

MINOR LAND PARTITIONING

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

PARTITIONER:

Name: Max Dort

Address: Box 13

Riddle, OR 971469

Phone: 871-2867

FILED

RECEIVED

OCT 18 1973

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
M.C.

M51-19

LEGAL OWNER OF RECORD: same

WATER SUPPLY: wells

SEWAGE DISPOSAL: septic tanks

TOTAL NUMBER OF LOTS: 3

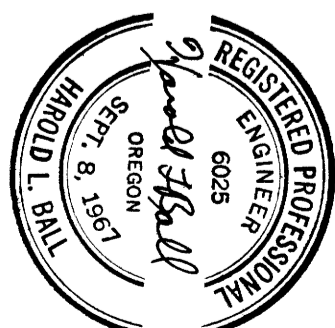
MAP PREPARED BY:

Name: Harold L. Ball, CE

Address: Rt. 3, Box 4000

Roseburg, OR 971470

Phone: 673-6937



3027d
73-15415
STATE OF OREGON
COUNTY OF DOUGLAS } ss
I, G. D. McIlhenny, County Clerk and ex-officio
Recorder of Conveyances, in and for said County
do hereby certify that the within instrument was
filed
OCT 19 1973
and Recorded in Volume 301 p.
Page 168
Records of Douglas County, Oregon.

Mary J. Reed

LEGAL DESCRIPTION

Parcel 1 -

Beginning at a 5/8-inch iron rod from which the South-East corner of Donation Land Claim No. 47 and a brass cap monument bears North 67°09'15" East 1104.13 feet; thence South 58°51'42" West 404.63 feet to a 5/8-inch iron rod in the Easterly line of County Road No. 21; thence along said Easterly line South 30°11'49" East 33.75 feet to a railroad spike; thence along said Easterly line and a curve to the left having a radius of 924.93 feet, a central angle of 6°02'35" and the chord of which bears South 46°42'48" East 97.51 feet to a 5/8-inch iron rod; thence leaving said Easterly line North 63°05'10" East 244.98 feet to a 5/8-inch iron rod; thence North 22°31'26" East 62.94 feet to a 5/8-inch iron rod; thence North 59°04'25" East 83.70 feet to a 5/8-inch iron rod; thence North 30°49'44" West 112.57 feet to the point of beginning.

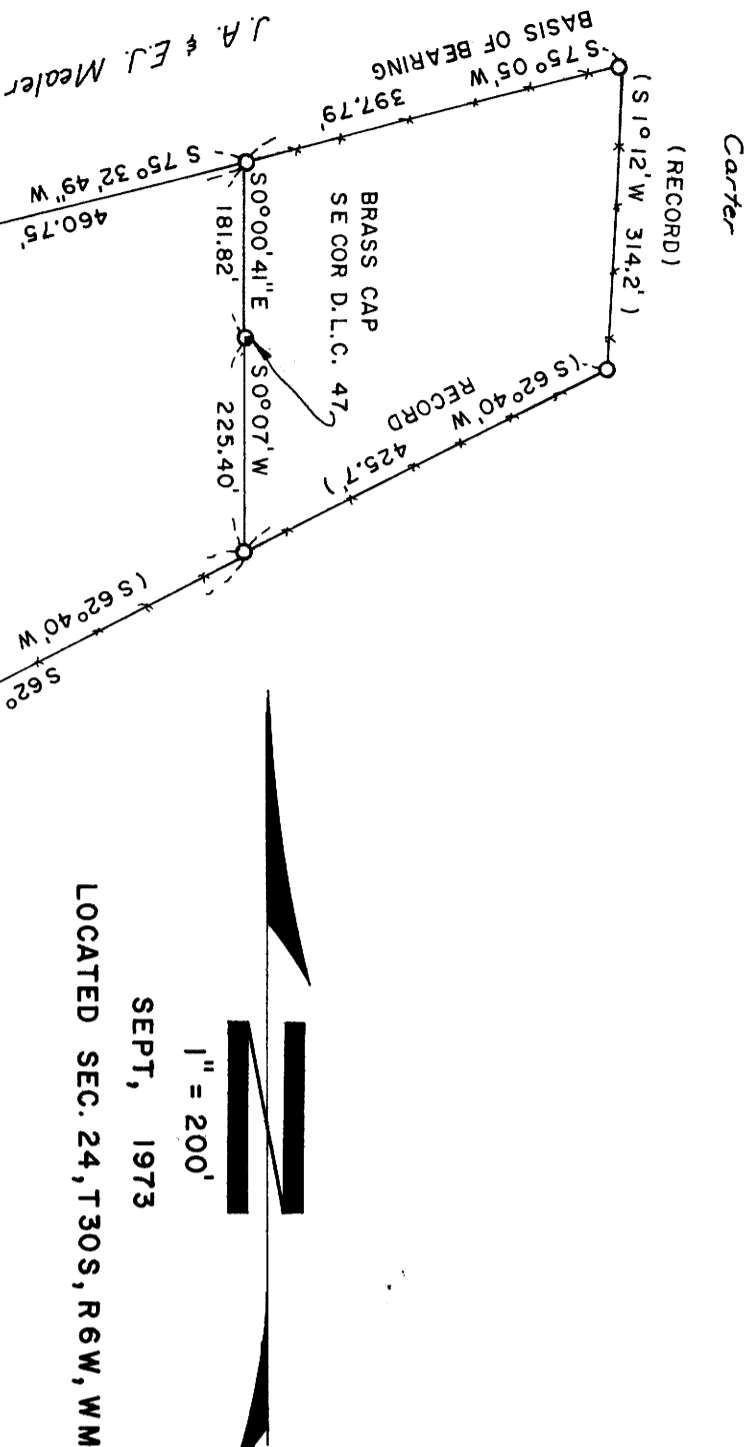
Parcel 2 -

Beginning at a 5/8-inch iron rod from which the South-East corner of Donation Land Claim No. 47 and a brass cap monument bears South 81°02'9" East 451.18 feet; thence South 26°48'21" East 308.71 feet to a 5/8-inch iron rod; thence South 63°11'39" West 146.53 feet to a 5/8-inch iron rod; thence North 26°48'21" West 340.83 feet to a 5/8-inch iron rod; thence North 75°40'16" East 10.82 feet to a 1-inch iron pipe; thence North 75°32'49" East 139.18 feet to the point of beginning.

Together with a nonexclusive roadway easement 25 feet in width, the boundaries being described as follows:

beginning at a 5/8-inch iron rod in the Easterly line of County Road No. 21 from which the Southeast corner of Donation Land Claim No. 47 and a brass cap monument bears North 73°50'34" East 1563.41 feet; thence North 59°05'11" East 824.72 feet to a 1-inch iron pipe; thence North 75°40'16" East 177.73 feet; thence South 26°48'21" East 45.53 feet; thence North 63°11'39" East 25.00 feet; thence North 26°48'21" West 40.00 feet to a 5/8-inch iron rod; thence North 75°40'16" East 10.82 feet to a 1-inch iron pipe; thence North 22°00'00" West 25.23 feet; thence South 75°40'16" West 214.26 feet; thence South 59°05'11" West 829.53 feet to a point in the Easterly line of County Road No. 21; thence South 33°11'43" East 25.04 feet along said Easterly line to the point of beginning.

*located in Section 24, Township 30 South, Range 6 West, Willamette Meridian



1" = 200'
SEPT, 1973
LOCATED SEC. 24, T30S, R6W, WM

SEE C.S. 39/157
RECOMMEND A BOUNDARY LINE
AGREEMENT BE PREPARED
THIS LINE

CURVE DATA

CURVE	RADIUS	Δ
A	924.93'	3°11'33"
B	924.93'	11°11'46"
C	924.93'	6°02'35"
D	914.93'	7°23'05"

NOTE 5/8" R/W RODS FD, DO
NOT FIT ROAD PLANS—
SEE CO. RD. NO. 21 "1963" SURVEY
ASSUMED RADIUS AS SHOWN

- — SET 5/8" I. ROD
- — FD, 1" I. PIPE
- ◐ — FD 5/8" I. ROD
- ⊙ — FD MONUMENT AS SHOWN

APPROVALS:
Francis J. Logan
COUNTY SURVEYOR
DATE 18 OCT 73

MAP FILE M51-19