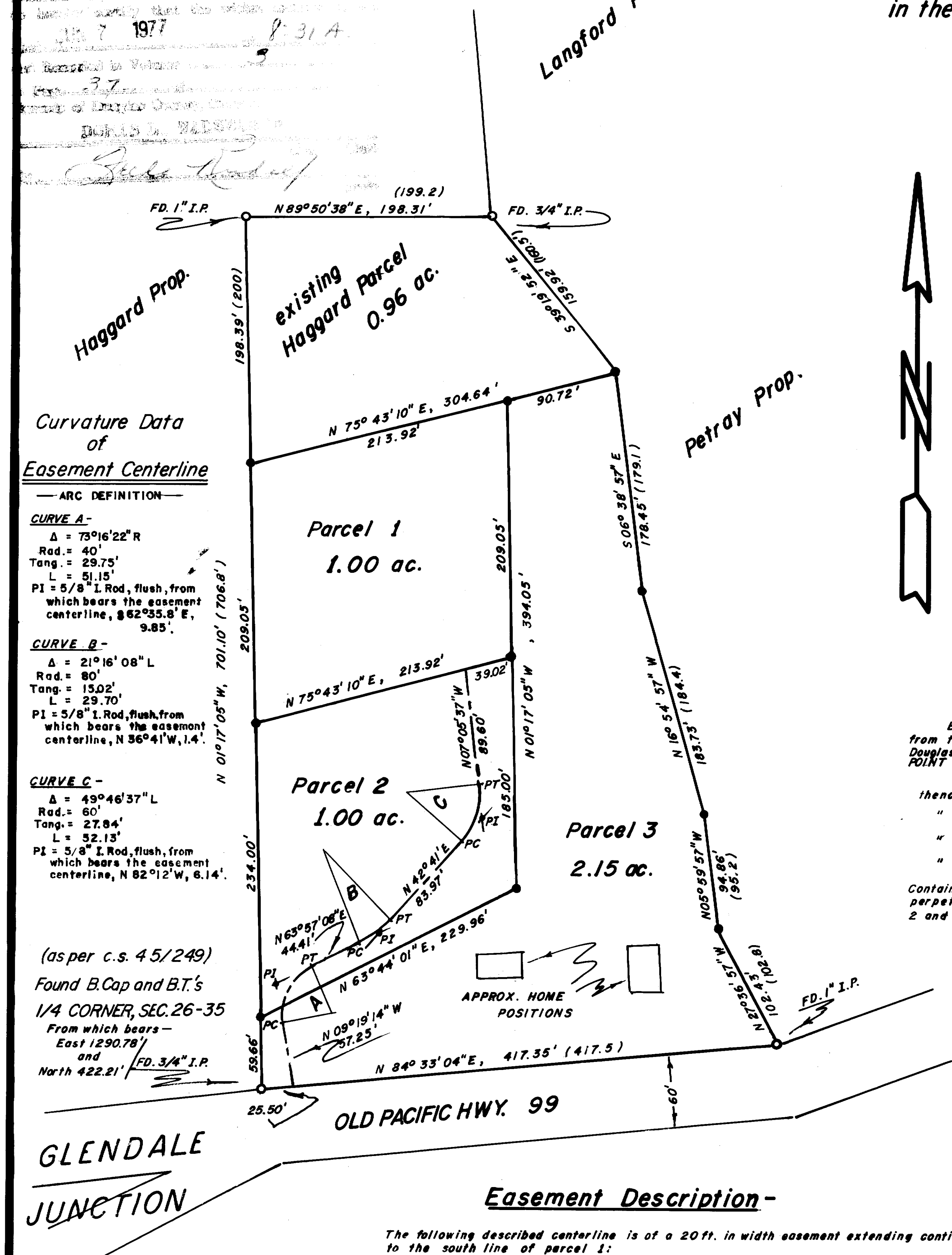
COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

Bk 3 Pg. 37

M 64-41

Plat of MINOR LAND PARTITION

in the SE 1/4, Sec. 26, T. 32 S., R. 6 W., W.M., Douglas County, Oregon



Curvature Data of Easement Centerline

—ARC DEFINITION—

CURVE A -

Δ = 73°16'22" R
Rad. = 40'
Tang. = 29.75'
L = 51.15'
PI = 5/8" I. Rod, flush, from which bears the easement centerline, S 62°35.8' E, 9.85'.

CURVE B -

Δ = 21°16'08" L
Rad. = 80'
Tang. = 15.02'
L = 29.70'
PI = 5/8" I. Rod, flush, from which bears the easement centerline, N 36°41'W, 1.4'.

CURVE C -

Δ = 49°46'37" L
Rad. = 60'
Tang. = 27.84'
L = 52.13'
PI = 5/8" I. Rod, flush, from which bears the easement centerline, N 82°12'W, 6.14'.

PARTITIONER-OWNER:

Ivan Marriott
Box 23 B, Old Hwy. 99
Glendale, Ore. 97442

SURVEY BY:

Ronald A. Brandt, P.E. 6803
P.O. Box 427
Glendale, Ore. 97442

REGISTERED PROFESSIONAL ENGINEER 6803 OREGON JULY 17, 1970 RONALD A. BRANDT

No. Lots: three.
SEWERAGE: Septic tanks — Drainfields.
WATER: Wells.

SURVEY DATUM

Monuments Found — ○
Monuments Set — • 5/8" x 36" I. Rods, 4 in. high
Basis-of-Bearing — Solar Observation.
References — c.s. file no. 46/141, Surveyor's Office; Deed Records; Assessor's Office.
Note: parenthesis ( ) means of record.

SCALE: 1 in. = 100 ft.

DATE: May 10, 1977

DESCRIPTIONS

Parcel 1 -

BEGINNING at a point located EAST, 1290.78' and NORTH, 422.21' from the 1/4 CORNER, Sections 26 and 35, T. 32 S., R. 6 W., W.M., Douglas County, Ore., then N 01°17'05" W, 293.66' to the TRUE POINT of BEGINNING, marked by a 5/8 in. I. Rod:

thence N 01°17'05" W, 209.05' to a point marked by a 5/8 in. I. Rod;
" N 75°43'10" E, 213.92' " " " " ;
" S 01°17'05" E, 209.05' " " " " ;
" S 75°43'10" W, 213.92' to the TRUE POINT of BEGINNING;

Containing more-or-less 1.00 acres; including therewith the perpetual right of ingress and egress over and across parcels 2 and 3 on the easement route described below.

Parcel 2 -

BEGINNING at a point located EAST, 1290.78' and NORTH, 422.21' from the 1/4 CORNER, Sections 26 and 35, T. 32 S., R. 6 W., W.M., Douglas County, Ore., then N 01°17'05" W, 59.66' to the TRUE POINT of BEGINNING marked by a 5/8 in. I. Rod;

thence N 01°17'05" W, 234.00' to a point marked by a 5/8" I. Rod;
" N 75°43'10" E, 213.92' " " " " ;
" S 01°17'05" E, 185.00' " " " " ;
" S 63°44'01" W, 229.96' to the TRUE POINT of BEGINNING;

Containing more-or-less 1.00 acres; including therewith the perpetual right of ingress and egress over and across parcel 3 on the easement route described below; also providing thereon the perpetual right of ingress and egress over and across described parcel 2 for access to parcel 1 on said easement route.

Parcel 3 —

BEGINNING at a point located EAST, 1290.78' and North, 422.21' from the 1/4 CORNER, Sections 26 and 35, T. 32 S., R. 6 W., W.M., Douglas County, Ore., said point marked by 3/4 in. I.P.;

thence N 01°17'05" W, 59.66' to a point marked by a 5/8 in. I. Rod; thence N 63°44'01" E, 229.96' to a point mkd. by 5/8 in. I. Rod;
" N 01°17'05" W, 394.05' " " " " ; " N 75°43'10" E, 90.72' " " " " ;
" S 06°38'57" E, 178.45' " " " " ; " S 16°54'57" E, 183.73' " " " " ;
" S 05°59'57" E, 94.86' " " " " ; " S 27°36'57" E, 102.43' " " 1 in. I. Pipe;
" S 84°33'04" W, 417.35' to the POINT of BEGINNING;

Containing more-or-less 2.15 acres; providing thereon the perpetual right of ingress and egress over and across described parcel 3 for access to parcels 1 and 2 on the easement described below.

Easement Description -

The following described centerline is of a 20 ft. in width easement extending continuously from Old Pacific Hwy. 99 to the south line of parcel 1:

BEGINNING at a point N 84°33'04"E, 25.50' from a 3/4 in. I. Pipe located EAST, 1290.78' and NORTH, 422.21' from the 1/4 CORNER, Sections 26 and 35, T. 32 S., R. 6 W., W.M., Douglas County, Ore., said point on the north line of Old Pacific Hwy. 99;

thence N 09°19'14" W, 57.25' to point of curvature;
" on a 40 ft. radius curve to the RIGHT, 51.15', central angle of 73°16'22" to point of tangency;
" N 63°57'08" E, 44.41' to point of curvature;
" on a 80 ft. radius curve to the LEFT, 29.70', central angle of 21°16'08" to point of tangency;
" N 42°41' E, 83.97' to a point of curvature;
" on a 60 ft. radius curve to the LEFT, 52.13', central angle of 49°46'37" to point of tangency;
" N 07°05'37" W, 89.60' to a point on the south line of parcel 1, located S 75°43'10" W, 39.02' from a 5/8 in. I. Rod.

APPROVALS

Keith L. Cubic	6/1/77
PLANNING COMMISSION	DATE
Francis L. Ingram	6-3-77
LAND SURVEYOR (CO.)	DATE

M 64-41