

389°21'36"E 327.00' (389°26'E)

MINOR LAND PARTITION

IN N.E. 1/4 SEC. 21, T28S, R6W, W.M. 18
 CITY OF WINSTON
 DOUGLAS COUNTY, ORE.
 NOV., 1982 ~ SCALE: 1"=50'

COUNTY SURVEYORS FILE DATA

DO NOT REMOVE FROM OFFICE
 COUNTY SURVEYOR
 DOUGLAS COUNTY, ORE.
 PARTITIONER
 WINSTON, ORE. 97496
 PHONE 679-5108

NO. PARCELS 3
 WATER WINSTON DILLARD WATER DIST.
 SEWER WINSTON SANITARY
 ZONE COMMERCIAL
 SURVEYOR ALPHA & OMEGA ENGINEERS, INC.
 1622 N.E. VINE STREET
 ROSEBURG, ORE. 97470
 PH. 672-7151

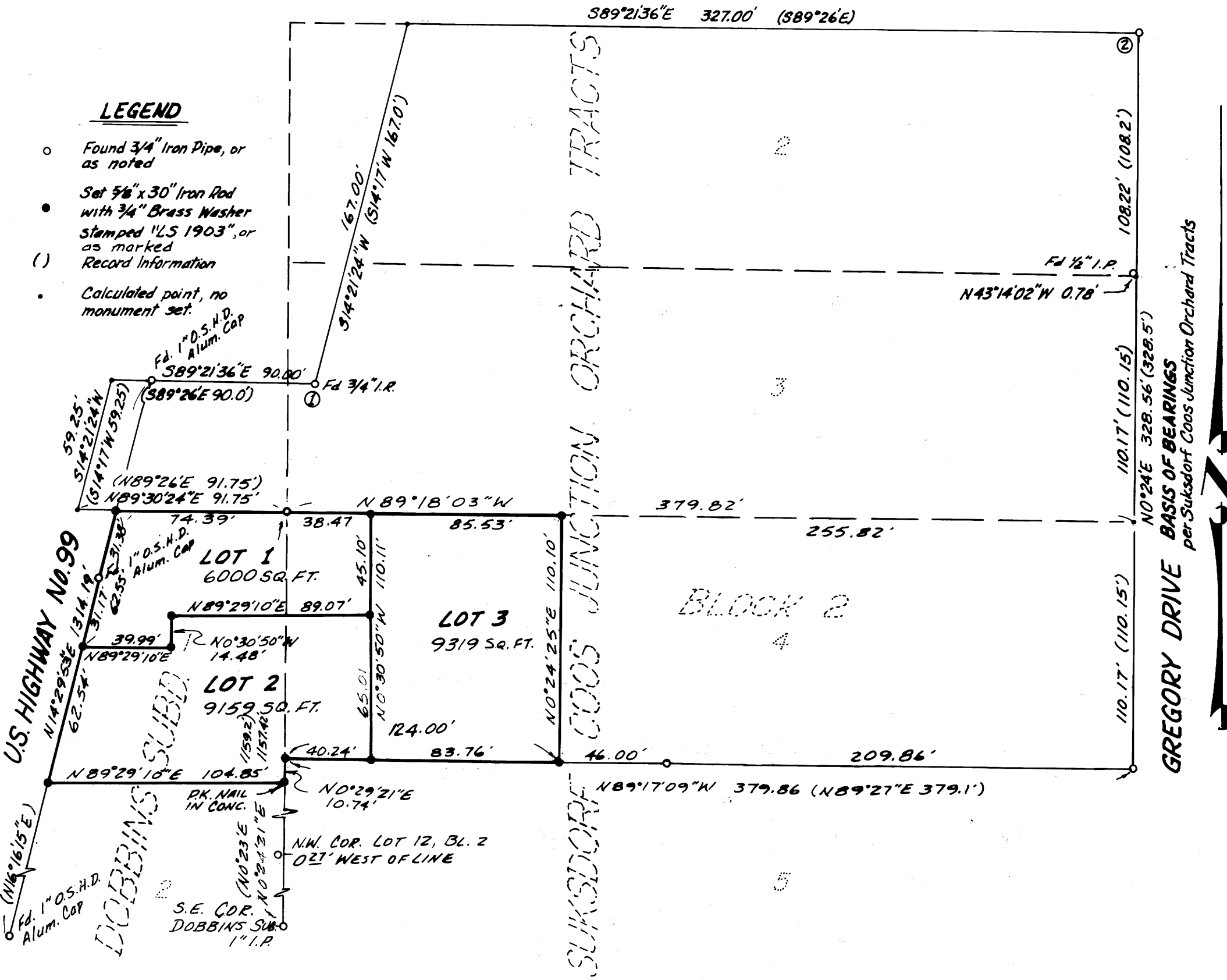
DESCRIPTIONS

LOT 1
 Beginning at the Northeast Corner of Dobbins Subdivision in the City of Winston, Douglas County, Oregon; thence S89°30'24"N 74.39 feet to the east R/W line of U.S. Highway No. 99; thence along said R/W line, S14°29'53"N 62.55 feet; thence N89°29'10"E 39.99 feet; thence N0°30'50"W 14.48 feet; thence N89°29'10"E 89.07 feet; thence N0°30'50"W 45.10 feet; thence N89°18'03"N 38.47 feet to the point of beginning in Lot 1, Dobbins Subdivision and Lot 4, Block 2, Suksdorf Coos Junction Orchard Tracts, Section 21, T28S, R6W, W.M., City of Winston, Douglas County, Oregon, containing 6000 square feet, more or less.

LOT 2
 Beginning at the Southeast Corner of Lot 1, Dobbins Subdivision in the City of Winston, Douglas County, Oregon; thence along the south line of said Lot 1, S89°29'10"W 104.85 feet to the east R/W line of U.S. Highway No. 99; thence along said R/W line, N14°29'53"E 62.54 feet; thence N89°29'10"E 39.99 feet; thence N0°30'50"W 14.48 feet; thence N89°29'10"E 89.07 feet; thence S0°30'50"E 65.01 feet; thence N89°17'09"W 40.24 feet; thence S0°29'21"W 10.74 feet to the point of beginning in Lot 1, Dobbins Subdivision and Lot 4, Block 2, Suksdorf Coos Junction Orchard Tracts, Section 21, T28S, R6W, W.M., City of Winston, Douglas County, Oregon, containing 9159 square feet, more or less.

LOT 3
 Beginning at a point on the north line of Lot 4, Block 2, Suksdorf Coos Junction Orchard Tracts, from which the Northwest Corner of said Lot 4 bears N89°18'03"W 38.47 feet; thence S0°30'50"E 110.11 feet to the south line of said Lot 4; thence along said south line, S89°17'09"E 83.76 feet; thence N0°24'25"E 110.10 feet to the north line of said Lot 4; thence along said north line N89°18'03"W 85.53 feet to the point of beginning, all in Lot 4, Block 2, Suksdorf Coos Junction Orchard Tracts, Section 21, T28S, R6W, W.M., City of Winston, Douglas County, Oregon, containing 9319 square feet, more or less.

- LEGEND**
- Found 3/4" Iron Pipe, or as noted
 - Set 5/8" x 30" Iron Rod with 3/4" Brass Washer Stamped "LS 1903", or as marked
 - () Record Information
 - Calculated point, no monument set.



SEE SEPARATE NARRATIVE -

REGISTERED PROFESSIONAL LAND SURVEYOR

Roderick B. Kimberling
 OREGON
 JULY 18, 1980
 RODERICK B. KIMBERLING
 1903

STATE OF OREGON)
 COUNTY OF DOUGLAS) ss.
 I, BONIS L. WADSWORTH, COUNTY CLERK AND RECORDER OF CONVEYANCES, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS RECORDED THIS DAY:
 1982 NOV 22 AM 9:24
 BONIS L. WADSWORTH
 DOUGLAS COUNTY CLERK

BY Mary Lee
 DEPUTY
 NO. _____ FEE 6.00

APPROVALS

Floyd R. Stutzman
 CHAIRMAN, WINSTON PLANNING COMMISSION

5 Nov 82
 DATE

Larry C. Morrison DEPUTY
 DOUGLAS COUNTY SURVEYOR

11-15-82
 DATE

82-12578



**ALPHA
AND
OMEGA
ENGINEERS
INC.**

M

93-22

Municipal Engineering
Subdivisions-Planning-Studies
Design-Inspection
Estimating-Surveying
Sewer-Water

1622 N.E. Vine • Frontier Village • Roseburg, Oregon 97470

• Phone (503) 672-7151
or
(503) 673-0823

NARRATIVE

MINOR LAND PARTITION

For Lamarr Zuver
in N.E. ¼, Sec. 21, T28S, R6W, W.M.
Lot 1, Dobbins Subdivision
and part of Lot 4, Block 2, Suksdorf Coos Junction Orchard Tracts
in the City of Winston, Douglas County, Oregon

FILED *BS*
RECEIVED *BS*
NOV 16 1982
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

November, 1982

Basis of Bearings : East Line of ^{Block 2} Suksdorf Coos Junction Orchard Tracts, N0°24'E

PURPOSE:

The purpose of this survey is to partition Lot 1, Dobbins Subdivision and the westerly 124.00 feet of Lot 4, Block 2, Suksdorf Coos Junction Orchard Tracts into three lots, as shown on the accompanying plat.

PROCEDURE:

I ~~established~~ ^{calculated} the Northeast Corner of Dobbins Subdivision and the Northwest Corner of Lot 4, Block 2, Suksdorf Coos Junction Orchard Tracts from ① and ② as shown on M16-44, which I rotated 0°04'24" to the right, ^{and found a 3/4" iron Pipe.} From this point I proportioned to the N.W. Corner, Lot 12, Block 2, Suksdorf Coos Junction Orchard Tracts, $(110.15') \times 952.73' / (953.45') = 110.07'$. From the same point I proportioned to the Southeast Corner, Dobbins Subdivision, $(121.0') \times 1157.42' / (1159.2') = 120.81'$. From the Southeast Corner of Dobbins Subdivision I turned record angle and intersected the east right of way line, U.S. Highway No. 99, and proportioned, $(125.0') \times 1072.18' / (1071.4') = 125.09'$. I proportioned the east line of Lot 4, Block 2, Suksdorf Coos Junction Orchard Tracts, $(110.15') \times 1488.11' / (1487.8') = 110.17'$.

REFERANCES:

M92-1, CS 58/259, M20-17, M16-44, CS 49/190, State Highway Right of Way map, Dobbins Subdivision Plat, Suksdorf Coos Junction Orchard Tracts Plat.

EQUIPMENT:

We used a 20" Theodolite and EDM.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Roderick B. Kimberling

OREGON
July 18, 1980
RODERICK B. KIMBERLING
1903