

M85-49

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EXHIBIT "A"
PART 1 OF 3

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

A parcel of property beginning at a 5/8" rebar on the east right-of-way line of Ramp Road and the Westerly Southwest Corner of that property described in Book 542, Page 249 of the deed records of Douglas County, from which the Northwest Corner of the Thomas Stevens Donation Land Claim No. 40 T27S, R5W, W.M., bears N 79° 42' 48"W 1585.86 feet; thence S 86° 05' 00"E 90.00 feet to a 5/8" rebar; thence S 3° 56' 16"W 140.00 feet to a 5/8" rebar; thence N 86° 05' 00"W 90.00 feet to a 5/8" rebar on the east right-of-way line of Ramp Road; thence along said east line, N 3° 59' 00"E 44.06 feet and N 3° 55' 00"E 95.94 feet to the point of beginning, containing 0.29 acres, more or less, all in Sections 19 and 20, T27S, R5W, W.M., Douglas County, Oregon.

Together with a perpetual, non exclusive "open space easement", as defined below, over the easterly 102.77 feet of the following described real property, hereinafter described as the servient estate:

Beginning at a 5/8" rebar on the westerly South line of that property described in Book 542, Page 249 of the deed records of Douglas County, Oregon, from which the N.W. Corner of the Thomas Stevens Donation Land Claim No. 40, T27S, R5W, W.M., bears N 86° 05' 00"W 165.00 feet and N 79° 42' 48"W 1585.86 feet; thence S 86° 05' 00"E 217.77 feet to a 5/8" rebar; thence S 4° 06' 43"W 170.00 feet to a 3/4" iron pipe; thence N 86° 05' 00"W 382.28 feet to a 5/8" rebar on the east right-of-way line of Ramp Road; thence along said east line, N 3° 59' 00"E 30.00 feet to a 5/8" rebar; thence S 86° 05' 00"E 165.00 feet to a 5/8" rebar; thence N 3° 56' 16"E 140.00 feet to the point of beginning, containing 0.96 acres more or less, all in Sections 19 and 20, T27S, R5W, W.M., Douglas County, Oregon.

"Open space easement" is defined to mean that the portion of the servient estate burdened by the easement shall be preserved in a natural condition in furtherance of its natural and scenic qualities; no improvement or other structures may be constructed thereon. Said "open space easement" includes a right of access from the dominant estate over the servient estate to the portion of the servient estate burdened by the "open space easement". Said access to be along the southerly 30 feet of the servient estate.

C.S. File 50 / 191-5A Lot 1

Map File M85-49

EXHIBIT "A"
PART 2 OF 3

Beginning at a 5/8" rebar on the westerly south line of that property described in Book 542, Page 249 of the deed records of Douglas County, Oregon, from which the N.W. Corner of the Thomas Stevens Donation Land Claim No. 40, T27S, R5W, W.M., bears N 86° 05' 00"W 90.00 feet and N 79° 42' 48"W 1585.86 feet; thence S 86° 05' 00"E 75.00 feet to a 5/8" rebar; thence S 3° 56' 16"W 140.00 feet to a 5/8" rebar; thence N 86° 05' 00"W 75.00 feet to a 5/8" rebar; thence N 3° 56' 16"E 140.00 feet to the point of beginning, containing 0.24 acres, more or less, all in Section 20, T27S, R6W, W.M., Douglas County, Oregon.

Together with a perpetual, non exclusive "open space easement", as defined below, over the easterly 102.77 feet of the following described real property, hereinafter described as the servient estate:

Beginning at a 5/8" rebar on the westerly South line of that property described in Book 542, Page 249 of the deed records of Douglas County, Oregon, from which the N.W. Corner of the Thomas Stevens Donation Land Claim No. 40, T27S, R5W, W.M., bears N 86° 05' 00"W 165.00 feet and N 79° 42' 48"W 1585.86 feet; thence S 86° 05' 00"E 217.77 feet to a 5/8" rebar; thence S 4° 06' 43"W 170.00 feet to a 3/4" iron pipe; thence N 86° 05' 00"W 382.28 feet to a 5/8" rebar on the east right-of-way line of Ramp Road; thence along said east line, N 3° 59' 00"E 30.00 feet to a 5/8" rebar; thence S 86° 05' 00"E 165.00 feet to a 5/8" rebar; thence N 3° 56' 16"E 140.00 feet to the point of beginning, containing 0.96 acres more or less, all in Sections 19 and 20, T27S, R5W, W.M., Douglas County, Oregon.

"Open space easement" is defined to mean that the portion of the servient estate burdened by the easement shall be preserved in a natural condition in furtherance of its natural and scenic qualities; no improvement or other structures may be constructed thereon. Said "open space easement" includes a right of access from the dominant estate over the servient estate to the portion of the servient estate burdened by the "open space easement". Said access to be along the southerly 30 feet of the servient estate.

Together with a perpetual, non exclusive access easement over the westerly 165 feet of the southerly 30 feet of the above described servient estate.

Together with a perpetual, non exclusive easement for the purpose of installing, maintaining, repairing, operating, or replacing utilities over the southerly 30 feet of the above described servient estate, including the right of ingress and egress.

Lot 2

EXHIBIT "A"
PART 3 OF 3

A parcel of real property beginning at a 5/8" rebar on the westerly south line of that property described in Book 542, Page 249 of the deed records of Douglas County, Oregon, from which the N.W. Corner of the Thomas Stevens Donation Land Claim No. 40, T27S, R5W, W.M., bears N 86° 05' 00"W 165.00 feet and N 79° 42' 48"W 1585.86 feet; thence S 86° 05' 00"E 217.77 feet to a 5/8" rebar; thence S 4° 06' 43"W 170.00 feet to a 3/4" iron pipe; thence N 86° 05' 00"W 382.28 feet to a 5/8" rebar on the east right-of-way line of Ramp Road; thence along said east line, N 3° 59' 00"E 30.00 feet to a 5/8" rebar; thence S 86° 05' 00"E 165.00 feet to a 5/8" rebar; thence N 3° 56' 16"E 140.00 feet to the point of beginning, containing 0.96 acres more or less, all in Sections 19 and 20, T27S, R5W, W.M., Douglas County, Oregon.

Subject to:

1. A permanent pipe line easement granted to the City of Roseburg as described in Book _____, Page _____, records of Douglas County, Oregon, Recorder's No. _____.
2. A perpetual non exclusive access easement over the westerly 165 feet of the southerly 30 feet of the above described property. Said access easement is appurtenant to the following described property:

Beginning at a 5/8" rebar on the westerly south line of that property described in Book 542, Page 249 of the deed records of Douglas County, Oregon, from which the N.W. Corner of the Thomas Stevens Donation Land Claim No. 40, T27S, R5W, W.M., bears N 86° 05' 00"W 90.00 feet and N 79° 42' 48"W 1585.86 feet; thence S 86° 05' 00"E 75.00 feet to a 5/8" rebar; thence S 3° 56' 16"W 140.00 feet to a 5/8" rebar; thence N 86° 05' 00"W 75.00 feet to a 5/8" rebar; thence N 3° 56' 16"E 140.00 feet to the point of beginning, containing 0.24 acres, more or less, all in Section 20, T27S, R6W, W.M., Douglas County, Oregon, hereinafter referred to as parcel 2.

3. Subject to a perpetual non exclusive easement for the purposes of installing, maintaining, repairing, operating or replacing utilities over the southerly 30 feet thereof, including the right of ingress and egress. Said easement is appurtenant to the above described parcel 2.
4. Subject to an "Open Space Easement" as defined below, over the easterly 102.77 feet thereof:

"Open Space Easement" is defined to mean that the portion of the servient estate burdened by the easement shall be preserved in a natural condition in furtherance of its natural and scenic qualities; no improvement or other structures may be constructed thereon. Said "Open Space Easement" includes a right of access from the dominant estate over the servient estate to the portion of the servient estate burdened by the "Open Space Easement". Said access to be along the southerly 30 feet of the servient estate. Said Open Space Easement is appurtenant to the portions of the property conveyed to Dennis Martin and Mary Martin as described in the Memorandum of Contract recorded in Book 517, Page 750, of the records of Douglas County, Oregon, Recorder's No. 73-4772, and not conveyed herein.