

MINOR LAND PARTITION

Situated in the NW1/4 of Section 21, T.28S. R.6W. W.M.

SEPTEMBER 1985 SCALE: 1" = 50'

FILED cmo  
RECEIVED cmo

SEP 25 1985

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.  
CMO

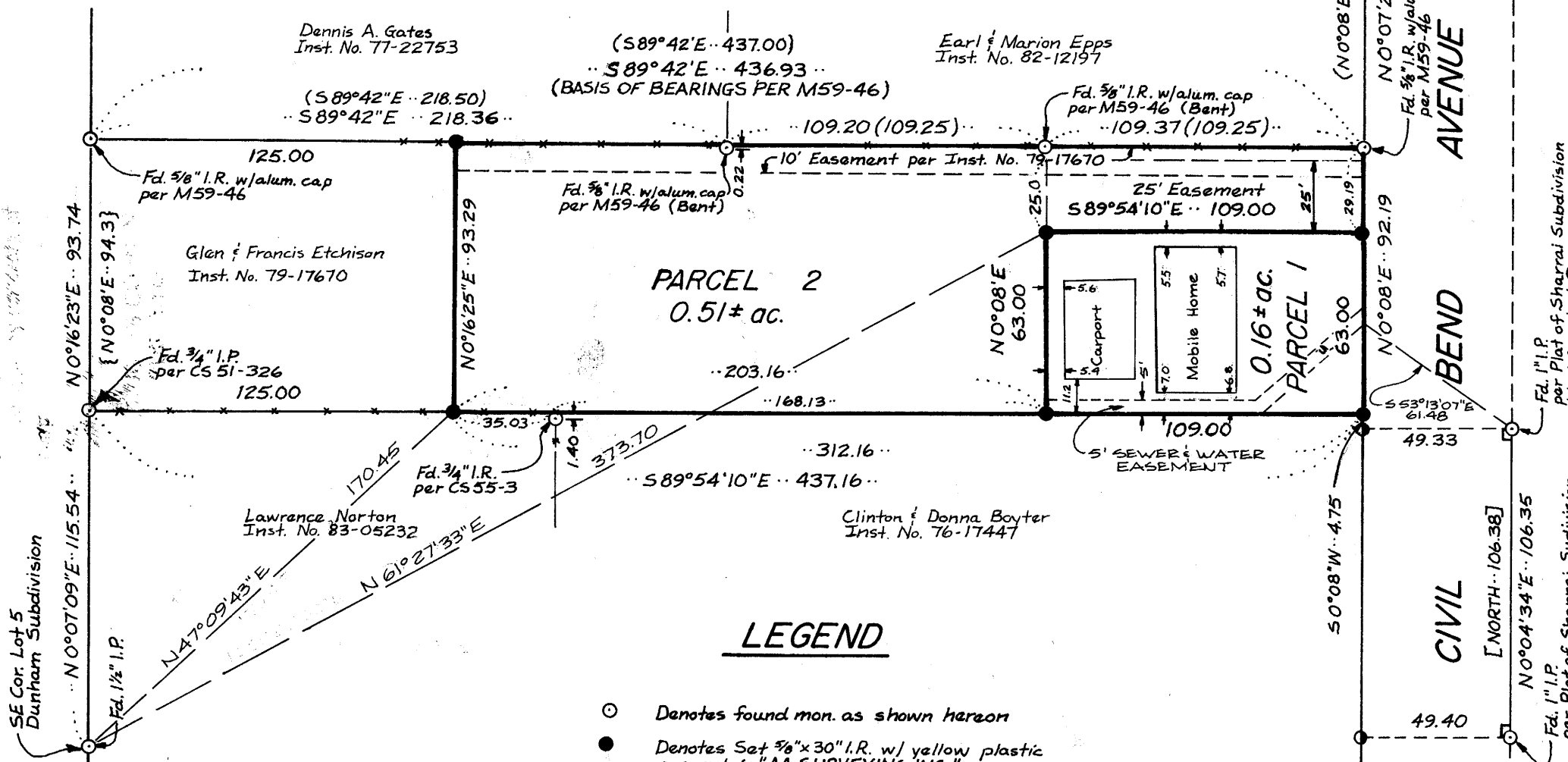
STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS.  
I, DORIS L. WADSWORTH, COUNTY CLERK  
AND RECORDER OF CONVEYANCES, IN AND FOR  
SAID COUNTY, DO HEREBY CERTIFY THAT THE  
WITHIN INSTRUMENT WAS RECORDED THIS DAY:

1985 SEP 25 PM 1:13

DORIS L. WADSWORTH  
DOUGLAS COUNTY CLERK

BY: *Margaret Beal*  
DEPUTY  
NO. \_\_\_\_\_ FEE *6.00*  
DOUGLAS COUNTY OFFICIAL RECORDS

85-12030



LEGEND

- Denotes found mon. as shown hereon
- Denotes Set 5/8" x 30" I.R. w/ yellow plastic cap mkd: "AA SURVEYING INC."
- ⊙ Denotes Computed Point, Not Set
- ( ) Record per M59-46
- [ ] Record per Plat of Sharrai Subdivision
- { } Record per CS 51-326
- +— Fence

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Eugene A. Bloom*  
OREGON  
MAY 13, 1960  
EUGENE A. BLOOM  
492

PARTITIONER: David W. Birtch  
P.O. Box 216  
Dillard, OR 97432

LEGAL OWNER: Karen S. White  
P.O. Box 1244  
Winston, OR 97496

LOTS: 2 Winston, OR 97496

WATER & SEWER: City of Winston

MAP PREPARED BY: AA Surveying Service, Inc.  
P.O. Box 130  
Roseburg, OR 97470

DESCRIPTIONS

PARCEL 1

Beginning at a 5/8" iron rod, from which the SE corner of Lot 5, Dunham Subdivision bears S 61°27'33"W 373.70 feet; thence S 89°54'10"E 109.00 feet to a 5/8" iron rod on the west right-of-way line of Civil Bend Avenue; thence along said right-of-way line S 0°08'W 63.00 feet to a 5/8" iron rod being the NE corner of that property described in Instrument No. 76-17447, Douglas County Deed Records; thence along the north line of said property N 89°54'10"W 109.00 feet to a 5/8" iron rod; thence leaving said north line N 0°08'E 63.00 feet to the point of beginning. Situated in the NW 1/4 of Section 21, T.28S. R.6W. W.M., Douglas County, Oregon containing 0.16 acres, more or less. TOGETHER WITH a 25' easement described below. Subject to a 5' sewer easement described as follows: A strip of land, 5 feet in width, in the NW 1/4 of Section 21, T.28S. R.6W. W.M., Douglas County, Oregon; the southerly line being more particularly described as follows: Beginning at a point on the west right-of-way line of Civil Bend Avenue from which the NW corner of Lot 9, Sharrai Subdivision bears S 53°13'07"E 61.48 feet, said point also being N 0°08'E 32.00 feet of NE corner of that property described in Instrument No. 76-17447 Douglas County Deed Records; thence S 47°34'18"W 47.52 feet to a point on the north line of said property described in Instrument No. 76-17447; thence along said north line N 89°54'10"W 74.00 feet to a 5/8" iron rod, being the end of said described easement.

PARCEL 2

Beginning at a 5/8" iron rod, on the northline of that property described in Instrument No. 83-05232 Deed Records of Douglas County, Oregon from which the southeast corner of Lot 5, Dunham Subdivision bears S 47°09'43"W 170.45 feet; thence N 0°16'25"E 93.29 feet along the east line of that property described in Instrument No. 79-17670 Deed Records of Douglas County, Oregon to a 5/8" iron rod on the south line of that property described in Instrument No. 77-22753 Deed Records of Douglas County, Oregon; thence S 89°42'E 311.93 feet along the south line of the properties described in Instrument No.'s 77-22753 and 82-12197 Deed Records of Douglas County, Oregon to a 5/8" iron rod on the west right-of-way line of Civil Bend Avenue; thence along said right-of-way line, S 0°08'W 29.19 feet to a 5/8" iron rod; thence N 89°54'10"W 109.00 feet to a 5/8" iron rod; thence S 0°08'W 63.00 feet to a 5/8" iron rod on the north line of that property described in Instrument No. 76-17447 Deed Records of Douglas County, Oregon; thence along the north line of the properties described in said Instrument No.'s 76-17447 and 83-05232, N 89°54'10"W 203.16 feet to the point of beginning. Situated in the NW 1/4 of Section 21, T.28S. R.6W. W.M., containing 0.51 acres, more or less. Subject to a 10 foot easement described in Instrument No. 79-17670, Deed Records of Douglas County, Oregon. ALSO SUBJECT TO a 25 foot easement as described below.

25 Foot Easement for Ingress and Egress.

Beginning at a 5/8" iron rod from which the SE corner Lot 5, Dunham Subdivision bears S 61°27'33"W 373.70'; thence; S 89°54'10"E 109.00 feet to a 5/8" iron rod on the west right-of-way line of Civil Bend Avenue; thence along said right-of-way line N 0°08'E 25.00 feet to a point; thence leaving said right-of-way line N 89°54'10"W 109.00 feet to a point; thence S 0°08'W 25.00 feet to the Point of Beginning.

NARRATIVE

PURPOSE: To divide this parcel of land into two parcels.

PROCEDURE: I found and tied by traverse the existing monuments as shown on the annexed map. Using the monuments found (per M 59-46) on the west R/W line of Civil Bend Avenue, I projected the line south along said west R/W line the record distance and established the SE corner of this tract.

APPROVALS:

WINSTON PLANNING COMMISSION

*loyd R. Stuteman* 9-11-85  
Chairman Date

*David R. Waffle* 9-11-85  
City Administrator Date

*Janet R. Lundeen* 9/24/85  
Douglas County Surveyor Date  
Deputy