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Minor Land Partition in Lots 1 & 2, Block A, Umpqua Park Fruitlands, NE 1/4 Sec. 35, T 27 S, R 6 W, W. M., Douglas County

Partitioner: Z. Ardene Hammell, Feb. 19, 1979

COUNTY SURVEYORS FILE DATA  
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COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

Lot 1 Description

Beginning at a 5/8 inch iron rod on the north boundary of the Willis D. & Ilene McLain property, from which the Northeast Corner of Lot 2, Block A, of the Umpqua Park Fruitlands (a subdivision in the NE 1/4 of Section 35, T27S, R6W, W.M., Douglas County, Oregon) bears N30°16'W a distance of 561.94 feet;  
thence from point of beginning S88°00'W along the north boundary of said Willis D. & Ilene McLain property a distance of 278.20 feet to a 5/8 inch iron rod;  
thence leaving said W.D. & Ilene McLain property boundary and bearing N8°35'42.5"E a distance of 262.19 feet to a 5/8 inch iron rod;  
thence N86°25'05.9"E a distance of 278.51 feet to a 1/2 inch iron pipe;  
thence N85°07'35.9"E a distance of 57.38 feet to a 1/2 inch iron pipe;  
thence S19°30'28.8"W a distance of 288.37 feet to the point of beginning, containing 1.8 acres, more or less, and being situated in Lot 1, Block A, Umpqua Park Fruitlands, a subdivision in the NE 1/4 of Section 35, T27S, R6W, W.M., Douglas County, Oregon.

Above described Lot 1 is subject to the following described well and waterline easement and an access road easement, both to Lot 2:

**Well and Waterline Easement:** a non exclusive easement, 15.00 feet in width, being 7.50 feet wide each side of the following described centerline:

the easement centerline commences at a point on the north line of said Lot 1, from which the northeast corner of said Lot 1 bears N86°25'05.9"E a distance of 47.00 feet and N85°07'35.9"E a distance of 57.38 feet;  
thence from point of beginning the centerline of said well and waterline easement bears S40°44'E a distance of 27.00 feet to an existing water well;

thence S40°44'E a distance of 10.00 feet.

**Access Road Easement:** a non exclusive easement, 20.00 feet in width, being 10.00 feet wide each side of the following described centerline:

the access road centerline commences at a point on the east line of said Lot 1, from which point of beginning the northeast corner of said Lot 1 bears N19°30'28.8"E a distance of 97.58 feet;  
thence from point of beginning said access road centerline bears S85°02'21.6"W a distance of 37.56 feet;  
thence N62°54'26.9"W a distance of 40.30 feet;  
thence N29°21'31.8"W a distance of 76.41 feet to a point on the north line of said Lot 1 and the south line of said Lot 2, from which point the northeast corner of said Lot 1 bears N86°25'05.9"E a distance of 86.34 feet and N85°07'35.9"E a distance of 57.38 feet.

**Road Easement for Access to Lot 1**

A non-exclusive road easement for ingress and egress to above described Lot 1 over the following described parcel:

beginning at the northeast corner of said Lot 1;  
thence N0°34'E a distance of 140.15 feet to a corner of the Boyer, Davis & Ainsworth property;  
thence N0°34'E along the boundary of said Boyer, Davis & Ainsworth property a distance of 40.6 feet to an iron pin;  
thence N0°36'E, continuing along said Boyer, Davis and Ainsworth property line a distance of 180.00 feet to an iron pin;  
thence N4°22'E, continuing along said Boyer, Davis and Ainsworth property line a distance of 117.89 feet to an iron pin;

thence leaving said Boyer, Davis & Ainsworth property line and bearing N7°47'E a distance of 130.63 feet to a 5/8 inch iron rod on the south right of way line of a County Road;  
thence S61°25'E along the south right of way line of said County Road a distance of 14.54 feet to a point on the west right of way line of U.S. Interstate No. 5 Highway;  
thence S12°49'E along the west right of way line of U.S. Interstate Highway No. 5 a distance of 87.69 feet;  
thence S12°45'W, continuing along the west right of way line of U.S. Interstate Highway No. 5, a distance of 77.20 feet to an iron pin on the boundary of the Boyer, Davis & Ainsworth property;  
thence leaving said west right of way line of U.S. Interstate Highway No. 5 and bearing N20°32'W along said Boyer, Davis & Ainsworth property line a distance of 42.47 feet to an iron pin;  
thence along said Boyer, Davis & Ainsworth property line the following bearings and distances:  
S4°22'W a distance of 117.89 feet to an iron pin;  
thence S0°36'W a distance of 183.0 feet to an iron pin;  
thence S2°18'E a distance of 110.0 feet to an iron pin at a southerly corner of the Boyer, Davis & Ainsworth property;  
thence leaving said Boyer, Davis & Ainsworth property line and bearing S2°25'E a distance of 67.69 feet to an iron pin;  
thence S19°15'W a distance of 110.73 feet to a 5/8 inch iron rod;  
thence West a distance of 28.0 feet to a point on the east line of said Lot 1;  
thence N19°30'28.8"E along the east line of said Lot 1 a distance of 112.00 feet to the point of beginning.

Lot 2 Description

Beginning at a 5/8 inch iron rod on the north property line of the Willis D. and Ilene McLain property, from which the Northeast Corner of Lot 2, Block A, Umpqua Park Fruitlands (a subdivision in the NE 1/4 of Section 35, T27S, R6W, W.M., Douglas County, Oregon) bears N30°16'W a distance of 561.94 feet;  
thence from point of beginning N19°30'28.8"E a distance of 288.37 feet to a 1/2 inch iron pipe;  
thence S85°07'35.9"W a distance of 57.38 feet to a 1/2 inch iron pipe;  
thence S86°25'05.9"W a distance of 278.51 feet to a 5/8 inch iron rod;  
thence S8°35'42.5"W a distance of 262.19 feet to a 5/8 inch iron rod at a property corner of said Willis D. & Ilene McLain property;  
thence S8°35'12.1"W along the west line of said Willis D. & Ilene McLain property a distance of 215.89 feet to a 1" iron pipe at the northeast corner of the Donald B. & Charlene McLain property;  
thence leaving said Willis D. & Ilene McLain property line and bearing N80°11'W along the north boundary of said Donald B. & Charlene McLain property a distance of 156.64 feet to a 1" iron pipe;  
thence leaving said north line of the Donald B. & Charlene McLain property and bearing N12°25'E a distance of 429.21 feet to a 5/8 inch iron rod;  
thence N31°05'E a distance of 260.04 feet to a 5/8 inch iron rod;  
thence N1°55'W a distance of 182.17 feet to a 5/8 inch iron rod;  
thence S86°53'E a distance of 216.23 feet to a 5/8 inch iron rod on the west property line of the Boyer, Davis & Ainsworth property;  
thence along said Boyer, Davis & Ainsworth property line the following bearings and distances:  
S5°32'E a distance of 216.48 feet to a 1/2 inch iron pipe;  
thence N81°30'E a distance of 115.0 feet;  
thence N0°34'E a distance of 40.6 feet to an iron pin;  
thence N0°36'E a distance of 180.00 feet to an iron pin;  
thence N4°22'E a distance of 117.89 feet to an iron pin;

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

B A Shaner

OREGON  
OCT. 4, 1957  
BRUCE A SHANER  
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