

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

# MAJOR LAND PARTITION

LOT 5, BLOCK 1, SUKSDORF COOS JUNCTION HILL TRACTS  
WINSTON, OREGON—IN NE 1/4 SECTION 21, T28S, R6W, W.M.

SCALE - 1" = 40' FEBRUARY, 1982

### LEGEND

- ⊙ Fd. 1/2" Iron Pipe per M-59-26
- Fd. 1/2" Iron Rod per M-59-26
- Set 5/8" x 24" Iron rod with Brass washer scribed LS 418 attached

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 4, 1981  
BURTON W. HOLT  
418

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 *BS*  
RECEIVED *JRL*

MAR 15 1982

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

BY Mary Beth Donnell  
DEPUTY  
NO. \_\_\_\_\_ FEE 6.00

PARTITIONERS:  
DOUGLAS COUNTY OFFICIAL RECORDS

82-02635

Carl Duncan  
1120 S.E. Jackson St.  
Roseburg, OR 97470  
673-8593

Burton W. Holt  
P.O. Box 844,  
Myrtle Creek, OR 97457

Herman A. Pieske  
1778 N.W. Riverview Dr.  
Roseburg, OR 97470  
672-0035

LEGAL OWNER:

Robert G. & Mary Beth Donnell  
16691 Sims Street, Apt. A  
Huntington Beach, CA 92648

NUMBER OF LOTS:

3

WATER & SEWAGE:

City of Winston

MAP PREPARED BY:

AA Surveying Service, Inc.  
P.O. Box 130,  
Roseburg, OR 97470  
672-2096

DESCRIPTIONS:

PARCEL 3 - Cont.

north boundary S 0°24'37" W 110.84 feet to a 5/8" iron rod on the south boundary of said Lot 5; thence S 89°47' E along the south boundary of said Lot 5 63.19 feet to a 1/2" iron pipe being the southeast corner of said Lot 5; thence N 0°29'24" E along the east boundary of said Lot 5 110.77 feet to the point of beginning, situated in Lot 5, Block 1, Suksdorf Coos Junction Hill Tracts, containing 7,010 square feet, more or less. TOGETHER WITH a 25 foot, non-exclusive, roadway easement as described below.

### EASEMENT

A 25 foot, non-exclusive, roadway easement described as follows: Beginning at the southwest corner of Lot 5, Block 1, Suksdorf Coos Junction Hill Tracts, as recorded in volume 8, page 4, Plat Records of Douglas County, Oregon; thence N 0°28' E along the east R/W line of Grape Avenue 25.00 feet; thence leaving said R/W line, S 89°47' E 126.36 feet; thence S 0°24'37" W 25.00 feet; thence N 89°47' W along the south boundary of said Lot 5 126.38 feet to the point of beginning, situated in Lot 5, Block 1, Suksdorf Coos Junction Hill Tracts.

### NARRATIVE

PURPOSE: To divide one lot into three separate parcels.  
PROCEDURE: I used the original plat of Suksdorf Coos Junction Hill Tracts as basis of survey. I found all exterior corners of Lot 5. The N.W. corner of Lot 5 was out of position as shown on drawing. Using original plat and existing information I place the corner at record distance. I then divide Lot 5 into three separate parcels.

### APPROVALS

WINSTON PLANNING COMMISSION

Lloyd R. Stutzman  
Chairman

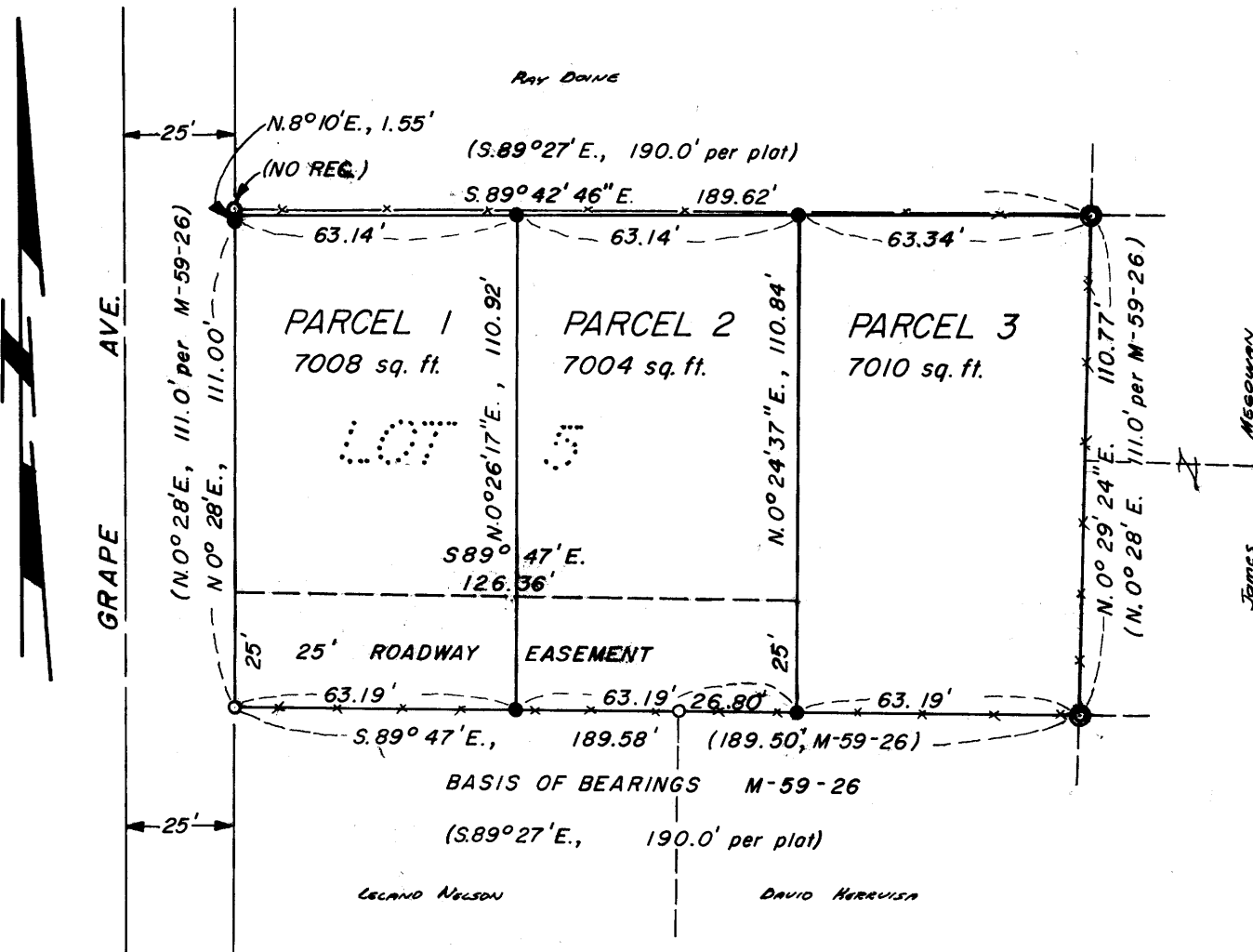
4 March '82  
Date

Orle A. Eum  
City Administrator

4 MAR 82  
Date

Burgess C. Ziebell, DEPUTY  
Douglas County Surveyor

3-15-82  
Date



DESCRIPTIONS:

Parcel 1

Beginning at a 1/2" iron pipe, being the northeast corner of Lot 5, Block 1, Suksdorf Coos Junction Hill Tract, as recorded in volume 8, page 4, Plat Records of Douglas County, Oregon; thence along the north boundary of said Lot 5 N 89°42'46" W 189.62 feet to a 5/8" iron rod and the True Point of Beginning, said point being the northwest corner of said Lot 5; thence along the east R/W line of Grape Avenue S 0°28' W 111.00 feet to a 1/2" iron rod, being the southwest corner of said Lot 5; thence along the south boundary of said Lot 5 S 89°47' E 63.19 feet to a 5/8" iron rod; thence leaving said south boundary N 0°26'17" E 110.92 feet to a 5/8" iron rod on the north boundary line of said Lot 5; thence along the north boundary of said Lot 5 N 89°42'46" W 63.14 feet to the True Point of Beginning, situated in Lot 5, Block 1, of said Suksdorf Coos Junction Hill Tracts, containing 7,008 square feet, more or less. SUBJECT TO a 25 foot roadway easement as described below.

Parcel 2

Beginning at a 5/8" iron rod, from which the northeast corner of Lot 5, Block 1, Suksdorf Coos Junction Hill Tracts, as recorded in volume 8, page 4, Plat Records of Douglas County, Oregon, bears S 89°42'46" E 63.34 feet; thence N 89°42'46" W along the north boundary of said Lot 5 63.14 feet to a 5/8" iron rod; thence leaving said north boundary S 0°26'17" W 110.92 feet to a 5/8" iron rod; thence S 89°47' E along the south boundary of said Lot 5 63.19 feet to a 5/8" iron rod; thence leaving south boundary N 0°24'37" E 110.84 feet to the point of beginning, situated in Lot 5, Block 1, of Suksdorf Coos Junction Hill Tracts, containing 7,004 square feet, more or less. SUBJECT TO AND TOGETHER WITH a 25 foot, non-exclusive, roadway easement as described below.

Parcel 3

Beginning at a 1/2" iron pipe being the northeast corner of Lot 5, Block 1, Suksdorf Coos Junction Hill Tracts as recorded in volume 8, page 4, Plat Records of Douglas County, Oregon; thence N 89°42'46" W along the north boundary of said Lot 5, 63.34 feet to a 5/8" iron rod; thence leaving said

*BS 4-1-82 Pg 122*