

MAJOR LAND PARTITION IN J. CHAMPAIGN D.L.C. 57 IN SECTION 6, T. 27 S., R. 6 W.  
W.M., DOUGLAS COUNTY, OREGON

FILED

MAR 16 1990

COUNTY SURVEYOR  
DOUGLAS COUNTY.

PARCEL-1

A PARCEL OF LAND IN THE J. CHAMPAIGN D.L.C. NO. 57 IN SECTION 6, T. 27 S., R. 6 W., W.M., DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT BEARS N 0° 02' 55" W, 2047.38 FT. FROM THE S.W. CORNER OF D.L.C. NO. 57, SECTION 6, T. 27 S., R. 6 W., W.M., THENCE N 0° 43' 20" E, 892.56 FT. TO A POINT, THENCE S 89° 08' 14" E, 382.31 FT. TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 13 (MELQUA ROAD), THENCE ALONG SAID RIGHT-OF-WAY S 21° 48' 04" W, 529.68 FT. TO A POINT, THENCE S 26° 15' 25" W, 384.18 FT. TO A POINT, THENCE ALONG A 71.75 FT. ARC OF A 503.09 FT. RADIUS CURVE LEFT (THE LONG CHORD OF WHICH BEARS S 22° 10' 14" W, 71.69 FT.) TO A POINT, THENCE N 0° 43' 20" E, 15.99 FT. TO THE POINT OF BEGINNING AND CONTAINING 4.15 ACRES MORE OR LESS.

EXCEPTING THERE FROM THE FOLLOWING: BEGINNING AT A POINT THAT BEARS N 0° 02' 55" W, 2047.38 FT. FROM THE S.W. CORNER OF D.L.C. NO. 57, SECTION 6, T. 27 S., R. 6 W., W.M., THENCE ALONG A 57.20 FT. ARC OF A 508.09 FT. RADIUS CURVE RIGHT (THE LONG CHORD OF WHICH BEARS N 23° 01' 53" E, 57.17 FT.) TO A POINT, THENCE N 26° 15' 25" E, 383.98 FT. TO A POINT, THENCE N 21° 48' 04" E, 527.57 FT. TO A POINT, THENCE S 89° 08' 14" E, 5.35 FT. TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF COUNTY RD. NO. 13 (MELQUA RD.), THENCE ALONG SAID RIGHT-OF-WAY S 21° 48' 04" W, 529.68 FT. TO A POINT, THENCE S 26° 15' 25" W, 384.18 FT. TO A POINT, THENCE ALONG A 71.75 FT. ARC OF A 503.09 FT. RADIUS CURVE LEFT (THE LONG CHORD OF WHICH BEARS S 22° 10' 14" W, 71.69 FT.) TO A POINT, THENCE LEAVING SAID RIGHT-OF-WAY, N 0° 43' 20" E, 15.99 FT. TO THE POINT OF BEGINNING.

PARCEL-2

A PARCEL OF LAND IN THE J. CHAMPAIGN D.L.C. 57 IN SECTION 6, T. 27 S., R. 6 W., W.M., DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT BEARS N 64° 44' 50" E, 1059.15 FT. FROM THE S.W. CORNER D.L.C. NO. 57, SECTION 6, T. 27 S., R. 6 W., W.M., THENCE N 59° 10' 54" E, 242.00 FT. TO A POINT, THENCE S 30° 49' 06" E, 180.00 FT. TO A POINT, THENCE S 59° 10' 54" W, 242.00 FT. TO A POINT, THENCE N 30° 49' 06" W, 180.00 FT. TO THE POINT OF BEGINNING AND CONTAINING 1.00 ACRES MORE OR LESS

TOGETHER WITH A 6 FOOT WIDE WATER LINE EASEMENT, THE CENTERLINE OF WHICH BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT BEARS N 72° 57' 15" E, 1187.57 FT. FROM THE S.W. CORNER OF D.L.C. NO. 57, SECTION 6, T. 27 S., R. 6 W., W.M., THENCE S 22° 53' 14" W, 329.45 FT. MORE OR LESS TO THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 13.

ALSO TOGETHER WITH A 25 FOOT WIDE ROAD EASEMENT, THE CENTERLINE OF WHICH BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT BEARS N 64° 44' 50" E, 1059.15 FT. FROM THE S.W. CORNER OF D.L.C. NO. 57, SECTION 6, T. 27 S., R. 6 W., W.M., THENCE N 75° 26' 00" W, 314.94 FT. TO A POINT, THENCE S 66° 47' 01" W, 108.18 FT. TO A POINT, THENCE S 29° 56' 58" W, 73.64 FT. TO A POINT, THENCE S 8° 43' 23" W, 98.63 FT., THENCE S 4° 14' 43" E, 140.36 FT. MORE OR LESS TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 13.

PARCEL-3

THE REMAINING PARCEL AS DESCRIBED IN DOUGLAS COUNTY DEED RECORDS NO. 78-07663 LESS PARCELS NO. 1 AND 2.

SUBJECT TO AND TOGETHER WITH A 6 FOOT WIDE WATER LINE EASEMENT, THE CENTERLINE OF WHICH BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT BEARS N 72° 57' 15" E, 1187.57 FT. FROM THE S.W. CORNER OF D.L.C. NO. 57, SECTION 6, T. 27 S., R. 6 W., W.M., THENCE S 22° 53' 14" W, 329.45 FT. MORE OR LESS TO THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 13.

SUBJECT TO AND TOGETHER WITH A 25 FOOT ROAD EASEMENT, THE CENTERLINE OF WHICH BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT BEARS N 64° 44' 50" E, 1059.15 FT. FROM THE S.W. CORNER OF D.L.C. NO. 57, SECTION 6, T. 27 S., R. 6 W., W.M., THENCE N 75° 26' 00" W, 314.94 FT. TO A POINT, THENCE S 66° 47' 01" W, 108.18 FT. TO A POINT, THENCE S 29° 56' 58" W, 73.64 FT. TO A POINT, THENCE S 8° 43' 23" W, 98.63 FT., THENCE S 4° 14' 43" E, 140.36 FT. MORE OR LESS TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 13.

ALSO SUBJECT TO ROAD RIGHT-OF-WAYS AND WATER SYSTEM EASEMENTS AS DESCRIBED IN DOUGLAS COUNTY DEED RECORD NO. S 66-10977 AND 66-11777.

STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS.  
I, GAY FIELDS, COUNTY CLERK AND RECORDER  
OF CONVEYANCES, DO HEREBY CERTIFY THAT  
THIS INSTRUMENT WAS RECORDED

1990 MAR 19 PM 3:37

GAY FIELDS  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
*Robert L. Dolan*  
DEPUTY

FEE 10.00 PP

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Robert L. Dolan*  
OREGON  
JULY 30, 1976  
ROBERT L. DOLAN  
1976

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

1990 - 0010 B

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