

MINOR LAND PARTITIONING

SECTION 24, T. 30 S., R. 6 W., W. M.
I. FLINT D.L.C. No 45
JUNE, 1976 SCALE 1" = 200'

COUNTY SURVEYORS FILE DATA
NOT REMOVE FROM OFFICE

PARTITIONER

Name Wesley G. and Joy E. Koester

Address Rt. 1, Box 107 E
Riddle, Oregon

Phone 874 2545

LEGAL OWNER OF RECORD

Same as above

TOTAL NUMBER OF LOTS 3

FILED
RECEIVED
JUN 16 1976
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

MAP FILE 2260-50

APPROVALS

Richard Reynolds
PLANNING COMMISSION

Francis L. Ingram
COUNTY SURVEYOR

15 June 1976
DATE

16 June 76
DATE

MAP PREPARED BY

Name R. H. Gee

Address Rt. 2, Box 975
Roseburg, Oregon

Phone 672 2727



LEGAL DESCRIPTION

Lot 1

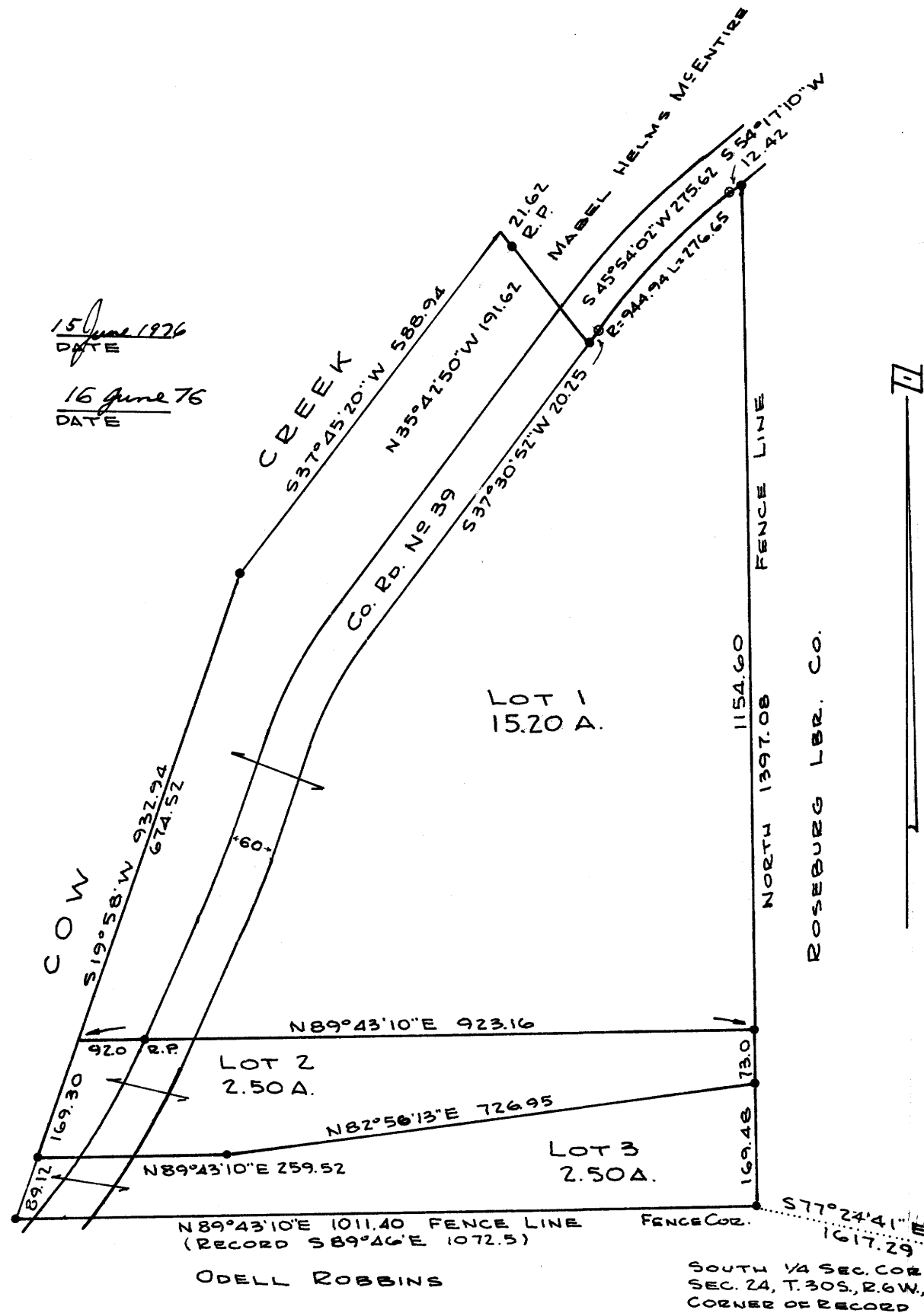
Beginning at a point from which the South one quarter section corner of Section 24, T. 30 S., R. 6 W., W. M. bears S 69° 23' 35" E 1686.63 feet; thence North 1154.60 feet to the south right of way of County Road No. 39; thence along the south right of way of County Road No. 39 the following courses and distances; S 54° 17' 10" W 12.42 feet; thence 276.65 feet along the arc of a curve to the left having a radius of 944.94 feet the chord of which is S 45° 54' 02" W 275.62 feet; thence S 38° 30' 52" W 20.25 feet; thence leaving the south right of way of County Road No. 39 N 35° 42' 50" W 191.62 feet to the bank of Cow Creek; thence S 37° 45' 20" W 588.94 feet along the bank of Cow Creek; thence S 19° 58' W 674.52 feet along the bank of Cow Creek; thence N 89° 43' 10" E 923.16 feet to the place of beginning, all lying in Section 24, T. 30 S., R. 6 W., W. M., Douglas County, Oregon. EXCEPTING THEREFROM that part lying within the right of way lines of County Road No. 39.

Lot 2

Beginning at a point from which the South one quarter section corner of Section 24, T. 30 S., R. 6 W., W. M. bears S 71° 44' 59" E 1662.34 feet; thence S 82° 56' 13" W 726.95 feet to the bank of Cow Creek; thence S 89° 43' 10" W 259.52 feet to the bank of Cow Creek; thence N 19° 58' E 169.30 feet along the bank of Cow Creek; thence N 89° 43' 10" E 923.16 feet; thence South 73.00 feet to the place of beginning, all lying in Section 24, T. 30 S., R. 6 W., W. M., Douglas County, Oregon. EXCEPTING THEREFROM that part lying within the right of way lines of County Road No. 39.

Lot 3

Beginning at a point from which the South one quarter section corner of Section 24, T. 30 S., R. 6 W., W. M. bears S 77° 24' 41" E 1617.29 feet; thence S 89° 43' 10" W 1011.40 feet to the bank of Cow Creek; thence N 19° 58' E 89.12 feet along the bank of Cow Creek; thence N 89° 43' 10" E 259.52 feet; thence N 82° 56' 13" E 726.95 feet; thence South 169.48 feet to the place of beginning, all lying in Section 24, T. 30 S., R. 6 W., W. M., Douglas County, Oregon. EXCEPTING THEREFROM that part lying within the right of way lines of County Road No. 39.



30th 76-09180
STATE OF OREGON
COUNTY OF DOUGLAS
I, Doris L. Wadsworth, County Clerk and ex-officio Recorder of Douglas County, Oregon, do hereby certify that the within instrument was filed on June 16 1976 at 4:31 P.M. and Recorded in Volume 2 of Minor Land at Page 205 of the Records of Douglas County, Oregon.
DORIS L. WADSWORTH
Marilyn Beal

• DENOTES 5/8" I.R. SET
BEARINGS BASED ON RIDDLE BRIDGE N33°27'30"W
◊ COMPUTED - NOT SET

MAP FILE 2260-50