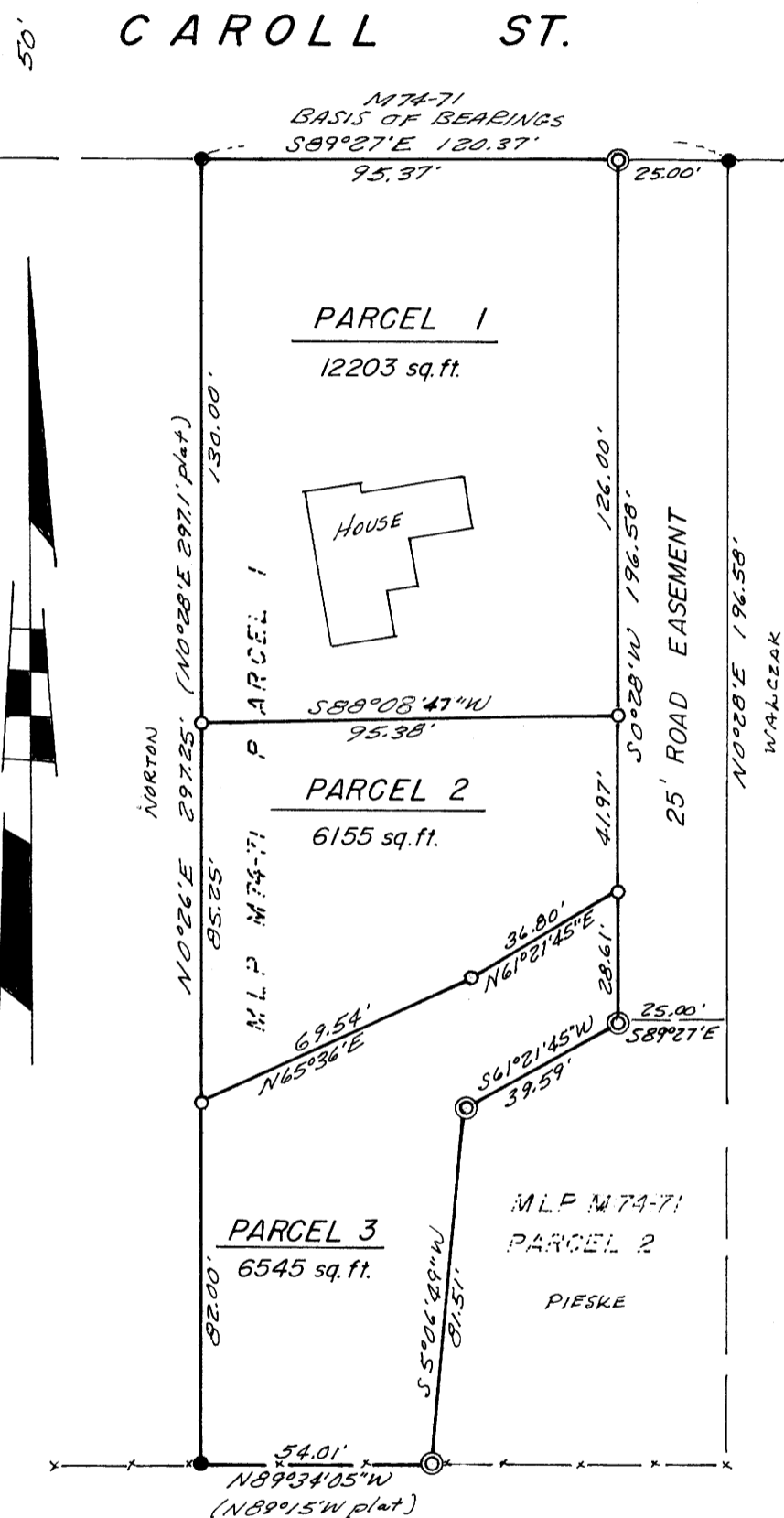
WINSTON PLANNING COMMISSION

Ray Spelman
Chairman

12-28-79
Date

Dale A. Eura
City Administrator

26 Dec 79
Date



LEGEND

- — Fd. 1/2" iron pipe
- — Set 5/8" iron rod
- ⊙ — Fd. 5/8" iron rod

Francis L. Ingram
Douglas County Surveyor

12-31-79
Date

1979-12-28-79