

Minor Land Partition in the SE 1/4 NE 1/4 Sec. 5, T 30 S, R 5 W, W. M., Douglas County, Oregon

Bk 4 Pg 41B
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DEC 11 1978

Partitioner and Legal Owner of Record:

Jennifer Pintok
P. O. Box 1652; 415 NE Woodcrest
Myrtle Creek, Oregon 97457

COUNTY SURVEYORS FILE DATA
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COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

Parcel 1 Description

Beginning at a 1/2 inch iron rod on the North boundary of Woodcrest Subdivision, a subdivision in Section 5, T30S, R5W, W.M., Douglas County, Oregon and from which point of beginning the Quarter Section corner common to Sections 4 & 5, T30S, R5W, W.M., bears N60°01'10"E a distance of 330.01 feet and S73°40'29"E a distance of 982.91 feet;
thence N60°01'10"E along the North boundary of said Woodcrest Subdivision a distance of 127.00 feet to a 5/8 inch iron rod;
thence leaving the North boundary of said Woodcrest Subdivision and bearing N33°29'35"W a distance of 110.21 feet to a 5/8 inch iron rod;
thence S60°01'10"W a distance of 119.70 feet to a 1/2 inch iron rod;
thence S29°41'35"E a distance of 110.00 feet to the point of beginning, containing 0.31 acres, more or less, and all being situated in the SE 1/4 NE 1/4 of Section 5, T30S, R5W, W.M., Douglas County, Oregon.

Access Easements to Parcel 1:

1. That road easement described in Instrument No. 78-13521, Book of Records of Douglas County, Oregon.

2. A 25 foot wide easement over the following described parcel:

beginning at a 1/2 inch iron rod at the most westerly corner of above described Parcel 1;
thence S60°01'10"W a distance of 150.00 feet to a 5/8 inch iron rod on the east boundary of Woodcrest Drive;
thence along said east boundary of Woodcrest Drive and along an arc of a 375 foot radius curve to the right (the long chord of which bears N27°03'30"W) a distance of 25.04 feet to a 5/8 inch iron rod;
thence leaving the east boundary of said Woodcrest Drive and bearing N60°01'10"E a distance of 268.14 feet to a 5/8 inch iron rod;
thence S33°29'35"E a distance of 25.17 feet to a 5/8 inch iron rod at the most northerly corner of said Parcel 1;
thence S60°01'10"W along the boundary of said Parcel 1 a distance of 119.70 feet to the point of beginning.

Parcel 1 is subject to the following easements:

1. That portion of the Road Easement described in Instrument No. 78-13521, Book of Records of Douglas County, Oregon, that lies across the Northwestern boundary of said Parcel 1.

2. An easement for use and maintenance of existing sewer, water and power lines located across the Northwestern portion of said Parcel 1. These lines serve Parcel 2.

Parcel 2 Description

Beginning at a 3/4 inch iron pipe on the North boundary of Woodcrest Subdivision, a subdivision in Section 5, T30S, R5W, W.M., Douglas County, Oregon, and from which iron pipe the Quarter Section Corner common to Sections 4 & 5, T30S, R5W, W.M., bears S73°40'29"E a distance of 982.91 feet;
thence from point of beginning S60°01'10"W along the North boundary of said Woodcrest Subdivision a distance of 203.01 feet to a 5/8 inch iron rod;
thence leaving said North boundary of Woodcrest Subdivision and bearing N33°29'35"W a distance of 110.21 feet to a 5/8 inch iron rod;
thence S60°01'10"W a distance of 269.70 feet to a 5/8 inch iron rod on the east boundary of Woodcrest Drive;
thence along said east boundary of Woodcrest Drive and along an arc of a 375 foot radius curve to the right (the long chord of which bears N27°03'30"W) a distance of 25.04 feet to a 5/8 inch iron rod;
thence leaving said east boundary of Woodcrest Drive and bearing N60°01'10"E a distance of 298.18 feet to a 5/8 inch iron rod;
thence N29°58'50"W a distance of 74.73 feet to a 1/2 inch iron rod;
thence N46°43'41"E a distance of 68.97 feet to a 1/2 inch iron rod;
thence S56°33'49"E a distance of 252.26 feet to the point of beginning, containing 0.87 acres, more or less, and all being situated in the SE 1/4 NE 1/4 of Section 5, T30S, R5W, W.M., Douglas County, Oregon.

Above described Parcel 2 is subject to a 25.0 foot wide non-exclusive road easement lying adjacent to and southerly of that line of the said Parcel 2 described as bearing N60°01'10"E a distance of 298.18 feet from the easterly boundary of Woodcrest Drive.

Easements To Parcel 2

- 1. That road easement described in Instrument No. 78-13521, Book of Records of Douglas County, Oregon.
- 2. An easement for use & maintenance of existing water, sewer and power lines across the Northwestern portion of Parcel 1, described above.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

B A Shaner

OREGON
OCT. 4, 1957
BRUCE A SHANER
430

Dec. 1, 1978

MAP FILE M74-51 B

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