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COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

MAP FILE M86-22

COUNTY SURVEYORS FILE DATA
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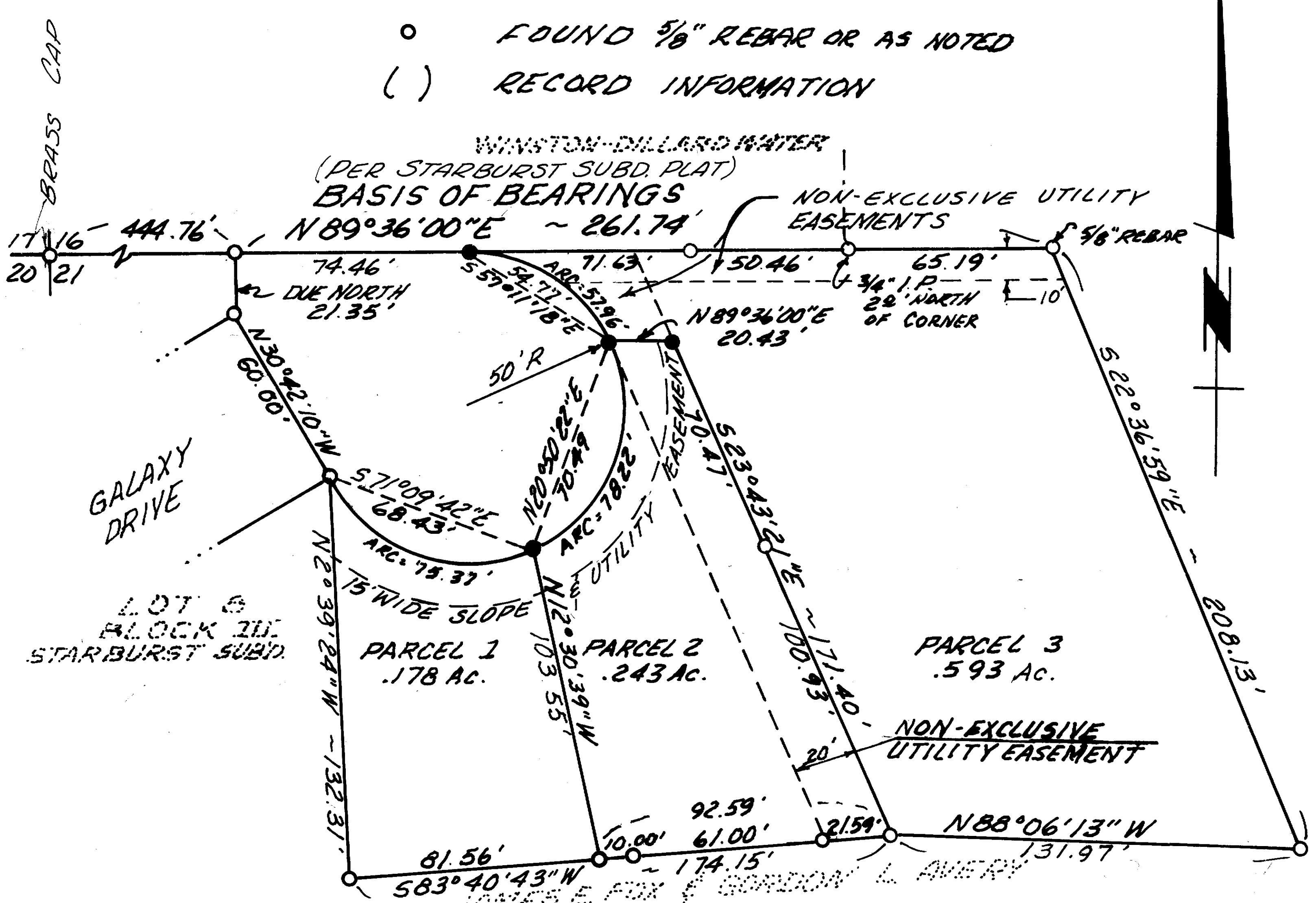
MAJOR LAND PARTITION

IN VACATED LOTS 9, 10 AND 11, BLOCK III, STARBURST SUB.
N.W. 1/4 SEC. 21, TOWNSHIP 28 SOUTH, RANGE 6 WEST, W. M.
CITY OF WINSTON, OREGON
APRIL, 1980 SCALE: 1"=50'

LEGEND

- ● SET 5/8" x 30" REBAR
- ○ FOUND 5/8" REBAR OR AS NOTED
- ( ) RECORD INFORMATION



PARTITIONER & OWNER: JAMES E. FOX & GORDON L. AVERY, ET UX
2055 N.W. DELRIDGE / 1611 N.W. VALE CT.
ROSEBURG, OR. 97470 / ROSEBURG, OR. 97470
672-8312 / 672-8303

NUMBER OF LOTS: 3 SEWAGE: CITY OF WINSTON

WATER: WINSTON-DILLARD WATER DISTRICT

ZONE: R-H

ENGINEER: ALPHA & OMEGA ENGINEERS, INC.
1622 N.E. VINE STREET
ROSEBURG, OREGON 97470
672-7151

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

DESCRIPTIONS

PARCEL I Beginning at a 5/8" rebar on the right-of-way line of Galaxy Dr. which is the Northeast Corner of lot 8, Block III of Starburst Subdivision, City of Winston, Oregon, from which the Section Corner common to Section 16, 17, 20 and 21, T28S, R6W, W.M., Douglas County, Oregon, bears N30° 42'10"W, 60.00 feet, Due North 21.35 feet and S89°36'00"W 444.76 feet; thence S2°39'24"E, 132.31 feet to a 5/8" rebar; thence N83°40'43"E 81.56 feet to a 5/8" rebar; thence N12°30'39"W, 103.55 feet to 5/8" rebar; thence 75.37 feet along the arc of a 50 foot radius curve to the right, the chord of which bears N71°09'42"W, 68.43 feet, to the point of beginning, containing .178 acres, more or less, all in the City of Winston, Oregon, Section 21, T28S, R6W, W.M..

PARCEL II Beginning at a 5/8" rebar on the right-of-way line of Galaxy Drive, City of Winston, Oregon, from which the Section Corner common to Section 16, 17, 20 and 21, T28S, R6W, W.M., Douglas County, Oregon, bears N57°11'18"W, 54.77 feet and S89°36'00"W, 519.22 feet; thence 78.22 feet along the arc of 50 foot radius curve to the right, the chord of which bears S20°50'22"W 70.49 feet, to a 5/8" rebar; thence leaving Galaxy Drive right-of-way line, S12°30' 39"E, 103.55 feet to a 5/8" rebar; thence N83°40'43"E, 92.59 feet to a 5/8" rebar; thence N23°43'21"W, 171.40 feet to a 5/8" rebar; thence S89°36'00"W, 20.43 feet to the point of beginning, containing .243 acres, more or less; subject to a 20 foot wide non-exclusive utility easement all along and adjacent to the easterly property line, all in Section 21, T28S, R6W, W.M., City of Winston, Douglas County, Oregon.

PARCEL III Beginning at a 5/8" rebar on the Section line common to Section 16 and 21, T28S, R6W, W.M., Douglas County, Oregon, from which the Section Corner common to Section 16, 17, 20 and 21, T28S, R6W, W.M., Douglas County, Oregon, bears S89°36'00"W, 519.22 feet; thence 57.96 feet along the arc of a 50 foot radius curve to the right, the chord of which bears S57°11'18"E, 54.77 feet to a 5/8" rebar; thence N89°36'00"E, 20.43 feet to a 5/8" rebar; thence S23°43'21"E, 171.40 feet to a 5/8" rebar; thence S88°06'13"E, 131.97 feet to a 5/8" rebar; thence N22°36'59"W, 208.13 feet to a 5/8" rebar; thence along the Section line common to Section 16 and 21, T28S, R6W, W.M., Douglas County, Oregon, S89°36'00"W, 187.28 feet to the point of beginning, containing .593 acres, more or less, together with non-exclusive utility easements, 10' wide along the north line and as follows; Beginning at a 5/8" rebar on the Section line common to Section 16 and 21, T28S, R6W, W.M., Douglas County, Oregon, from which the Section Corner common to Section 16, 17, 20 and 21, T28S, R6W, W.M., bears S89°36'00"W, 519.22 feet; thence 57.96 feet along the arc of a 50 foot radius curve to the right, the chord of which bears S57°11'18"E, 54.77 feet; thence N89°36'00"E, 20.43 feet, thence N23° 43'21"W, 32.67 feet to a point on the Section line common to Section 16

(Continued at left)

PARCEL III (CONT.) ~ and 21, T28S, R6W, W.M.; thence along said Section line, S89°36'00"W, 53.32 feet to the point of beginning, all in Section 21, T28S, R6W, W.M., City of Winston, Douglas County, Oregon.

APPROVALS:

WINSTON PLANNING COMMISSION

[signature] 7-23-80
CHAIRMAN DATE

[signature] 23 July 1980
CITY ADMINISTRATOR DATE

DOUGLAS COUNTY

[signature] 12-18-80
COUNTY SURVEYOR DATE

STATE OF OREGON) SS.
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:
2 12
BY [signature] DEPUTY
NO. FEE 6.00
DOUGLAS COUNTY OFFICIAL RECORDS

REGISTERED PROFESSIONAL LAND SURVEYOR
[signature]
OREGON
JULY 16, 1971
RUSSELL T. PINARD
958

MAP FILE M86-22

#49.00