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MAY 11 1979

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
TS W

LEGEND

- FD. 3/4" IRON PIPE OR AS NOTED
- SET 1/2" IRON ROD
- FOUND 1/4" IRON PIPE
- FOUND 5/8" IRON ROD
- PER CS 58/114
- () RECORD COURSE
- PER LOT 45 MARCH PLAT A

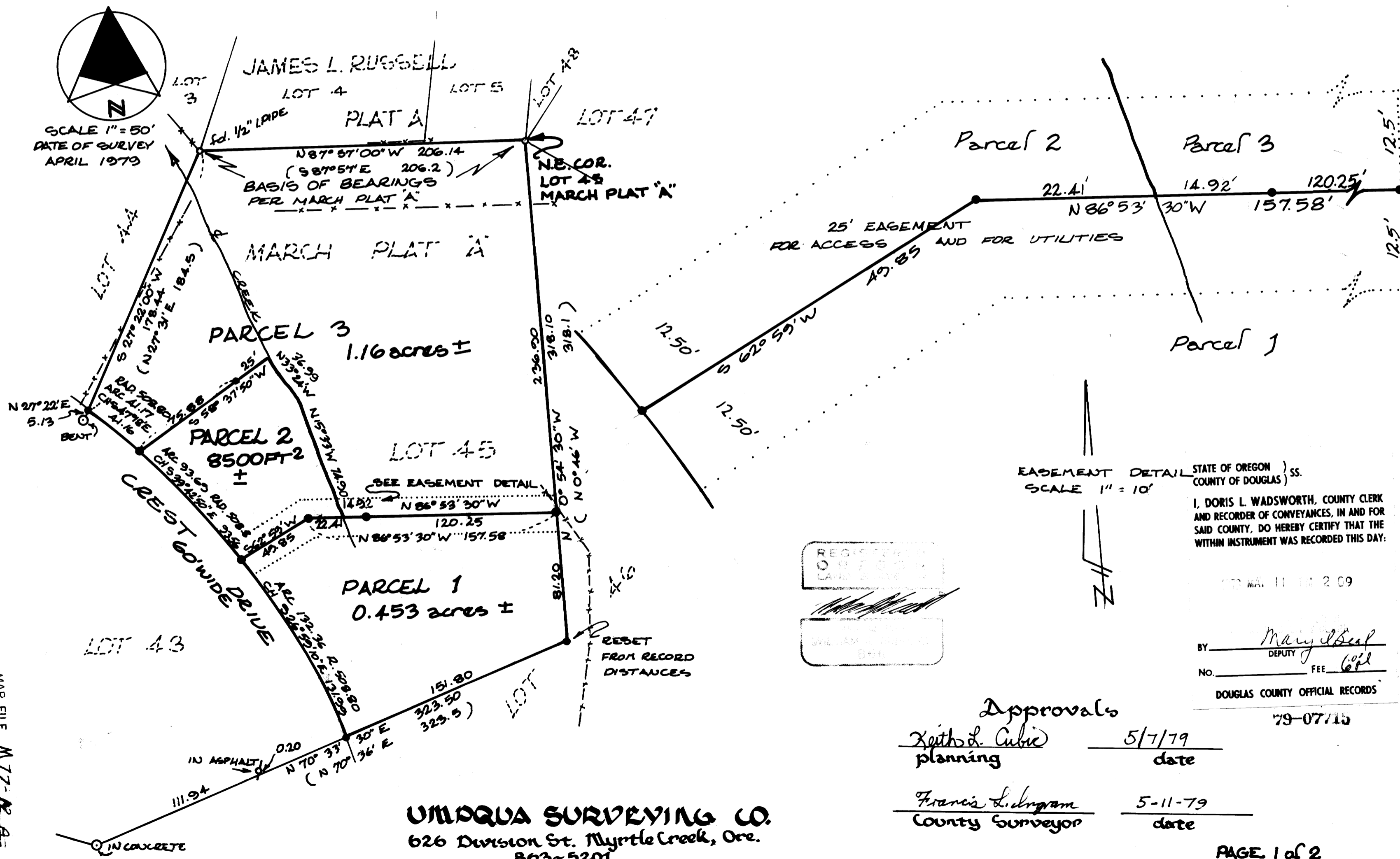
MINOR LAND PARTITION

In Secs 7 & 8, T. 30S., R. 5W., W.M. a partitioning of Lot 45 March Plat "A" Vol. 7 Page 43 plat records of Douglas County, Oregon.

owners & partitioners: Larry L. & Sharan L. Frazier
Box 300 S. Myrtle Creek

water supply & sewage disposal: Tri-City Water & Sanitary District

3 parcels



EASEMENT DETAIL
SCALE 1" = 10'

STATE OF OREGON)
COUNTY OF DOUGLAS) ss.
I, DORIS L. WADSWORTH, COUNTY CLERK
AND RECORDER OF CONVEYANCES, IN AND FOR
SAID COUNTY, DO HEREBY CERTIFY THAT THE
WITHIN INSTRUMENT WAS RECORDED THIS DAY.

MAY 11 1979

BY: Mary Deaf
DEPUTY
NO. _____ FEE: 6.00
DOUGLAS COUNTY OFFICIAL RECORDS

79-0715

Approvals

Keith L. Cubie 5/7/79
planning date

Francis L. Ingram 5-11-79
County Surveyor date

UNIQVA SURVEYING CO.
626 Division St. Myrtle Creek, Ore.
863-5201

MAP FILE M77-R-A

W 77-12-8

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

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MINOR LAND PARTITION

In Secs 7 & 8, T. 30S., R. 5W., W.M. a partitioning
of Lot 45 March Plat A Vol. 7 Page 43 plat records
of Douglas County, Oregon.

for Larry L. & Sharan L. Frazier

PARCEL 1.

A PARCEL OF LAND SITUATED IN SECTIONS 7 & 8, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON AND BEING A PORTION OF LOT 45 MARCH PLAT A, DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD ON THE EASTERLY LINE OF SAID LOT 45 FROM WHICH THE NORTHEASTERLY CORNER OF SAID LOT 45 BEARS NORTH 0°-54'-30" WEST 236.90 FEET; THENCE RUNNING ALONG SAID EASTERLY LINE SOUTH 0°-54'-30" EAST 81.20 FEET TO A 1/2" IRON ROD AT THE SOUTHEASTERLY CORNER OF SAID LOT 45; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 45 SOUTH 70°-33'-30" WEST 151.80 FEET TO A 1/2" IRON ROD ON THE RELOCATED NORTHEASTERLY RIGHT-OF-WAY LINE OF CREST DRIVE, SAID RELOCATED RIGHT-OF-WAY BEING 30 FEET FROM THE CENTERLINE OF CREST DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE ALONG THE ARC OF A 508.80 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS NORTH 26°-59'-10" WEST 131.99 FEET) 132.36 FEET TO A 1/2" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 62°-59' EAST 49.85 FEET TO A 1/2" IRON ROD; THENCE SOUTH 86°-53'-30" EAST 157.58 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.453 ACRES OF LAND MORE OR LESS.

SUBJECT TO AND TOGETHER WITH A 25' WIDE EASEMENT FOR ACCESS AND UTILITIES THE CENTERLINE OF SAID EASEMENT IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 0°-54'-30" EAST 236.90 FEET FROM THE NORTHEAST CORNER OF LOT 45; THENCE NORTH 86°-53'-30" WEST 157.58 FEET TO A 1/2" IRON ROD; THENCE SOUTH 62°-59' WEST 49.85 FEET TO THE RELOCATED NORTHEASTERLY RIGHT-OF-WAY OF CREST DRIVE AT THE POINT OF ENDING.

PARCEL 2.

A PARCEL OF LAND SITUATED IN SECTIONS 7 & 8, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON AND BEING A PORTION OF LOT 45 MARCH PLAT A, DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FROM WHICH THE NORTHEASTERLY CORNER OF SAID LOT 45 BEARS SOUTH 86°-53'-30" EAST 157.58 FEET AND NORTH 0°-54'-30" WEST 236.90 FEET; THENCE RUNNING SOUTH 62°-59' WEST 49.85 FEET TO A 1/2" IRON ROD ON THE RELOCATED NORTHEASTERLY RIGHT-OF-WAY LINE OF CREST DRIVE, SAID RELOCATED RIGHT-OF-WAY BEING 30 FEET FROM THE CENTERLINE OF CREST DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE ALONG THE ARC OF A 508.80 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS NORTH 39°-42'-50" WEST 93.56 FEET) 93.69 FEET TO A 1/2" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 58°-37'-50" EAST 75.88 FEET TO A 1/2" IRON ROD AND CONTINUING NORTH 58°-37'-50" EAST 25 FEET MORE OR LESS TO THE CENTERLINE OF A CREEK; THENCE UPSTREAM ALONG SAID CENTERLINE SOUTH 33°-24' EAST 36.99 FEET MORE OR LESS AND SOUTH 15°-33' EAST 74.90 FEET MORE OR LESS; THENCE LEAVING SAID CENTERLINE NORTH 86°-53'-30" WEST 22.41 FEET MORE OR LESS TO THE POINT OF BEGINNING AND CONTAINING 8500 SQUARE FEET OF LAND MORE OR LESS.

SUBJECT TO A 25' WIDE EASEMENT FOR ACCESS AND UTILITIES THE CENTERLINE OF SAID EASEMENT IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 0°-54'-30" EAST 236.90 FEET FROM THE NORTHEAST CORNER OF LOT 45; THENCE NORTH 86°-53'-30" WEST 157.58 FEET TO A 1/2" IRON ROD; THENCE SOUTH 62°-59' WEST 49.85 FEET TO THE RELOCATED NORTHEASTERLY RIGHT-OF-WAY OF CREST DRIVE AT THE POINT OF ENDING.

PARCEL 3.

A PARCEL OF LAND SITUATED IN SECTIONS 7 & 8, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON AND BEING A PORTION OF LOT 45 MARCH PLAT A, DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIPE AT THE NORTHEASTERLY CORNER OF SAID LOT 45; THENCE RUNNING ALONG THE EASTERLY LINE OF SAID LOT 45 SOUTH 0°-54'-30" EAST 236.90 FEET TO A 1/2" IRON ROD; THENCE LEAVING SAID EASTERLY LINE NORTH 86°-53'-30" WEST 120.25 FEET TO A 1/2" IRON ROD AND CONTINUING NORTH 86°-53'-30" WEST 14.92 FEET MORE OR LESS TO THE CENTERLINE OF A CREEK; THENCE DOWNSTREAM ALONG SAID CENTERLINE NORTH 15°-33' WEST 74.90 FEET MORE OR LESS AND NORTH 33°-24' WEST 36.99 FEET MORE OR LESS; THENCE LEAVING SAID CENTERLINE SOUTH 58°-37'-50" WEST 25 FEET MORE OR LESS TO A 1/2" IRON ROD AND CONTINUING SOUTH 58°-37'-50" WEST 75.88 FEET TO A 1/2" IRON ROD ON THE RELOCATED NORTHEASTERLY RIGHT-OF-WAY LINE OF CREST DRIVE, SAID RELOCATED RIGHT-OF-WAY BEING 30 FEET FROM THE CENTERLINE OF CREST DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE ALONG THE ARC OF A 508.80 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS NORTH 47°-18' WEST 41.16 FEET) 41.17 FEET TO A 1/2" IRON ROD ON THE WESTERLY LINE OF SAID LOT 45; THENCE NORTH 27°-22'-00" EAST 178.44 FEET ALONG SAID WESTERLY LINE TO A 1/2" IRON PIPE AT THE NORTHWESTERLY CORNER OF SAID LOT 45; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 45 SOUTH 87°-57'-00" EAST 206.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.16 ACRES OF LAND MORE OR LESS.

TOGETHER WITH A 25' WIDE EASEMENT FOR ACCESS AND UTILITIES THE CENTER LINE OF SAID EASEMENT IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 0°-54'-30" EAST 236.90 FEET FROM THE NORTHEAST CORNER OF LOT 45; THENCE NORTH 86°-53'-30" WEST 157.58 FEET TO A 1/2" IRON ROD; THENCE SOUTH 62°-59' WEST 49.85 FEET TO THE RELOCATED NORTHEASTERLY RIGHT-OF-WAY OF CREST DRIVE AT THE POINT OF ENDING.

UMPQUA SURVEYING CO.
626 Division, Myrtle Creek Ore.

863-5201

MAP FILE M 77-12-8

136 5 pg 48 B