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COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON

18

MINOR LAND PARTITION

FOR
JAMES ROBERT STRAIN

PARCEL DESCRIPTIONS

PARCEL 1

BEGINNING AT A 1/2" IRON ROD WHICH IS SOUTH 0°-14'-02" EAST 207.76 FEET, SOUTH 0°-06'-06" WEST 508.16 FEET, SOUTH 64°-03'-56" EAST 365.13 FEET, EAST 1242.78 FEET, AND SOUTH 1641.42 FEET FROM THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, SAID ROD BEING ON AN AGREEMENT LINE RECORDED IN DOUGLAS COUNTY AS INSTRUMENT NO. 78-22652; THENCE SOUTH 0°-14'-02" EAST 59.08 FEET TO A 1/2" IRON ROD; THENCE SOUTH 0°-22'-44" EAST 285.05 FEET TO A 1/2" IRON ROD ON THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 205; THENCE EASTERLY 237.07 FEET ALONG THE ARC OF A 2834.79 FOOT RADIUS CURVE LEFT, THE LONG CHORD OF WHICH BEARS NORTH 84°-36'-53" EAST 237.01 FEET, TO A 5/8" IRON ROD 30 FEET RIGHT OF ENGINEER'S STATION 20 + 12.31 P.C.; THENCE NORTH 78°-52'-13" EAST 132.48 FEET TO A 1/2" IRON ROD WHICH IS 312.00 FEET FROM ENGINEER'S STATION 15 + 57.81 P.C. WHEN MEASURED ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ROAD; THENCE NORTH 14°-00'-00" WEST 280.00 FEET TO A 1/2" IRON ROD; THENCE NORTH 9°-48'-42" EAST 26.25 FEET TO A 1/2" IRON ROD; THENCE SOUTH 89°-45'-58" WEST 304.81 FEET TO THE POINT OF BEGINNING, ALL IN SECTION 32, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, AND CONTAINING 2.50 ACRES, MORE OR LESS.

SUBJECT TO A ROAD EASEMENT 25 FEET WIDE ALONG THE EASTERLY SIDE OF THE ABOVE SAID PARCEL.

ALSO SUBJECT TO A WATER LINE EASEMENT 10 FEET WIDE, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 205 WHICH BEARS SOUTH 82°-28'-20" WEST 25.00 FEET FROM A 5/8" IRON ROD WHICH IS 30 FEET RIGHT OF ENGINEER'S STATION 20 + 12.31 P.C.; THENCE NORTH 19°-28'-14" WEST 209.20 FEET; THENCE NORTH 14°-03'-40" EAST 132.60 FEET TO THE POINT OF ENDING WHICH BEARS SOUTH 1641.42 FEET; EAST 1242.78 FEET; SOUTH 64°-03'-56" EAST 365.13 FEET; SOUTH 0°-06'-06" WEST 508.16 FEET; SOUTH 0°-14'-02" EAST 207.76 FEET; AND NORTH 89°-45'-58" EAST 175.79 FEET FROM THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

PARCEL 2

BEGINNING AT 1/2" IRON ROD ON THE SOUTHERLY LINE OF THE PARCEL CONVEYED TO LEROY SOETEBER AND WIFE BY INSTRUMENT NO. 211283, DEED RECORDS, DOUGLAS COUNTY, OREGON, SAID ROD BEING SOUTH 64°-03'-56" EAST 365.13 FEET, EAST 1242.78 FEET, AND SOUTH 1641.42 FEET FROM THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE SOUTH 64°-03'-56" EAST 335.00 FEET ALONG SOETEBER'S SOUTH LINE TO A 1/2" IRON ROD; THENCE CONTINUING ALONG SOETEBER'S SOUTH LINE, SOUTH 64°-03'-56" EAST 104.36 FEET TO A 1/2" IRON ROD; THENCE SOUTH 9°-48'-42" WEST 530.28 FEET TO A 1/2" IRON ROD; THENCE SOUTH 89°-45'-58" WEST 304.81 FEET TO A 1/2" IRON ROD; THENCE NORTH 0°-14'-02" WEST 207.76 FEET TO A 1/2" IRON ROD AND NORTH 0°-06'-06" EAST 508.16 FEET ALONG AN AGREEMENT LINE RECORDED IN DOUGLAS COUNTY AS INSTRUMENT NO. 78-22625 TO THE POINT OF BEGINNING, ALL IN SECTION 32, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON AND CONTAINING 5.08 ACRES, MORE OR LESS.

TOGETHER WITH A ROAD EASEMENT 25 FEET WIDE THE EASTERLY SIDE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 205 WHICH BEARS SOUTH 78°-52'-13" WEST 30.15 FEET FROM A 5/8" IRON ROD WHICH IS 40 FEET RIGHT OF ENGINEERS STATION 18 + 50.00 P.O.T.; THENCE NORTH 14°-00'-00" WEST 280.00 FEET TO A 1/2" IRON ROD; THENCE NORTH 9°-48'-42" EAST 26.25 FEET TO A 1/2" IRON ROD AND THE POINT OF ENDING WHICH BEARS SOUTH 1641.42 FEET; EAST 1242.78 FEET; SOUTH 64°-03'-56" EAST 365.13 FEET; SOUTH 0°-06'-06" WEST 508.16 FEET; SOUTH 0°-14'-02" EAST 207.76 FEET; AND NORTH 89°-45'-58" EAST 304.81 FEET FROM THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

ALSO TOGETHER WITH A WATER LINE EASEMENT 10 FEET WIDE, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 205 WHICH BEARS SOUTH 82°-28'-20" WEST 25.00 FEET FROM A 5/8" IRON ROD WHICH IS 30 FEET RIGHT OF ENGINEER'S STATION 20 + 12.31 P.C.; THENCE NORTH 19°-28'-14" WEST 209.20 FEET; THENCE NORTH 14°-03'-40" EAST 132.60 FEET TO THE POINT OF ENDING WHICH BEARS SOUTH 1641.42 FEET; EAST 1242.78 FEET; SOUTH 64°-03'-56" EAST 365.13 FEET; SOUTH 0°-06'-06" WEST 508.16 FEET; SOUTH 0°-14'-02" EAST 207.76 FEET; AND NORTH 89°-45'-58" EAST 175.79 FEET FROM THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

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