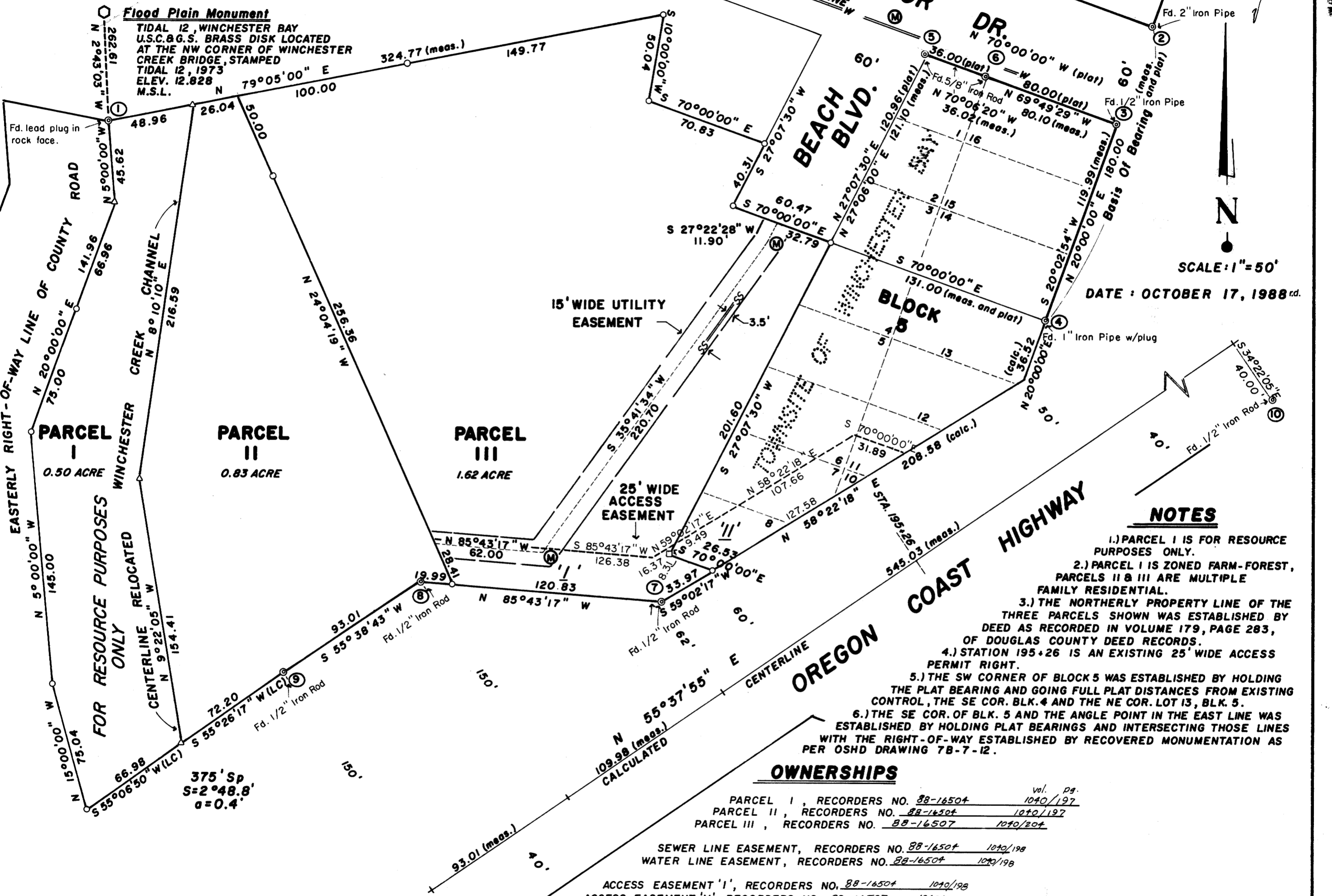


**FINAL  
MAJOR LAND PARTITION  
A PORTION OF THE NE 1/4 OF THE SW 1/4  
SECTION 7, T. 22 S., R. 12 W., W.M.  
DOUGLAS COUNTY, OREGON**

FILED  
NOV 29 1988  
COUNTY SURVEYOR  
DOUGLAS COUNTY, OREGON



SCALE: 1" = 50'  
DATE: OCTOBER 17, 1988 rd.

**NOTES**

- 1.) PARCEL I IS FOR RESOURCE PURPOSES ONLY.
- 2.) PARCEL I IS ZONED FARM-FOREST, PARCELS II & III ARE MULTIPLE FAMILY RESIDENTIAL.
- 3.) THE NORTHERLY PROPERTY LINE OF THE THREE PARCELS SHOWN WAS ESTABLISHED BY DEED AS RECORDED IN VOLUME 179, PAGE 283, OF DOUGLAS COUNTY DEED RECORDS.
- 4.) STATION 195+26 IS AN EXISTING 25' WIDE ACCESS PERMIT RIGHT.
- 5.) THE SW CORNER OF BLOCK 5 WAS ESTABLISHED BY HOLDING THE PLAT BEARING AND GOING FULL PLAT DISTANCES FROM EXISTING CONTROL, THE SE COR. BLK. 4 AND THE NE COR. LOT 13, BLK. 5.
- 6.) THE SE COR. OF BLK. 5 AND THE ANGLE POINT IN THE EAST LINE WAS ESTABLISHED BY HOLDING PLAT BEARINGS AND INTERSECTING THOSE LINES WITH THE RIGHT-OF-WAY ESTABLISHED BY RECOVERED MONUMENTATION AS PER OSHD DRAWING 7B-7-12.

**OWNERSHIPS**

Parcel	Recorders No.	Vol.	Pg.
PARCEL I	88-16504	1040	197
PARCEL II	88-16504	1040	197
PARCEL III	88-16507	1040	204

SEWER LINE EASEMENT, RECORDERS NO. 88-16504 1040/198  
 WATER LINE EASEMENT, RECORDERS NO. 88-16504 1040/198  
 ACCESS EASEMENT 'I', RECORDERS NO. 88-16504 1040/198  
 ACCESS EASEMENT 'II', RECORDERS NO. 88-16507 1040/204

**LEGEND**

- SET 5/8" x 30" IRON ROD W/PLASTIC CAP MARKED HGE. INC. SET LEVEL WITH GROUND.
- ⊙ FOUND MONUMENT, SEE CORNER NOTES SHEET 2
- CORNER NO., SEE CORNER NOTES SHEET 2
- SET 100 d/nail
- △ INACCESSIBLE POINT

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Russ S. Dodge

OREGON  
FEBRUARY 14, 1988  
RUSS S. DODGE  
2128

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

Bk. 10 - Pg. 92B

FINAL MAJOR LAND PARTITION A PORTION OF THE NE 1/4 OF THE SW 1/4 SECTION 7, T. 22 S., R. 12 W., W.M. DOUGLAS COUNTY, OREGON

COUNTY SURVEYORS FILE DATA DO NOT REMOVE FROM OFFICE

FILED

NOV 29 1988

COUNTY SURVEYOR DOUGLAS COUNTY, OREGON

LEGAL DESCRIPTIONS

PARCEL I

A parcel of land located in the Northeast quarter of the Southwest quarter of Section 7, Township 22 South, Range 12 West, Willamette Meridian, Douglas County, Oregon. More specifically described as: Beginning at a point which lies North 89° 56' 13" West a distance of 579.44 feet, from the Northeast corner of Lot 16, Block 5, Townsite of Winchester Bay as platted and filed in the Office of the County Clerk of Douglas County, Oregon. Said point being a lead plug in the rock point as described in Volume 179, Page 283, of Douglas County Deed Records; thence, North 79° 05' 00" East a distance of 48.96 feet to a point in the center of the relocated Winchester Creek; thence, along said center line go South 8° 10' 10" West a distance of 216.59 feet; thence, South 9° 22' 05" East a distance of 154.41 feet to a point on the Westerly right-of-way line of the Oregon Coast Highway; thence, along said right-of-way line along a spiral curve to the left a distance of 67.00 feet, the long chord which bears South 55° 06' 50" West a distance of 66.98 feet to a point on the Easterly right-of-way line of a county road as described in Volume 128, Page 299, of Douglas County Deed Records; thence, along said right-of-way line go North 15° 00' 00" West a distance of 75.04 feet; thence, North 5° 00' 00" West a distance of 145.00 feet; thence, North 20° 00' 00" East a distance of 141.96 feet; thence, North 5° 00' 00" West a distance of 45.62 feet to the point of beginning.

Containing 0.50 acres, more or less, Basis of Bearing being the Townsite of Winchester Bay as platted and filed in the Office of the County Clerk of Douglas County, Oregon.

PARCEL II

A parcel of land located in the Northeast quarter of the Southwest quarter of Section 7, Township 22 South, Range 12 West, Willamette Meridian, Douglas County, Oregon. More specifically described as: Beginning at a point which lies North 55° 10' 51" West a distance of 463.90 feet from the Northeast corner of Lot 16, Block 5, Townsite of Winchester Bay as platted and filed in the Office of the County Clerk of Douglas County, Oregon, said point being on the Westerly right-of-way line of the Oregon Coast Highway; thence, North 85° 43' 17" West a distance of 19.99 feet along said right-of-way line; thence, South 55° 38' 43" West a distance of 93.01 feet; thence, on a spiral curve left a distance of 72.21 feet, the long chord which bears South 55° 26' 17" West a distance of 72.20 feet to a point in the center of the relocated Winchester Creek; thence, along said center line go North 9° 22' 05" West a distance of 154.41 feet; thence, North 8° 10' 10" East a distance of 216.59 feet to a point on the Northerly line of property as described in Volume 179, Page 283, of Douglas County Deed Records; thence, along said property line go North 79° 05' 00" East a distance of 26.04 feet; thence, South 24° 04' 19" East a distance of 306.36 to the point of beginning.

Containing 0.83 acres, more or less, Basis of Bearing being the Townsite of Winchester Bay as platted and filed in the Office of the County Clerk of Douglas County, Oregon.

PARCEL III

A parcel of land located in the Northeast quarter of the Southwest quarter of Section 7, Township 22 South, Range 12 West, Willamette Meridian, Douglas County, Oregon. More specifically described as: Beginning at a point which lies North 70° 00' 00" West a distance of 116.00 feet and South 27° 07' 30" West a distance of 120.96 feet from the Northeast corner of Lot 16, Block 5, Townsite of Winchester Bay as platted and filed in the Office of the County Clerk of Douglas County, Oregon; thence, along the Westerly line of Block 5 go South 27° 07' 30" West a distance of 201.60 feet to the Southwest corner of Block 5; thence, South 70° 00' 00" East along the Southerly line of Block 5 a distance of 26.53 feet to a point on the Westerly right-of-way line of the Oregon Coast Highway; thence, South 59° 02' 17" West a distance of 33.97 feet along said right-of-way line; thence, North 85° 43' 17" West a distance of 120.83 feet; thence, leaving said right-of-way line go North 24° 04' 19" West a distance of 306.36 to a point on the Northerly line of property as described in Volume 179, Page 283, of Douglas County Deed Records; thence, along said property line go North 79° 05' 00" East a distance of 249.77 feet; thence, South 10° 00' 00" West a distance of 50.04 feet; thence, South 70° 00' 00" East a distance of 70.83 feet to a point on the Westerly right-of-way line of Beach Boulevard; thence, along said right-of-way line South 27° 07' 30" West a distance of 40.31 feet; thence, South 70° 00' 00" East a distance of 60.47 feet to the Point of Beginning.

Containing 1.62 acres, more or less, Basis of Bearing being the Townsite of Winchester Bay as platted and filed in the Office of the County Clerk of Douglas County, Oregon.

UTILITY EASEMENT FOR SEWER AND WATER

A 15.00 foot wide utility easement located in the Northeast quarter of the Southwest quarter of Section 7, Township 22 South, Range 12 West, Willamette Meridian, Douglas County, Oregon. More specifically described as: Beginning at a point which lies South 73° 47' 26" West a distance of 203.12 feet from the Northeast corner of Lot 16, Block 5, Townsite of Winchester Bay as platted and filed in the Office of the County Clerk of Douglas County, Oregon; thence, South 27° 22' 28" West a distance of 11.90 feet; thence, South 35° 41' 34" West a distance of 220.70 feet; thence, North 85° 43' 17" West a distance of 62.00 feet to the terminus point of a 15.00 foot wide utility easement, being the centerline thereof.

Containing 0.10 acres, more or less, Basis of Bearing being the Townsite of Winchester Bay as platted and filed in the Office of the County Clerk of Douglas County, Oregon.

ACCESS EASEMENT I

A 25.00 foot wide access easement located in the Northeast quarter of the Southwest quarter of Section 7, Township 22 South, Range 12 West, Willamette Meridian, Douglas County, Oregon. More specifically described as: Beginning at a point which lies South 55° 10' 51" West a distance of 463.90 feet from the Northeast corner of Lot 16, Block 5, Townsite of Winchester Bay as platted and filed in the Office of the County Clerk of Douglas County, Oregon; thence, North 24° 04' 19" West a distance of 28.41 feet; thence, South 85° 43' 17" East a distance of 126.38 feet; thence, North 59° 02' 17" East a distance of 16.37 feet; thence, South 27° 07' 30" West a distance of 8.31 feet; thence, South 70° 00' 00" East a distance of 26.53 feet to a point on the Westerly right-of-way line of the Oregon Coast Highway; thence, along said right-of-way go South 59° 02' 17" West a distance of 33.97 feet; thence, North 85° 43' 17" West a distance of 120.83 feet to the point of beginning.

Containing 0.08 acres, more or less, Basis of Bearing being the Townsite of Winchester Bay as platted and filed in the Office of the County Clerk of Douglas County, Oregon.

NARRATIVE

- 1) The Basis of Bearing for this survey is the Easterly property lines of Blocks 4 and 5 of the recorded Townsite of Winchester Bay shown hereon as North 20° 00' 00" East.
2) The Basis of this survey being recovered S.H.R.W. monuments as per Drawing #7B-7-12, various corners recovered in Blocks 4 and 5 of the Townsite of Winchester Bay and CS #M1-46.
3) The purpose of this survey is to establish property corners and to write legal descriptions for a major land partition on Parcels I, II, and III.
4) The instruments used in this survey were a Nikon NTD-4 Semi-Total Station and a Hewlett Packard 85 Computer.
5) The Deeds used in this survey were provided by Stephen H. Miller, Attorney-At-Law, personal representative of the Estate of Katherine C. Stacey.
6) The Deed of the county road as recorded in Volume 128, Page 299, is incomplete. I have taken information from the Assessor's Office and CS #M1-46 and shown the roadway as per the intent of those sources.

CORNER NOTES

Table with 2 columns: Corner No. and Description. Contains 10 entries describing various corner markers like lead plugs, iron pipes, and iron rods with their locations and depths.

ACCESS EASEMENT II

A 25.00 foot wide access easement located in the Northeast quarter of the Southwest quarter of Section 7, Township 22 South, Range 12 West, Willamette Meridian, Douglas County, Oregon. More specifically described as: Beginning at a point which lies South 46° 00' 07" West a distance of 356.03 feet from the Northeast corner of Lot 16, Block 5, Townsite of Winchester Bay as platted and filed in the Office of the County Clerk of Douglas County, Oregon; thence, North 27° 07' 30" East a distance of 8.31 feet; thence, North 59° 02' 17" East a distance of 9.49 feet; thence, North 58° 22' 18" East a distance of 107.66 feet; thence, South 70° 00' 00" East a distance of 31.89 feet to a point on the Westerly right-of-way line of the Oregon Coast Highway; thence, along said right-of-way go South 58° 22' 18" West a distance of 127.53 feet; thence, North 70° 00' 00" West a distance of 26.53 feet to the point of beginning.

Containing 0.07 acres, more or less, Basis of Bearing being the Townsite of Winchester Bay as platted and filed in the Office of the County Clerk of Douglas County, Oregon.

CO-PARTITIONERS AND LEGAL OWNERS

NAME: Charles H. & Patricia A. Lancaster
ADDRESS: P.O. Box 145 Winchester Bay, Oregon 97467 (503) 271-4257

NAME: Douglas County Parks Department Tom Kerl

ADDRESS: Douglas County Courthouse Roseburg, Oregon 97470 (503) 440-4500

Total Number of Lots: Three
Water Supply: City of Reedport
Sewage Disposal: Winchester Bay Sanitary District

MAP PREPARED BY

NAME: H.G.E., INC.
ADDRESS: 375 Park Avenue Coos Bay, Oregon 97420 (503) 269-1166

APPROVALS

Signature: Keith L. Cubic
DOUGLAS COUNTY PLANNING DIRECTOR
DATE: 11/29/88

Signature: Larry E. Monson
DOUGLAS COUNTY SURVEYOR DEPUTY

DATE: 11-29-88

STATE OF OREGON | COUNTY OF DOUGLAS | SS. I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED 1988 NOV 30 AM 9:10 DOUGLAS COUNTY CLERK IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY BY [Signature] DEPUTY FEE [Signature]

88-17250

REGISTERED PROFESSIONAL LAND SURVEYOR

Russ S. Dodge OREGON FEBRUARY 14, 1988 RUSS S. DODGE 2128

MAP FILE M167-7-2-8