

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

# MINOR LAND PARTITION

IN S.W. 1/4 SEC. 21, T28S, R6W, W.M., CITY OF WINSTON  
DOUGLAS COUNTY, ORE.

MAY, 1979

SCALE: 1"=100'

FILED  
JUN 11 1979  
COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Russell T. Pinard*

OREGON  
JULY 16, 1971  
RUSSELL T. PINARD  
958

ORE. STATE HWY DEPT.

OAK ST.

25' easement  
for tracts 2 & 3

14290

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:

BY Mary J. Deal  
DEPUTY  
NO. \_\_\_\_\_ FEE 4.00

DOUGLAS COUNTY OFFICIAL RECORDS

### NOTES:

- OWNERS OF TRACT 1, 2, & 3 SHALL BE REQUIRED TO PARTICIPATE IN A LOCAL IMPROVEMENT OF OAK ST SHOULD IT EVER BE APPROVED FOR CONSTRUCTION.
- A 20' WIDE PAVED ROAD WITH 6" CURBS SHALL BE CONSTRUCTED WITHIN THE SHOWN EASEMENT ACROSS TRACTS 1 & 2 PRIOR TO ISSUANCE OF BUILDING PERMITS FOR TRACTS 2 & 3.

### DESCRIPTIONS

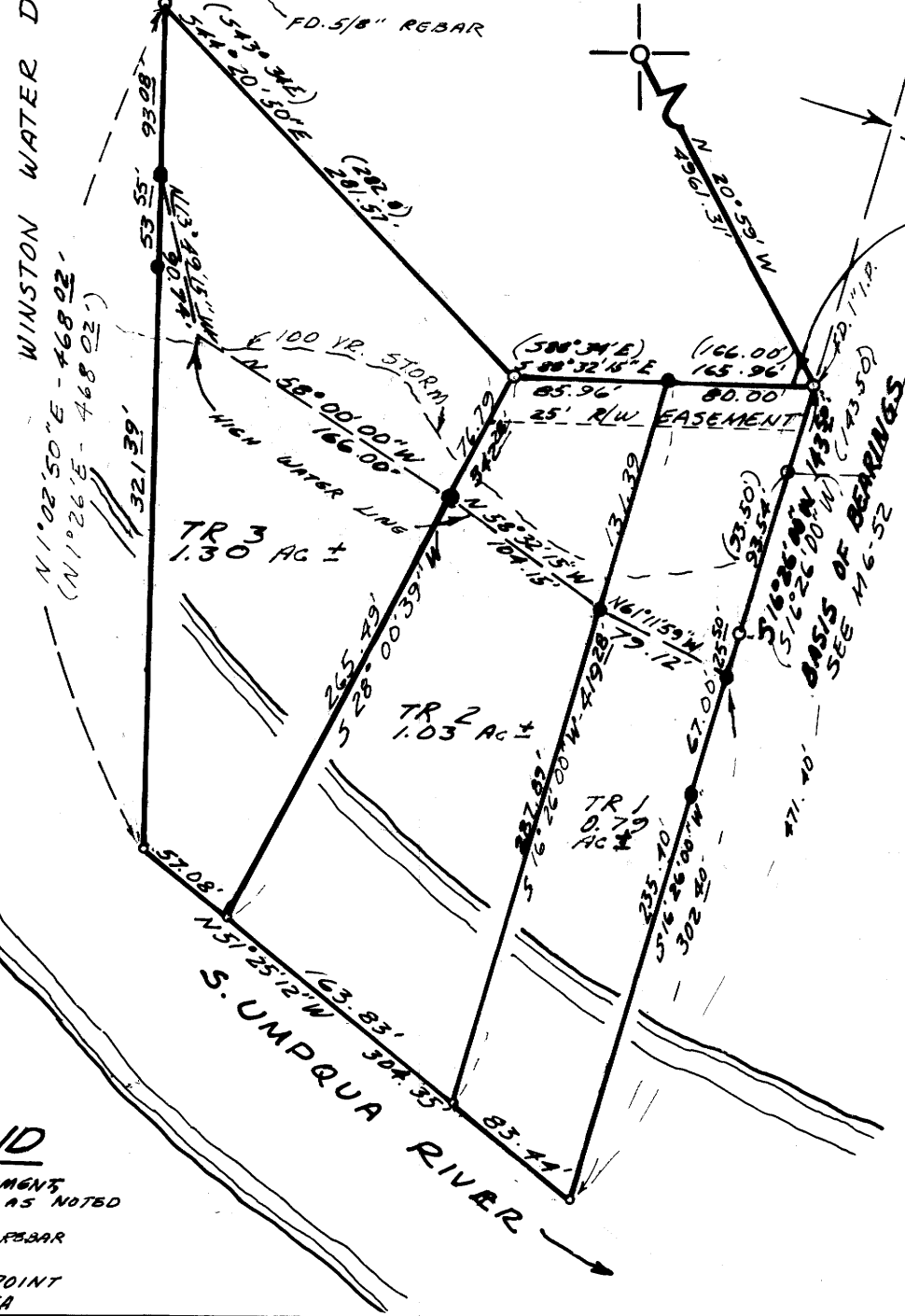
- TR. 1 BEGINNING AT A 1" IRON PINS AT THE SOUTHWEST CORNER OF THAT PARCEL OF LAND CONVEYED TO THE STATE OF OREGON, AS RECORDED ON PAGE 477, VOL. 108, DOUGLAS CO. DEED RECORDS, SAID POINT OF BEGINNING, SITUATED ON THE WEST LINE OF MARION ACRES; THENCE ALONG SAID WEST LINE, S16°26'00"W 169.00 FEET TO A 5/8" IRON ROD AT THE HIGH WATER LINE OF THE SOUTH UMPQUA RIVER; THENCE CONTINUING S16°26'00"W 302.4 FEET MORE OR LESS TO THE THREAD OF THE RIVER; THENCE UPSTREAM N51°25'12"W 83.44 FEET; THENCE N16°26'00"E 287.89 FEET MORE OR LESS TO A 5/8" IRON ROD AT THE HIGH WATER LINE OF THE SOUTH UMPQUA RIVER; THENCE CONTINUING N16°26'00"E 131.39' TO THE SOUTH LINE OF THE AFOREMENTIONED STATE OF OREGON PROPERTY; THENCE ALONG SAID SOUTH LINE, S88°32'15"E 80.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.79 ACRES, MORE OR LESS.
- TR. 2 BEGINNING AT A 3/4" IRON ROD ON THE SOUTH BOUNDARY OF THAT PARCEL OF LAND CONVEYED TO THE STATE OF OREGON, AS RECORDED ON PAGE 477, VOL. 108, DOUGLAS COUNTY DEED RECORDS; THENCE ALONG SAID SOUTH BOUNDARY S88°32'15"E 85.96 FEET TO A 3/4" IRON ROD; THENCE S16°26'00"W 131.39 FEET TO A 5/8" IRON ROD AT THE HIGH WATER LINE OF THE SOUTH UMPQUA RIVER; THENCE CONTINUING S16°26'00"W 287.89 FEET TO THE THREAD OF THE RIVER; THENCE UPSTREAM N51°25'12"W 123.83 FEET; THENCE N28°00'39"E 265.43 FEET TO A 5/8" IRON ROD AT THE HIGH WATER LINE OF THE SOUTH UMPQUA RIVER; THENCE N28°00'39"E 76.79 FEET TO THE POINT OF BEGINNING, CONTAINING 1.03 ACRES, MORE OR LESS.
- TR. 3 BEGINNING AT A 5/8" IRON ROD ON THE EAST BOUNDARY OF THAT PARCEL OF LAND CONVEYED TO WINSTON-DILLARD WATER DISTRICT AS RECORDED ON PAGE 270, VOL. 202, DOUGLAS COUNTY DEED RECORDS, SAID POINT AT THE SOUTHWEST CORNER OF THAT PARCEL OF LAND CONVEYED TO THE STATE OF OREGON AS RECORDED ON PAGE 477, VOL. 108, DOUGLAS COUNTY DEED RECORDS; THENCE ALONG THE SOUTH LINE OF SAID STATE OF OREGON PARCEL S44°20'50"E 281.57' TO A 3/4" IRON ROD; THENCE S28°00'39"E 76.79 FEET TO A 5/8" IRON ROD AT THE HIGH WATER LINE OF THE SOUTH UMPQUA RIVER; THENCE CONTINUING S28°00'39"W 265.49 FEET TO THE THREAD OF THE RIVER; THENCE UPSTREAM N51°25'12"W 57.08 FEET; THENCE N1°02'50"E 374.94 FEET TO A 5/8" IRON ROD AT THE HIGH WATER LINE OF THE SOUTH UMPQUA RIVER; THENCE N1°02'50"E 93.08 FEET TO THE POINT OF BEGINNING, CONTAINING 1.30 ACRES, MORE OR LESS.

### LEGEND

- FOUND MONUMENT, 3/4" REBAR OR AS NOTED
- SET 3/8" X 30" REBAR
- CALCULATED POINT
- ( ) RECORD DATA

WINSTON WATER DIST.

N.W. CORNER SEC. 21  
(CALC. FROM MARION ACRES PLAT)



ACRES

MARION

Gary A. Spillman  
CHAIRMAN, WINSTON PLANNING COMMISSION

Carl A. Lemo  
CITY ADMINISTRATOR

Francis L. Ingram  
COUNTY SURVEYOR

AUG 15 - 1979  
DATE

16 August 1979  
DATE

8-22-79  
DATE