



Bk 7-Pg 6B

Minor Land Partition In The N.W. 1/4,  
N.W. 1/4, Sec. 21, T28S, R6W, W.M.  
Winston, Oregon ~ December 1980

COUNTY SURVEYORS FILE DATA  
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COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

BS

Legal Owner & Partitioner:  
Earl B. Pritchard & Lo Wanda J. Pritchard  
503 Lookingglass Road  
P.O. Box 336  
Winston, Oregon

Map Prepared By:  
Harold V. Stockhoff L.S.  
1074 N.E. Knoll  
Roseburg, Oregon

Utilities:  
Winston ~ Dillard  
Water District

PARCEL 1 & 3

Beginning at a 5/8"x30" Iron rod located on the North line of Sec. 21, T28S, R6W, W.M., from which the Sec. Cor. common to Sections 16, 17, 20 & 21 bears S89°48'40"W, 1099.50'ft., Thence N89°48'40"E along said Section line 117.50'ft. to a point; Thence leaving said Section line S11°04'20"E, 168.48'ft. to a 5/8"x30" Iron rod; Thence S78°39'40"W, 115.49'ft. to a 5/8"x30" Iron rod, Thence continuing S78°39'40"W, 115.04'ft. to a point; Thence S11°08'20"E, 229.43'ft. to a 5/8"x30" Iron rod located on the Northerly R/W line of County Road #47; Thence along said County Rd. R/W line N67°24'10"E, 40.87'ft. to a 5/8" Iron rod; Thence leaving said County Rd. R/W line N11°08'20"W, 221.45'ft. to a 5/8"x30" Iron rod; Thence N78°39'40"E, 74.98'ft. to a 5/8"x30" Iron rod; Thence N11°02'30"W, 191.20'ft. to the point of beginning, containing 0.69 Ac. more or less. All situated in the N.W. 1/4, N.W. 1/4, Sec. 21, T28S, R6W, W.M. Douglas County, Oregon.

Together with a non-exclusive 40'ft. wide road and utility easement over and across parcel #2. The center line of which is described as follows: Beginning at a point from which the S.W. Cor. of parcel #2 bears S78°39'40"W, 20.03'ft.; Thence N11°08'20"W, 65.0'ft. to a point; Thence N78°39'40"E, 95.12'ft. to a point on the Westerly line of Parcel #1.

PARCEL 2

Beginning at a 5/8"x30" Iron rod located on the North line of Sec. 21, T28S, R6W, W.M. from the sec. cor. common to Sections 16, 17, 20 & 21 bears S89°48'40"W, 1099.50'ft. Thence S89°48'40"W along said Section line 117.50'ft. to a 5/8"x30" Iron rod; leaving said Section S11°08'20"E, 213.92'ft. to a point; Thence N78°39'40"E, 115.04'ft. to a 5/8"x30" Iron rod; Thence N11°02'30"W, 191.20'ft. to the point beginning, containing 0.54 Ac. more or less. All situated in the N.W. 1/4, N.W. 1/4, Sec. 21, T28S, R6W, W.M., Douglas County Oregon

Excepting there from the above described Non-exclusive Road & utility easement  
Together with the following described non-exclusive Road and Utility easement for ingress and egress purpose and maintenance of utilities only: Beginning at a 5/8"x30" Iron rod located on the Northerly R/W line of County Road #47, from which the initial point of Starburst Subd. as recorded in Vol. 16, Pg. 41, Douglas County Plat Records. bears S69°03'06"W 170.30'ft.; Thence N67°24'10"E, 40.87'ft. along said County Road R/W line to a 5/8"x30" Iron rod; Thence leaving said County Road line N11°08'20"W, 221.45'ft. to a 5/8"x30" Iron rod; Thence S78°39'40"W, 40.06'ft. to a point; Thence S11°08'20"E, 229.43'ft. to the point of beginning.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Harold V. Stockhoff

OREGON  
JULY 14, 1978  
HAROLD V. STOCKHOFF  
1663

MAP FILE M86-34B

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