

MAJOR LAND PARTITION
IN THE NW 1/4 & SW 1/4, SECTION 11, T27S, R6W, W.M.
SEPTEMBER, 1990 SCALE: 1 INCH = 100 FEET

FILED
NOV 5 1990
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

PARCEL 1

Beginning at a 5/8" iron rod on the easterly Right-of-Way line of Troost Street as dedicated on the annexed map from which the 1/4 Corner common to Section 10 and Section 11, T27S, R6W, WM, bears S14°54'01"W 104.10 feet, S11°32'07"W 131.00 feet, and N73°35'50"W 564.44 feet; thence along said easterly Right-of-Way line N14°54'01"E 375.19 feet to a 5/8" iron rod on the southerly boundary of that property described in reference number 77-8813 of the Deed Records of Douglas County, Oregon; thence along said southerly boundary S82°09'02"E 465.47 feet to a 5/8" iron rod at the northwest corner of Broyhill Plaza as recorded in Volume 16, Page 53 of the Subdivision Plat Books of Douglas County, Oregon; thence along the westerly line of said Broyhill Plaza S07°14'28"W 328.58 feet to a 5/8" iron rod on the northerly Right-of-Way line of Hughwood Street as dedicated on the annexed map; thence along the Right-of-Way line of Hughwood Street N89°52'03"W 40.74 feet to a 5/8" iron rod; thence 75.57 feet along the arc of a 50.00 foot radius curve to the left, the Long Chord of which bears S46°48'31"W 68.58 feet to a 5/8" iron rod; thence leaving said Right-of-Way N76°30'09"W 252.01 feet to a 5/8" iron rod; thence 47.60 feet along the arc of a 270.00 foot radius curve to the left, the Long Chord of which bears N81°33'09"W 47.53 feet to a 5/8" iron rod; thence N86°34'05"W 133.59 feet to the Point of Beginning, all situated in Section 11, T27S, R6W, WM, containing 4.12 acres more or less.

Subject to a 60.00 foot wide easement for the construction and maintenance of utilities and for ingress and egress.

60' EASEMENT

A 60 foot wide easement for the purpose of construction and maintenance of utilities and for ingress and egress, the southerly line of which is more particularly described as follows:

Beginning at a 5/8" iron rod on the easterly Right-of-Way line of Troost Street as dedicated on the annexed map, from which the 1/4 Corner common to Section 10 and Section 11, T27S, R6W, WM bears S14°54'01"W 104.10 feet, S11°32'07"W 131.00 feet, and N73°35'50"W 564.44 feet; thence leaving said Right-of-Way S86°34'05"E 133.59 feet to a 5/8" iron rod; thence 47.60 feet along the arc of a 270.00 foot radius curve to the right, the Long Chord of which bears S81°33'09"E 47.53 feet, to a 5/8" iron rod; thence S76°30'09"E 252.01 feet to a 5/8" iron rod on the Right-of-Way line of Hughwood Street as dedicated on the annexed map.

PARCEL 2

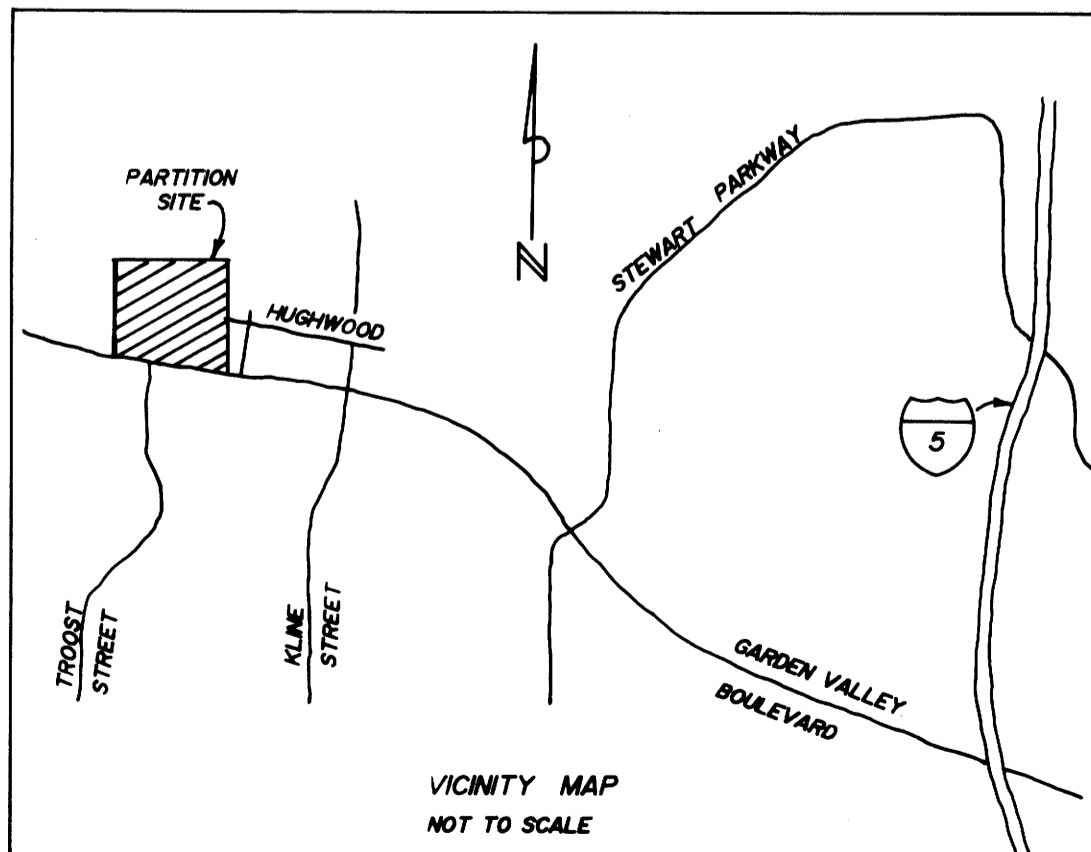
Beginning at a 5/8" iron rod on the easterly Right-of-Way line of Troost Street as dedicated on the annexed map, from which the 1/4 Corner common to Section 10 and Section 11, T27S, R6W, WM, bears S14°54'01"W 104.10 feet, S11°32'07"W 131.00 feet, and N73°35'50"W 564.44 feet; thence along said easterly Right-of-Way line S14°54'01"E 104.10 feet to a 5/8" iron rod; thence 131.07 feet along the arc of a 1115.92 foot radius curve to the left, the chord of which bears S11°32'07"W 131.00 feet, to a 5/8" iron rod on the easterly line of the easement described as Parcel "B" in Reference Number 77-8813 of the Deed Records of Douglas County, Oregon; thence 50.15 feet continuing along the arc of a 1115.92 foot radius curve to the left, the chord of which bears S6°52'58"W 50.15 feet, to a 5/8" iron rod; thence S5°35'41"W 6.73 feet to a 5/8" iron rod on the northerly Right-of-Way line of Garden Valley Boulevard; thence S84°25'37"E 568.64 feet along said northerly Right-of-Way line to a 2" iron pipe at the Initial Point of Broyhill Plaza as recorded in Volume 16, Page 53 of the Subdivision Plat Books of Douglas County, Oregon; thence N7°14'28"E 255.72 feet along the westerly boundary of said Broyhill Plaza to a 5/8" iron rod on the southerly Right-of-Way of Hughwood Street as dedicated on the annexed map; thence along said southerly Right-of-Way 22.56 feet along the arc of a 20.00 foot radius curve to the left, the Long Chord of which bears S57°47'46"W 21.38 feet, to a 5/8" iron rod; thence 137.90 feet along the arc of a 50.00 foot radius curve to the right, the Long Chord of which bears N75°30'10"W 98.17 feet, to a 5/8" iron rod; thence leaving said Right-of-Way line of Hughwood Street, N76°30'09"W 252.01 feet to a 5/8" iron rod; thence 47.60 feet along the arc of a 270.00 foot radius curve to the left, the Long Chord of which bears N81°33'09"W 47.53 feet, to a 5/8" iron rod; thence N86°34'05"W 133.59 feet to the Point of Beginning, all situated in Section 11, T27S, R6W, WM, containing 3.49 acres more or less.

Together with a 60.00 foot wide easement for the construction and maintenance of utilities and for ingress and egress.

PARCEL 3

Beginning at a 5/8" iron rod at the exterior "L" corner of that property described in Reference Number 77-8813 of the Deed Records of Douglas County, Oregon, from which the 1/4 Corner common to Section 10 and Section 11, T27S, R6W, WM bears N76°35'50"W 384.44 feet; thence along the boundary line of said property N10°18'04"E 589.52 feet to a 3/4" iron pipe; thence S82°09'02"E 160.73 feet to a 5/8" iron rod on the westerly Right-of-Way line of Troost Street as dedicated on the annexed map; thence along said Right-of-Way line S14°54'01"W 471.87 feet to a 5/8" iron rod; thence 132.63 feet along the arc of a 1175.92 foot radius curve to the left, the Long Chord of which bears S11°40'09"W 132.56 feet, to a 5/8" iron rod; thence leaving said Right-of-Way line along the northerly line of that property described in Reference Number 87-07437 of the Deed Records of Douglas County, Oregon, N76°35'50"W 119.76 feet to the Point of Beginning, all situated in Section 11, T27S, R6W, WM, containing 1.87 acres more or less.

Together with a 60.00 foot wide easement for the construction and maintenance of utilities and for ingress and egress.



FILED THIS 6th DAY OF Nov, 1990.

COUNTY CLERK

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 NOV -6 PM 3:34

GAY FIELDS
COUNTY CLERK
IN THE OFFICE RECORDS OF DOUGLAS COUNTY
BY
DEPUTY
FEE

APPROVALS

John K. Stuter
Community Development Director

11-1-90
Date

Shirley Beagle
Public Works Director

11-1-90
Date

Janet E. Morrison DEPUTY
Douglas County Surveyor

11-5-90
Date

Mark A. Heimbarger