

JUN 1 1977

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

MINOR LAND PARTITION

Sec. 5 T. 30S. R. 5W. W.M. D.L.C. 39

MACCHIAS J. & JOHANNA KELLER

L.E. & MARILYN HAGBURG

PARCEL 1

A PARCEL OF LAND SITUATED IN SECTION 5, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2" IRON PIPE WHICH IS NORTH 44°-31'-30" WEST, 485.07 FEET AND NORTH 38°-35'-00" WEST, 1007.09 FEET FROM THE SOUTHWEST CORNER OF DONATION LAND CLAIM NUMBER 37, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN; THENCE NORTH 06°-28'-00" WEST, 457.59 FEET TO THE CENTERLINE OF THE SOUTH UMPQUA RIVER; THENCE DOWNSTREAM ALONG SAID CENTERLINE NORTH 69°-48' EAST, 128.5 FEET; THENCE LEAVING SAID CENTERLINE SOUTH 21°-58' EAST, 122.4 FEET TO A 3/4" IRON ROD ON THE HIGH BANK; THENCE SOUTH 08°-52'-40" EAST, 289.06 FEET TO A 3/4" IRON ROD; THENCE SOUTH 08°-52'-40" EAST, 18.1 FEET TO THE CENTER OF AN UNNAMED CREEK; THENCE UPSTREAM ALONG THE CENTERLINE OF SAID CREEK SOUTH 46°-03' WEST, 64.5 FEET AND SOUTH 68°-33' WEST, 119.0 FEET TO ITS INTERSECTION WITH THE BOUNDARY OF PARCELS C AND B OF VOLUME 214, PAGE 350, DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE LEAVING SAID CENTERLINE NORTH 38°-35' WEST, 8.0 FEET TO THE POINT OF BEGINNING, CONTAINING 1.66 ACRES MORE OR LESS.

SUBJECT TO AN EASEMENT 25 FEET WIDE AS SHOWN ON ACCOMPANYING MAP.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR A ROAD 30 FEET IN WIDTH OVER THE FOLLOWING DESCRIBED LAND; BEGINNING AT A PIPE IN THE SOUTHEAST CORNER OF SAID PARCEL B ABOVE STATED IN VOLUME 214, PAGE 350, SAID PIPE BEARS NORTH 44°-39' WEST, 484.0 FEET FROM THE SOUTHWEST CORNER OF DONATION LAND CLAIM NO 37, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN; THENCE RUNNING NORTH 38°-30' WEST, 699.0 FEET ALONG THE SAID BOUNDARY BETWEEN PARCELS B AND C; THENCE NORTH 34°-00' EAST, 31.5 FEET; THENCE SOUTH 38°-30' EAST, 699.0 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF OLD PACIFIC HIGHWAY 99; THENCE RUNNING ALONG SAID RIGHT-OF-WAY SOUTH 34°-00' WEST, 31.5 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT 30 FEET IN WIDTH, BEING THE WESTERLY EXTENSION OF THE ABOVE 30 FOOT WIDE ROAD EASEMENT, AS PRESENTLY LOCATED, RUNNING ALONG THE SOUTHWESTERLY PORTION OF THE REMAINING LANDS OF L. E. HAGBERG AND WIFE.

SUBJECT TO: THE USUAL PRINTED EXCEPTIONS AND

1. ROADS AND HIGHWAYS AND THE RIGHTS OF THE PUBLIC THEREIN.
2. RIGHT-OF-WAY TO THE CALIFORNIA OREGON POWER COMPANY.

PARCEL 2

A PARCEL OF LAND SITUATED IN SECTION 5, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT A 3/4" IRON ROD ON THE HIGH BANK OF THE SOUTH UMPQUA RIVER WHICH IS NORTH 44°-31'-30" WEST, 485.07 FEET AND NORTH 38°-35'-00" WEST, 1007.09 FEET AND NORTH 06°-28'-00" WEST, 328.89 FEET AND NORTH 68°-52'-30" EAST, 162.84 FEET FROM THE SOUTHWEST CORNER OF DONATION LAND CLAIM NUMBER 37, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN; THENCE NORTH 21°-58' WEST, 122.4 FEET TO THE CENTER OF THE SOUTH UMPQUA RIVER; THENCE SOUTH 43°-36' EAST, 135.5 FEET TO A 3/4" IRON ROD ON THE HIGH BANK OF SAID RIVER; THENCE SOUTH 43°-37'-30" EAST, 138.58 FEET TO A 3/4" IRON ROD; THENCE SOUTH 43°-28' EAST, 23.20 FEET TO THE CENTER OF AN UNNAMED CREEK; THENCE UPSTREAM ALONG THE CENTERLINE OF SAID CREEK SOUTH 23°-09' WEST, 143.6 FEET AND SOUTH 33°-29' WEST, 54.0 FEET AND SOUTH 46°-03' WEST, 35.5 FEET; THENCE LEAVING SAID CREEK NORTH 08°-52'-40" WEST, 18.1 FEET TO A 3/4" IRON ROD; THENCE NORTH 08°-52'-40" WEST, 289.06 FEET TO THE POINT OF BEGINNING CONTAINING 0.69 ACRES MORE OR LESS.

TOGETHER WITH AN EASEMENT, 25 FEET WIDE AS SHOWN ON ACCOMPANYING MAP.

SUBJECT TO AN EASEMENT THREE (3.0) FEET IN WIDTH, RUNNING ALONG THE MOST NORTH-EASTERLY BOUNDARY OF THE ABOVE DESCRIBED PARCEL.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR A ROAD 30 FEET IN WIDTH OVER THE FOLLOWING DESCRIBED LAND: BEGINNING AT A PIPE IN THE SOUTHEAST CORNER OF SAID PARCEL B ABOVE STATED IN VOLUME 214, PAGE 350, SAID PIPE BEARS NORTH 44°-39' WEST, 484.0 FEET FROM THE SOUTHWEST CORNER OF DONATION LAND CLAIM NO 37, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN; THENCE RUNNING NORTH 38°-30' WEST, 699.0 FEET ALONG THE SAID BOUNDARY BETWEEN PARCELS B AND C; THENCE NORTH 34°-00' EAST, 31.5 FEET; THENCE SOUTH 38°-30' EAST, 699.0 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF OLD PACIFIC HIGHWAY 99; THENCE RUNNING ALONG SAID RIGHT-OF-WAY SOUTH 34°-00' WEST, 31.5 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT 30 FEET IN WIDTH, BEING THE WESTERLY EXTENSION OF THE ABOVE 30 FOOT WIDE ROAD EASEMENT, AS PRESENTLY LOCATED, RUNNING ALONG THE SOUTHWESTERLY PORTION OF THE REMAINING LANDS OF L. E. HAGBERG AND WIFE.

SUBJECT TO: THE USUAL PRINTED EXCEPTIONS AND

1. ROADS AND HIGHWAYS AND THE RIGHTS OF THE PUBLIC THEREIN.
2. RIGHT-OF-WAY TO THE CALIFORNIA OREGON POWER COMPANY.

REGISTERED
OREGON
LAND SURVEYOR

William J. Ruppert

JULY 12, 1968
WILLIAM J. RUPPERT
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UMPQUA RESEARCH CO.
MYRTLE CREEK, OREGON.
MAY 1977