

MAP FILE M103-20

MINOR LAND PARTITION

IN LOTS 10 & 13, "GLEN D. HART TRACTS
IN THE SW 1/4, SEC. 21, T28S, R6W, W.M,
CITY OF WINSTON, OREGON

LEGAL OWNER
VADA VANDERMARK
P.O. DRAWER 670
WINSTON, OREGON 97496

NUMBER OF PARCELS: 3

WATER: WINSTON-DILLARD
WATER DISTRICT

PARTITIONER
STEVE VANDERMARK
P.O. DRAWER 670
WINSTON, OREGON 97496

SEWER: CITY OF WINSTON

ZONING: G-C GENERAL COMMERCIAL

PREPARED BY
AA SURVEYING SERVICE, INC.
P.O. BOX 130
ROSEBURG, OREGON 97470
PH. (503)672-2096

ACCESS EASEMENT
A 25 ft. access easement more accurately described as follows:

Beginning at a 5/8" iron rod on the South right-of-way line of State Highway No. 42 from which the Northwest corner of Lot 1, Block 1, Illinois Heights bears N68°20'00"E 238.81 ft., thence continuing along said right-of-way line S68°20'00"W 26.91 ft. to a 5/8" iron rod, thence leaving said right-of-way S0°03'10"W 139.93 ft. to a 3/4" iron pipe, thence S89°56'21"E 25.00 ft. to a 5/8" iron rod, thence N0°03'10"E 149.89 ft. to the Point of Beginning.

LEGEND

- Found 5/8" iron rod unless otherwise noted
- Set 5/8"X30" iron rod w/ plastic cap marked "AA Surveying, Inc.
- () Record per M86-7
- (()) Record per Illinois Heights

STATE OF OREGON
COUNTY OF DOUGLAS, SS.
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED
1987 JAN 23 AM 10:42
GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY *[Signature]*
FEE 6.00

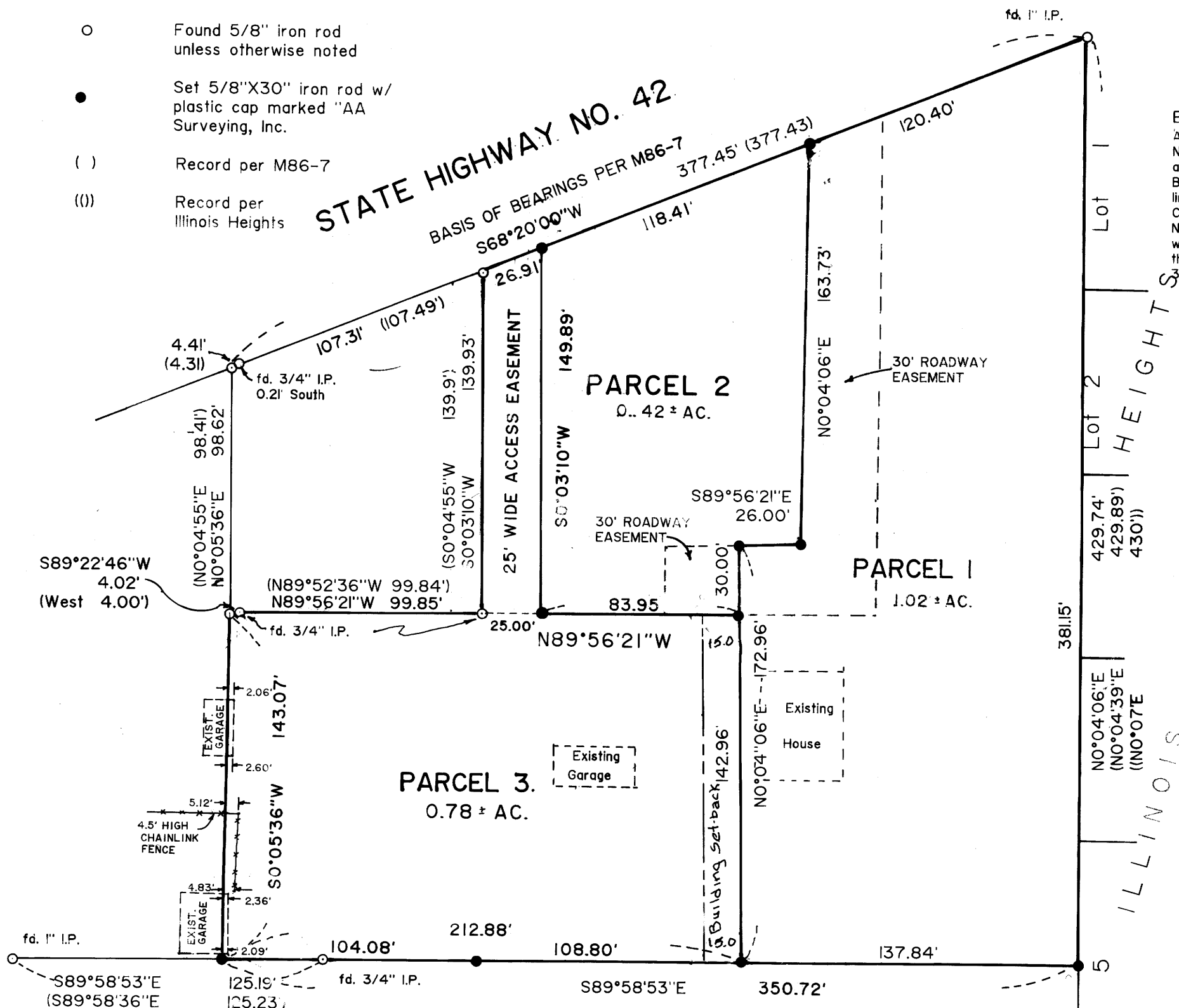
DESCRIPTIONS

PARCEL 1
Beginning at the Northwest Corner of Lot 1, Block 1, Illinois Heights, thence along the South right-of-way line of State Highway No. 42 S68°20'00"W 120.40 ft. to a 5/8" iron rod, thence leaving said right-of-way line S0°04'06"W 163.73 ft. to a 5/8" iron rod, thence N89°56'21"W 26.00 ft. to a 5/8" iron rod, thence S0°04'06"W 172.96 ft. to a 5/8" iron rod, thence S89°58'53"E 137.84 ft. to a 5/8" iron rod on the West line of Illinois Heights, thence along the West line of Illinois Heights N0°04'06"E 381.15 ft. to the Point of Beginning, subject to a 30 ft. roadway easement, containing 1.02 acres more or less.

PARCEL 2
Beginning at a 5/8" iron rod on the South right-of-way line of State Highway No. 42, from which the Northwest corner of Lot 1, Block 1, Illinois Heights bears N68°20'00"E 120.40 FT.; thence continuing along said right-of-way line S68°20'00"W 118.41 ft. to a 5/8" iron rod; thence leaving said right-of-way line S0°03'10"W 149.89 ft. to a 5/8" iron rod; thence S89°56'21"E 83.95 ft. to a 5/8" iron rod; thence N0°04'06"E 30.00 ft. to a 5/8" iron rod; thence S89°56'21"E 26.00 ft. to a 5/8" iron rod; thence N0°04'06"E 163.73 ft. to the Point of Beginning, containing 0.42 acres, more or less. Subject to a 30 ft. roadway easement and together with a 25 ft. access easement.

PARCEL 3
Beginning at a 5/8" iron rod on the south right-of-way line of State Highway No. 42, from which the Northwest corner of Lot 1, Block 1, Illinois Heights bears N68°20'00"E 238.81 ft., thence continuing along said right-of-way line S68°20'00"W 26.91 ft. to a 5/8" iron rod, thence leaving said right-of-way line S0°03'10"W 139.93 ft. to a 3/4" iron pipe, thence N89°56'21"W 99.85 ft. to a 5/8" iron rod, thence S89°22'46"W 4.02 ft. to a 5/8" iron rod, thence S0°05'36"W 143.07 ft. to a 5/8" iron rod, thence S89°58'53"E 212.88 ft. to a 5/8" iron rod, thence N0°04'06"E 142.96 ft. to a 5/8" iron rod, thence N89°56'21"W 83.95 ft. to a 5/8" iron rod, thence N0°03'10"E 149.89 ft. to the Point of Beginning, containing 0.78 acres, more or less. Subject to: A 25 ft. access easement and a building set back for fire code purposes being 15.0 ft. from the east line of Parcel No. 3.

FILED
JAN 22 1987 TF
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE. TF



EASEMENT
A 30 ft. easement for roadway purposes, the West and North lines of which are more accurately described as follows:
Beginning at a point on the South right-of-way line of State Highway No. 42, from which the Northwest corner of Lot 1, Block 1, Illinois Heights bears N68°20'00"E 120.40 ft., thence leaving said right-of-way, S0°04'06"W 163.73 ft. to a 5/8" iron rod, thence N89°56'21"W 56.00 ft., thence S0°04'06"W 30.00 ft. to the Point of Ending.

Ronald A. Linsky

scale: 1"=50'

NARRATIVE

PURPOSE: To partition the lands as delineated on the annexed plat.
PROCEDURE: I used the found monuments as shown to establish the boundaries of the property. I then intersected bearings to establish the Southeast and Southwest Corners.

NOTE: A 10 ft. easement for the Sanitary Sewer line in the easterly portion of Parcel 2 (Exact location of Sanitary Sewer line unknown at this time). Prior to any construction said Sanitary Sewer line shall be located.

APPROVALS
Lloyd R. Stetson 1-9-87 Planning Commission Chairman Date
Francis L. Ingram 1-22-87 County Surveyor Date
Davis R. Waffle 1-7-87 Planning Commission Secretary Date

BR 9-19-135