

MINOR LAND PARTITION

in the N. E. Quarter of Section 21, T. 28 S., R. 6 W., W. M.  
Winston, Oregon

September 1983

Scale: 1" = 50'

FILED  
RECEIVED  
DEC 22 1983

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

OWNER AND PARTITIONER - AARON MATTHEWS  
215 LA DONNA LN.  
ROSEBURG, OREGON 97470  
Tel. No. 672-7202

WATER SUPPLY - WINSTON - DILLARD WATER DISTRICT  
SEWAGE DISPOSAL - WINSTON - GREEN SANITARY DISTRICT

BY - BAUGHMAN TECHNICAL SERVICE, INC.  
P.O. BOX 222  
ROSEBURG, OREGON 97470  
Tel. No. 673-0966

DESCRIPTIONS

Parcel 1: Beginning at a 1/2 inch iron rod on the Southerly right of way line of Brosi Orchard Road, from which the Section corner common to Sections 15, 16, 21 and 22, T. 28 S., R. 6 W., W. M. bears N 36°02'41" E, 146.32 feet, thence along said right of way line, N 63°21'33" W, 83.00 feet to a 1/2 inch iron rod, thence S 63°21'33" E, 100.00 feet to a 1/2 inch iron rod, thence S 0°00'14" E, 100.00 feet to the point of beginning. This parcel situated in Section 21, T. 28 S., R. 6 W., W. M. and contains 0.17 acres, more or less.

rod, thence S 65°10'34" E, 49.89 feet to a 1/2 inch iron rod, thence S 63°21'33" E, 5.80 feet to a 1/2 inch iron rod, thence leaving said right of way line S 0°00'14" W, 100.00 feet to a 1/2 inch iron rod, thence S 63°21'33" E, 94.00 feet to a 1/2 inch iron rod, thence S 75°02'22" E, 66.21 feet to the point of beginning, containing 4.54 acres. This parcel is subject to an easement, 30 feet in width, as described in Vol. 321 Deed Records of Douglas County, Records No. 320047.

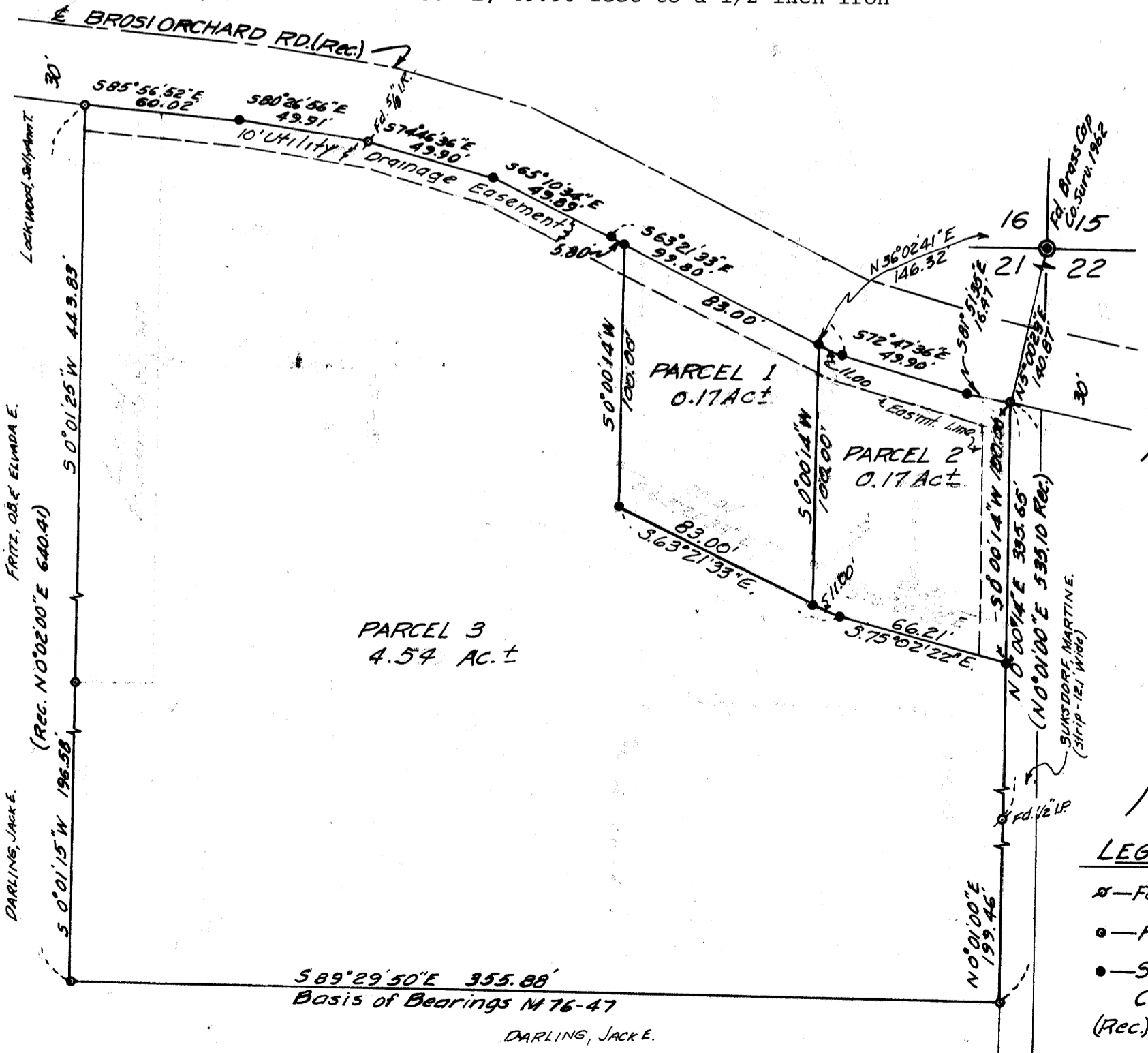
NARRATIVE

The purpose of the survey was to partition a parcel of property into three parcels. Monuments on the existing parcel were found as shown. The South line of the parcel furnished the basis of bearings as set forth on County Surveyors Map No. M76-47.

Parcel 2: Beginning at a 1/2 inch iron rod on the Southerly right of way line of Brosi Orchard Road, from which the Section corner common to Sections 15, 16, 21, and 22, T. 28 S., R. 6 W., W. M. bears N 36°02'41" E, 146.32 feet, thence along said right of way line, S 63°21'33" E, 11.00 feet to a 1/2 inch iron rod, thence S 72°47'36" E, 49.90 feet to a 1/2 inch iron rod, thence S 81°51'35" E, 16.47 feet to a 1/2 inch iron rod, thence leaving said right of way line, S 0°00'14" W, 100.00 feet to a 1/2 inch iron rod, thence N 75°02'22" W, 66.21 feet to a 1/2 inch iron rod, thence N 63°21'33" W, 11.00 feet to a 1/2 inch iron rod, thence N 0°00'14" E, 100.00 feet to the point of beginning, containing 0.17 acres, more or less.

Parcel 3: Beginning at a 1/2 inch iron rod from which the Section corner common to Sections 15, 16, 21, and 22 T. 28 S., R. 6 W., W. M. bears N 0°00'14" E, 100.00 feet and N 5°00'23" E, 140.87 feet, thence S 0°00'14" W, 235.65 feet to a 1/2 inch iron pipe, thence S 0°01'00" W, 199.46 feet to a 1/2 inch iron rod, thence N 89°29'50" W, 355.88 feet to a 1/2 inch iron rod, thence N 0°01'25" E, 443.83 feet to a 1/2 inch iron rod on the Southerly right of way line of Brosi Orchard Road, thence along said right of way line, S 85°56'52" E, 60.02 feet to a 1/2 inch iron rod, thence S 80°26'56" E, 49.91 feet to a 5/8 inch iron rod, thence S 74°46'36" E, 49.90 feet to a 1/2 inch iron

Lloyd R. Stutsman 12-2-83  
Winston Planning Commission Date  
David R. Wolfe 12-2-83  
Winston Administrator Date  
Larry T. Moore DEPUTY 12-22-83  
County Surveyor Date



NOTE:  
Drainage on Parcel No. 3 will remain unchanged except for seeding the drainage ways.  
Perimeter drainage will be const'd around Parcels 1 and 2 to drain into roadbed ditch along Brosi Orchard Road.

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:  
1983 DEC 22 PM 2:23  
DORIS L. WADSWORTH  
DOUGLAS COUNTY CLERK

BY Mary Lee  
DEPUTY  
NO. \_\_\_\_\_ FEE 6.00  
DOUGLAS COUNTY OFFICIAL RECORDS

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
George E. Grubel  
OREGON  
MAY 10, 1957  
GEORGE E. GRUBEL  
397

LEGEND  
x - Fd. Mon. as Noted  
o - Fd. 1/2" I.R.  
• - Set 1/2" x 30" I.R. w/ Plastic Cap Mkd. BAUGHMAN TECHSERV (Rec.) - M 76-47

83-15901

8-19-91