

Bl. 5 P. 55-C

MAP FILE M 77-27C

Minor Land Partition in Lots 1 & 2, Block A, Umpqua Park Fruitlands, NE 1/4 Sec. 35, T27S, R6W, W. M., Douglas County

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

COUNTY SURVEYORS FILE DATA
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COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

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 Highway No. 5;

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 and 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 S32°41'E a distance of 114.22 feet to a 5/8 inch iron rod;

thence N63°30'E a distance of 84.84 feet to a 5/8 inch iron rod on the west right of way line of U.S. Interstate Highway No. 5;

thence along the west right of way line of said U.S. Interstate Highway No. 5 the following bearings and distances:

thence on a 3 degree curve to the left, the long chord of which bears S5°46'E a distance of 128.75 feet to a 5/8 inch iron rod;

thence S81°57'W a distance of 50.00 feet;

thence along a spiral curve to the left, the long chord of which bears S10°46'E a distance of 178.88 feet to a 3/4 inch iron pipe;

thence leaving said west right of way line of U.S. Interstate Highway No. 5 and bearing S89°33'W a distance of 66.00 feet to a 1/2 inch iron rod at a southeast corner of the Willis D. & Ilene McLain property;

thence N8°01'W, along the east line of said Willis D. & Ilene McLain property to a 1/2 inch iron rod; *361.25 feet*

thence S63°30'W along the north line of the north line of the Willis D. & Ilene McLain property a distance of 142.44 feet to the point of beginning, containing 5.2 acres, more or less, and all being situated in Lots 1 & 2, Block A, Umpqua Park Fruitlands, a subdivision in the NE 1/4 of Section 35, T27S, R6W, W.M., Douglas County, Oregon.

Access Road Easement to Lot 2

There is an access road easement for ingress and egress to above described Lot 2, which is described as follows:

a non-exclusive access road 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 above described 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 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.

Well & Waterline Easement to Lot 2

There is an easement for a well and waterline for non-exclusive use by Lot 2; which easement is described as follows:

An 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 Lot 1 and on the south line of Lot 2, 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 easement centerline 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.

Keith L. Cubic 5/1/79
 Planning Commission Date

Francis L. Morgan 5-21-79
 County Surveyor Date

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

BA Shaner

OREGON
 OCT. 4, 1997
 BRUCE A SHANER
 430

DOUGLAS COUNTY CLERK
 I HEREBY CERTIFY THAT THE
 ABOVE EASEMENT WAS RECORDED THIS DAY:

1979 MAY 21 PM 3 31

CORIS L. WADSWORTH
 DOUGLAS COUNTY CLERK

FEE *90.00*

DOUGLAS COUNTY OFFICIAL RECORDS

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