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MAY 11 1979

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

T B W

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

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