

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

FILED *BS*
RECEIVED *JRL*
MAR 15 1982
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
BS

MINOR LAND PARTITION

LOT 4, BLOCK 4, SUKSDORF COOS JUNCTION HILL TRACTS
WINSTON, OREGON IN SE 1/4 SECTION 21, 28S R6W.W.M.

SCALE 1" = 40' FEBRUARY, 1982

PARTITIONER: Herman A. Pieske
1778 N.W. Riverview Dr.
Roseburg, Oregon 97470
672-0035

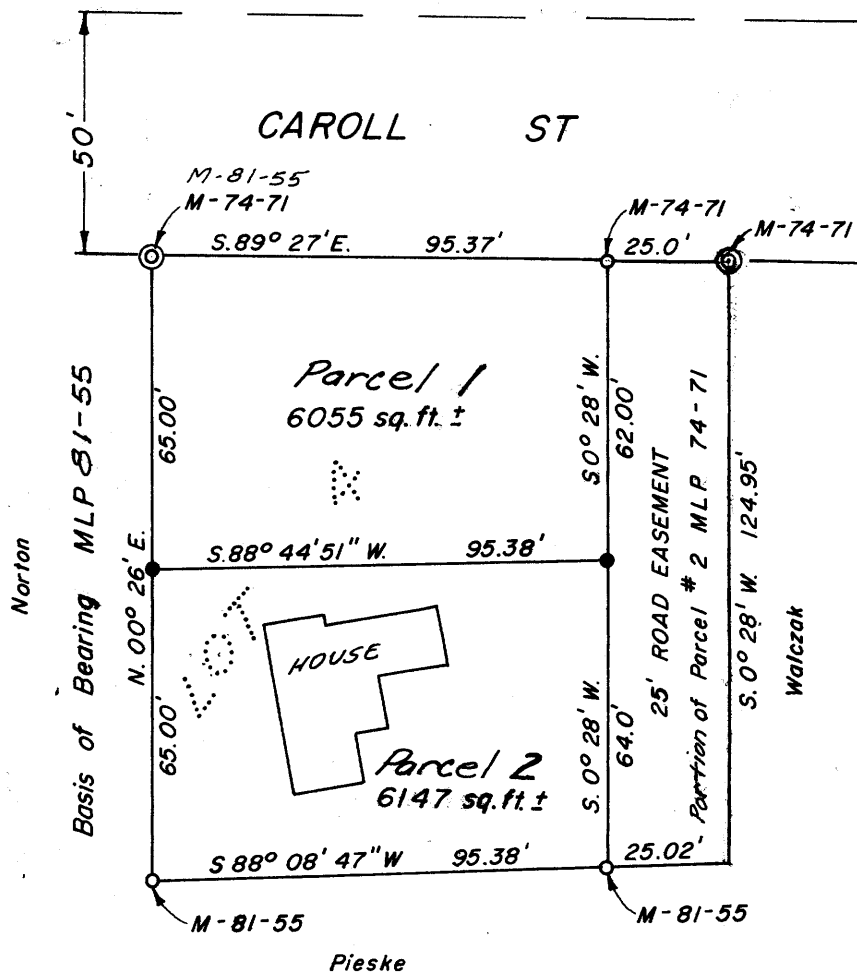
LEGAL OWNER: James H. Holcomb
Star Rt., Box 82,
Winston, Oregon 97496
679-7306

NUMBER OF LOTS: 2

WATER: City of Winston

SEWAGE: City of Winston

MAP PREPARED BY: AA Surveying Service, Inc.
P.O. Box 130,
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 S 89°27' E along the south R/W line of Carrol Street 95.37 feet to a 5/8" iron rod; thence leaving said south R/W line S 0°28' W 62.00 feet to a 5/8" iron rod; thence S 88°44'51" W 95.38 feet to a 5/8" iron rod; thence N 0°26' E along the west boundary of said Lot 4, 65.00 feet to the point of beginning, situated in Lot 4, Block 4, of said Suksdorf Coos Junction Hill Tracts, containing 6,055 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 65.00 feet to a 5/8" iron rod; thence S 0°26' W along west boundary of said Lot 4, 65.00 feet to a 5/8" iron rod; thence leaving said west boundary N 88°08'47" E 95.38 feet to a 5/8" iron rod; thence N 0°28' E 64.00 feet to a 5/8" iron rod; thence S 88°44'51" W 95.38 feet to the point of beginning, situated in Lot 4, Block 4, of said Suksdorf Coos Junction Hill Tracts, containing 6,147 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, 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 N 89°27' W along the south R/W line of Carrol Street 25.00 feet; thence S 0°28' W 126.00 feet; thence N 88°08'47" E 25.02 feet; thence along the east boundary of said Lot 4, N 0°28' E 124.95 feet to the point of beginning, situated in Lot 4, Block 4, of said Suksdorf Coos Junction Hill Tracts.

NARRATIVE

PURPOSE: To divide one 12,000 square foot parcel into two 6,000 square foot parcels.

PROCEDURE: I used prior survey MLP 81-55 and MLP 74-71 as basis of survey to divide parcel and set iron rods as shown.

82-02641

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:

mb
1982 MAR 17 PM 2 37

DORIS L. WADSWORTH
COUNTY CLERK
BY *Margaret Deal* DEPUTY
NO. _____ FEE *6.00*
DOUGLAS COUNTY OFFICIAL RECORDS

LEGEND

- ——— Fd. 5/8" iron rod
- ——— Set 5/8" x 24" I.R. with alum. cap stamped "AA Surveying Service Inc."
- ◎ ——— Fd. 1/2" iron pipe

APPROVALS: WINSTON PLANNING COMMISSION

Lloyd R. Stutzman Chairman *4 March '82* Date

Jack A. Lunn City Administrator *4 MAR 82* Date

Gregory E. Ziebell Deputy *3-15-82* Date

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Herman A. Pieske

OREGON
JULY 14, 1973
HERMAN A. PIESKE
1651

36-4-19-123