

Vol. 2 pg. 248

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STATE OF OREGON
COUNTY OF DOUGLAS
FILED
RECEIVED
OCT 28 1976 9:31 A
DORIS L. WEDENORTE
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

MINOR LAND PARTITIONING
in N.W. 1/4 of NW. 1/4 Sec. 21, T29S, R7W, W.M.
October 1976 Scale: 1" = 200'

- o — Indicates Set 5/8" x 30" Iron Rod
- o — Indicates Set 5/8" x 30" Iron Rod in road R/W fence.

APPROVALS:

Keith L. Cubic 10/27/76
Planning Commission date

Francis L. Ingram 10/27/76
County Surveyor date

PARTITIONER:

Roy & Thelma Leppert
Star Route, Box 88
Winston, OR.
Phone 679-5976

LEGAL OWNER OF RECORD:

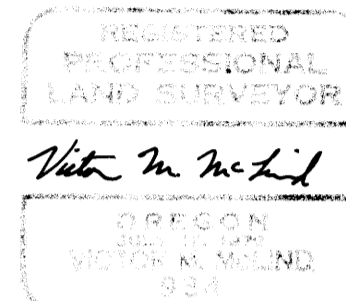
Same as above

TOTAL NUMBER OF LOTS

Three (including original parcel)

MAP PREPARED BY:

Victor M. McLind
Route 4, Box 379
Roseburg, OR. 97470
Phone: 679-7873



LEGAL DESCRIPTION:

PARCEL "A"

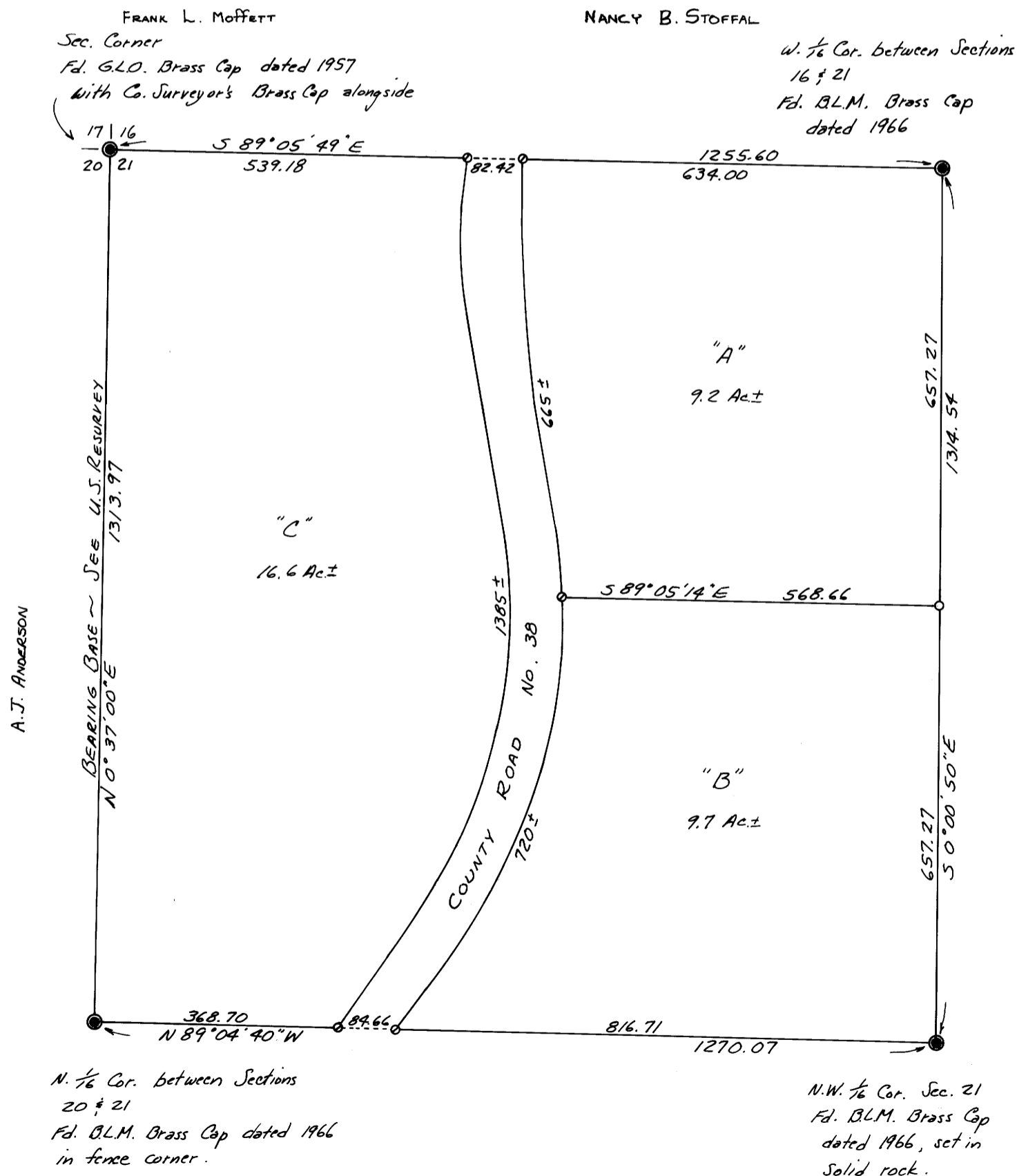
A parcel of land located in the northwest one-quarter of the northwest one-quarter of Section 21, Township 29 South, Range 7 West, Willamette Meridian, Douglas County, Oregon, and more particularly described as follows:
Beginning at a 5/8" iron rod at the intersection of the easterly right-of-way fence line of County Road No. 38 with the north line of said Section 21, from which the section corner common to Sections 16, 17, 20, and 21, said township and range, bears N 89° 05' 49" W 621.60 feet; thence from said point of beginning S 89° 05' 49" E 634.00 feet along the north line of said Section 21 to the west one-sixteenth corner between said Sections 16 and 21; thence S 0° 00' 50" E 657.27 feet along the east line of the northwest one-quarter of the northwest one-quarter of said Section 21 to a 5/8" iron rod; thence N 89° 05' 14" W 568.66 feet to a 5/8" iron rod in the easterly right-of-way fence line of County Road No. 38; thence following said right-of-way line northerly 665 feet, more or less, to the point of beginning.

PARCEL "B"

A parcel of land located in the northwest one-quarter of the northwest one-quarter of Section 21, Township 29 South, Range 7 West, Willamette Meridian, Douglas County, Oregon, and more particularly described as follows:
Beginning at a 5/8" iron rod at the intersection of the easterly right-of-way fence line of County Road No. 38 with the south line of the northwest one-quarter of the northwest one-quarter of said Section 21, from which the northwest one-sixteenth corner of said Section 21 bears S 89° 04' 40" E 816.71 feet; thence from said point of beginning S 89° 04' 40" E 816.71 feet to said northwest one-sixteenth corner; thence N 0° 00' 50" W 657.27 feet along the east line of the northwest one-quarter of the northwest one-quarter of said Section 21 to a 5/8" iron rod; thence N 89° 05' 14" W 568.66 feet to a 5/8" iron rod in the easterly right-of-way fence line of County Road No. 38; thence following said right-of-way line southerly 720 feet, more or less, to the point of beginning.

PARCEL "C"

A parcel of land located in the northwest one-quarter of the northwest one-quarter of Section 21, Township 29 South, Range 7 West, Willamette Meridian, Douglas County, Oregon, and more particularly described as follows:
Beginning at a 5/8" iron rod at the intersection of the westerly right-of-way fence line of County Road No. 38 with the north line of said Section 21, from which the section corner common to Sections 16, 17, 20, and 21, said township and range, bears N 89° 05' 49" W 539.18 feet; thence from said point of beginning N 89° 05' 49" W 539.18 feet along said section line to said Section Corner; thence S 0° 37' 00" W 1313.97 feet along the west line of said Section 21 to the north one-sixteenth corner between said Sections 20 and 21; thence S 89° 04' 40" E 368.70 feet along the south line of the northwest one-quarter of the northwest one-quarter of said Section 21 to a 5/8" iron rod in the westerly right-of-way fence line of County Road No. 38; thence following said right-of-way line northerly 1385 feet, more or less, to the point of beginning.



MAP FILE M62-3

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