

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

**MAJOR LAND PARTITION
IN THE SW 1/4 OF SECTION 1, T27S, R6W, W.M.,
DOUGLAS COUNTY,
OREGON**

FILED

MAR 27 1991

COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON

PARCEL # 1

Beginning at a point on the North Line of Green Acres Subdivision in the SW 1/4 of Section 1, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, said point bears N 89° 52' 52" W 395.00 feet from the Initial Point of said Subdivision, said point also bears S 89° 52' 52" E 14.61 feet from the Northeast Corner of lot 5 of said Subdivision and said point being the Southeast Corner of that parcel described in Douglas County Deed Records Instrument # 86-17844 thence N 0° 14' 41" E 381.34 feet to the northeast Corner of said parcel; thence N 89° 48' W 91.47 feet along the North Line of said parcel; thence leaving said North line S 0° 14' 41" W 115.01 feet to a 5/8" iron rod; thence S 56° 03' 46" E 92.38 feet to a 5/8" iron rod; thence S 0° 14' 41" W 80.00 feet to a 1" iron pipe; thence continuing S 0° 14' 41" W 155.10 feet to the North Line of Green Acres Subdivision; thence S 89° 52' 52" E 14.61 feet to the point of beginning and containing .38 acres more or less.

SUBJECT TO that portion of the following described easement lying within the above described parcel:

Beginning at a point on the North Line of Green Acres Subdivision in the SW 1/4 of Section 1, Township 27 South, Range 6 West, Willamette meridian, Douglas County, Oregon, said point bears N 89° 52' 52" W 395.00 feet from the Initial Point of said Subdivision, said point also bears S 89° 52' 52" E 14.61 feet from the Northeast Corner of lot 5 of said Subdivision and said point being the Southeast Corner of that parcel described in Douglas County Deed Records Instrument # 86-17844 ; thence N 89° 52' 52" W 14.61 feet to said northeast Corner of Lot 5; thence continuing N 89° 52' 52" W 10.39 feet; thence N 0° 14' 41" E 222.02 feet; thence N 56° 03' 46" W 79.89 feet to a 5/8" iron rod; thence N 0° 14' 41" E 30.04 feet; thence S 56° 03' 46" E 109.94 feet to the east line of that parcel described in Douglas County Deed Records Instrument # 86-17844 ; thence along said east line S 0° 14' 41" W 235.32 feet to the point of beginning.

TOGETHER WITH an easement over the southerly 30.00 feet of that parcel described in Douglas County Deed Records instrument # 85-15936

ALSO TOGETHER WITH an easement over the following described parcel: Beginning at a point on the North Line of Green Acres Subdivision in the SW 1/4 of Section 1, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, said point bears N 89° 52' 52" W 395.00 feet from the Initial point of said Subdivision, said point is also the Northeast Corner of Lot 5 of said Subdivision; thence N 89° 52' 52" W 10.39 feet along the North Line of said Lot 5; thence N 0° 14' 41" E 222.02 feet; thence S 56° 03' 46" E 12.49 feet; thence S 0° 14' 41" W 215.10 feet to the point of beginning.

PARCEL #2

Beginning at a point on the North Line of that parcel described in Douglas County Deed Records Instrument # 86-17844 , said point bears N 89° 52' 52" W 395.00 feet, N 0° 14' 41" E 381.34 feet and N 89° 48' W 91.47 feet from the Initial Point of Green Acres Subdivision in the SW 1/4 of Section 1, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence N 89° 48' W 150.00 feet along said North Line to its intersection with the easterly right-of-way line of Pacific Highway Interstate 5; thence S 1° 58' 21" W 115.06 feet along said right-of-way to a 5/8" iron rod; thence leaving said right-of-way S 89° 48' E 153.47 feet to a 5/8" iron rod; thence N 0° 14' 41" E 115.01 feet to the point of beginning and containing .40 acres.

TOGETHER WITH the following described easement: Beginning at a point on the North Line of Green Acres Subdivision in the SW 1/4 of Section 1, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, said point bears N 89° 52' 52" W 395.00 feet from the Initial Point of said Subdivision, said point also bears S 89° 52' 52" E 14.61 feet from the Northeast Corner of Lot 5 of said Subdivision and said point being the Southeast Corner of that parcel described in Douglas County Deed Records Instrument # 86-17844 ; thence N 89° 52' 52" W 14.61 feet to the Northeast Corner of lot 5; thence continuing N 89° 52' 52" W 10.39 feet; thence N 0° 14' 41" E 222.02 feet; thence N 56° 03' 46" W 79.89 feet to a 5/8" iron rod; thence N 0° 14' 41" E 30.04 feet; thence S 56° 03' 46" E 109.94 feet to the east line of that parcel described in Douglas County Deed Records Instrument # 86-17844 ; thence along said east line S 0° 14' 41" W 235.32 feet to the point of beginning.

ALSO TOGETHER WITH an easement over the southerly 30.00 feet of that parcel described in Douglas County Deed Records Instrument # 85-15936

PARCEL #3

Beginning at a 1" iron pipe which bears N 89° 52' 52" W 395.00 feet, N 89° 52' 52" W 14.61 feet and N 0° 14' 41" E 155.10 feet from the Initial Point of Green Acres Subdivision in the SW 1/4 of Section 1, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence N 0° 14' 41" E 60.00 feet to a 5/8" iron rod; thence N 56° 03' 46" W 92.38 feet to a 5/8" iron rod; thence N 89° 48' W 153.47 feet to the easterly right-of-way line of Pacific Highway Interstate 5; thence S 1° 58' 21" W 111.69 feet along said right-of-way to a 5/8" iron rod; thence leaving said right-of-way S 89° 52' 52" E 233.70 feet to the point of beginning and containing .55 acres.

SUBJECT TO a 10.39 foot Roadway easement over the easterly 10.39 feet of the above described parcel.

TOGETHER WITH the following described easement: Beginning at a point on the North Line of Green Acres Subdivision in the SW 1/4 of Section 1, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, said point bears N 89° 52' 52" W 395.00 feet from the Initial Point of said Subdivision, said point also bears S 89° 52' 52" E 14.61 feet from the Northeast Corner of Lot 5 of said Subdivision and said point being the Southeast Corner of that parcel described in Douglas County Deed Records Instrument # 86-17844 ; thence N 89° 52' 52" W 14.61 feet to said Northeast Corner of Lot 5; thence continuing N 89° 52' 52" W 10.39 feet; thence N 0° 14' 41" E 222.02 feet; thence N 56° 03' 46" W 79.89 feet to a 5/8" iron rod; thence N 0° 14' 41" E 30.04 feet; thence S 56° 03' 46" E 109.94 feet to the east line of that parcel described in Douglas County Deed Records Instrument # 86-17844 ; Thence along said east line S 0° 14' 41" W 235.32 feet to the point of beginning.

ALSO TOGETHER WITH an easement over the southerly 30.00 feet of that parcel described in Douglas County Deed Records Instrument # 85-15936.

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

1991 MAR 28 PM 2:33

GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

Gay Fields
DEPUTY
FEE *PP*

PARTITIONER:
JAMES WALKER
345 W. LILBURN
ROSEBURG, OR. 97470
(503) 673-5823

SURVEYOR:
DONALD A. BENTZ INC.
1205 SE COURT
ROSEBURG, OR. 97470.
(503) 673-0166

REGISTERED
OREGON
LAND SURVEYOR

JULY 12, 1968
DONALD A. BENTZ
839

91-04833