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LAND PARTITION
LOCATED IN THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 14 AND THE
NORTHWEST AND NORTHEAST QUARTERS OF SECTION 23, TOWNSHIP 25 SOUTH,
RANGE 6 WEST, WILLAMETTE MERIDIAN,
DOUGLAS COUNTY, OREGON
MARCH 21, 2019

2019-0011A

EASEMENTS OF RECORD

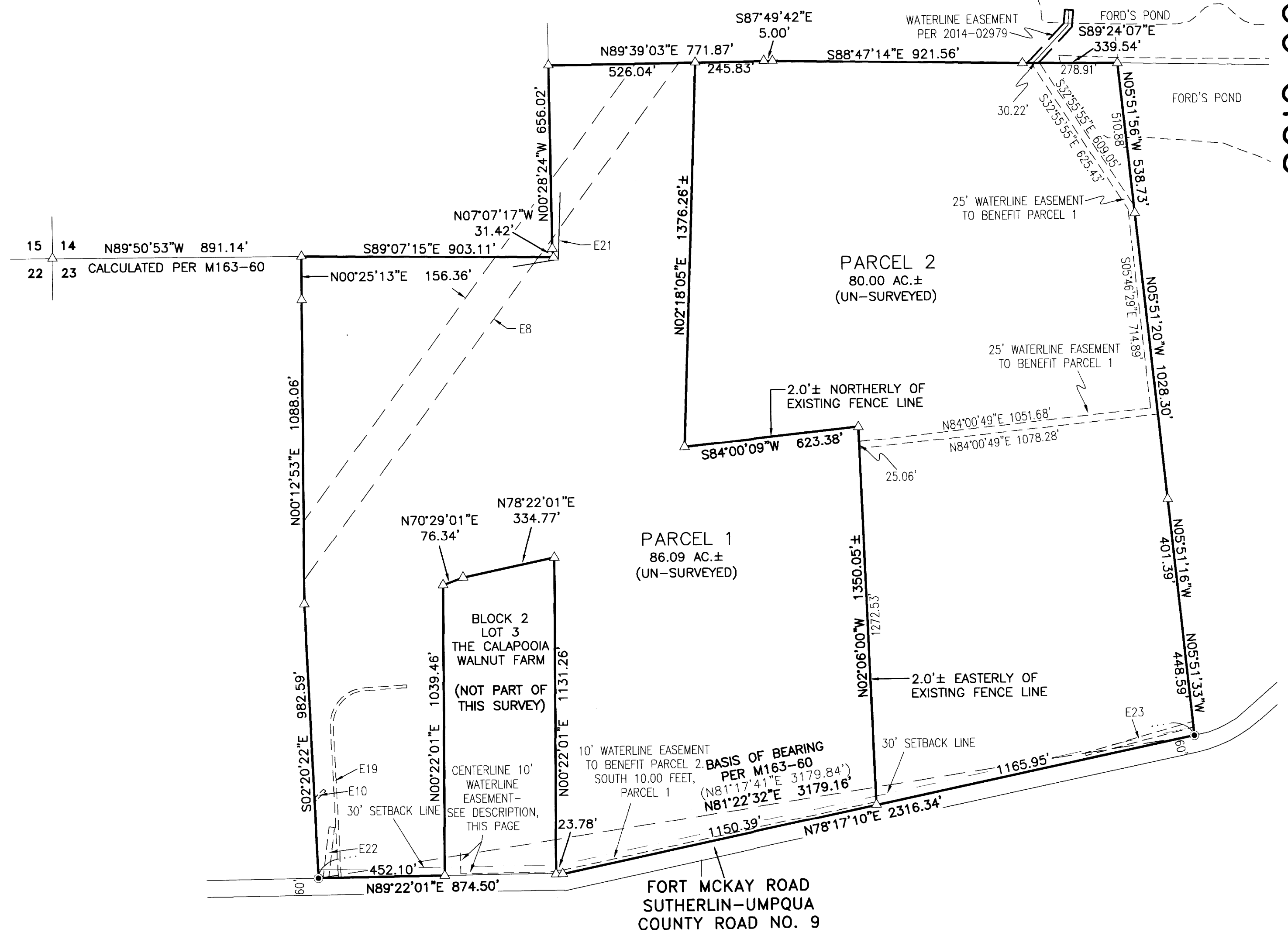
THE FOLLOWING ITEMS LISTED PER A PUBLIC RECORD REPORT FOR NEW SUBDIVISION OR LAND PARTITION PREPARED BY FIRST AMERICAN TITLE COMPANY OF OREGON, ORDER NO. 7399-3021673 DATED MARCH 15, 2018 THAT ENCUMBER THE TRACT BEING PARTITIONED HEREON HAVE BEEN ADDRESSED AS FOLLOWS:

7. POWER EASEMENT PER BOOK 91, PAGE 501, RECORDER'S NO. 77330
(UNABLE TO SHOW EASEMENT - ONLY DESCRIBED AS BEING IN THE NORTH 1/2 OF SEC. 23 & A NARROW STRIP IN THE NE 1/4 OF SEC. 23)
8. TRANSMISSION LINE AND ACCESS ROAD EASEMENT PER BOOK 259, PAGE 949, RECORDER'S NO. 223950
(APPROXIMATE LOCATION OF 125' TRANSMISSION LINE EASEMENT SHOWN - UNABLE TO PLOT EXACT LOCATION OF ACCESS EASEMENTS DUE TO POOR QUALITY OF DOCUMENT)
9. POWER EASEMENT PER BOOK 330, PAGE 771, RECORDER'S NO. 333338
(EXACT LOCATION NOT DESCRIBED. 10-FOOT EASEMENT TO BE CENTERED OVER PACIFIC POWER'S POLES AND WIRES ON TRACT)
10. WELL AND PIPELINE EASEMENT PER INSTRUMENT NO. 97-17836
(APPROXIMATE LOCATION OF 10' EASEMENT SHOWN)
19. POWER EASEMENT PER INSTRUMENT NO. 2012-016785
(APPROXIMATE LOCATION OF 10' EASEMENT SHOWN)
21. ACCESS EASEMENT PER INSTRUMENT NO. 2014-010898
(APPROXIMATE CENTERLINE LOCATION OF 20' ACCESS EASEMENT SHOWN)
22. POWER EASEMENT PER INSTRUMENT NO. 2015-007600
(APPROXIMATE LOCATION OF 20' EASEMENT SHOWN)
23. POWER EASEMENT PER INSTRUMENT NO. 2015-007601
(APPROXIMATE LOCATION OF EASEMENT SHOWN - EASEMENT 20' ON EAST END & TAPERS TO 10' ON WEST END)

**WATERLINE EASEMENT DESCRIPTION-
LOT 3, BLOCK 2, CALAPOOIA WALNUT FARM**

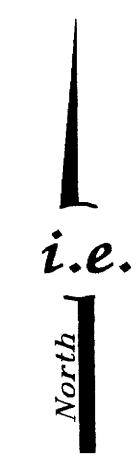
A 10.00-FOOT WIDE STRIP OF LAND BEING A PORTION OF LOT 3, BLOCK 2, CALAPOOIA WALNUT FARM, VOLUME 1B, PAGE 56, PLAT RECORDS OF DOUGLAS COUNTY, BEING A PORTION OF PARCEL 2, INSTRUMENT NUMBER 2013-02990, DEED RECORDS OF DOUGLAS COUNTY, BEING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE EAST BOUNDARY OF SAID LOT 3 FROM WHICH THE SOUTHEAST CORNER OF SAID LOT 3 BEARS SOUTH 00°22'01" WEST, 5.00 FEET; THENCE LEAVING SAID EAST BOUNDARY, BEING 5.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH BOUNDARY OF SAID LOT 3, COINCIDENT WITH THE NORTH RIGHT-OF-WAY BOUNDARY OF FORT MCKAY ROAD (DOUGLAS COUNTY ROAD NUMBER 9), SOUTH 89°22'01" WEST, 340.82 FEET; THENCE, AT RIGHT ANGLES TO SAID SOUTH BOUNDARY, NORTH 00°37'59" WEST 75.00 FEET TO THE CENTER OF AN EXISTING PUMP HOUSE AND THERE TERMINATING.



LEGEND

- FOUND 5/8" IRON ROD W/ALUMINUM CAP PER M124-59
- △ CALCULATED POINT ONLY - NO MONUMENT FOUND OR SET
- () RECORD INFORMATION PER M163-60
- E# EASEMENTS OF RECORD AS SHOWN

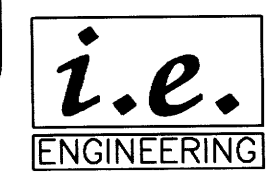


SCALE: 1"=300'

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
NOVEMBER 10, 2010
BRENT H. KNAPP
81116

EXPIRES: 6/30/2019



SHEET 1 OF 2
JOB NO. 2552-01 T2

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