

# A MAJOR LAND PARTITION in Lots 9 & 10, Amended Plat of "DIXON'S ADDITION TO FRUITVALE," in SE 1/4, Sec. 1, T27S, R6W, W.M.

### PARCEL 1

A portion of Lots 9 and 10, Amended Plat of "DIXON'S ADDITION TO FRUITVALE" as recorded in Volume 1, Page 24 in the Plat Records of Douglas County, Oregon, said parcel also being a portion of that property described in Instrument No. 71-6301 in the Deed Records of Douglas County, Oregon, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod on the East Line of Pacific Highway U.S. 99, said point bears S 89°33'02" E 145.13 feet and S 6°50'53" W 641.08 feet from the Northwest Corner of the D. P. Barnes D.L.C. #39, Township 27 South, Range 6 West, Willamette Meridian; thence S 6°50'53" W 25.06 feet along said Highway to a 3/4" iron pipe on the North Line of that property more fully described in Instrument No. 279907 in the Deed Records of Douglas County, Oregon; thence leaving said Highway S 87°11'20" E 826.98 feet to a 3/4" iron pipe on the East Line of said Lot 9; thence N 0°06'39" W 239.58 feet along said East Line to a 5/8" iron rod; thence leaving said East Line N 87°11'20" W 250.00 feet to a 5/8" iron rod; thence S 0°06'39" E 214.55 feet to a 5/8" iron rod; thence N 87°11'20" W 573.94 feet to the point of beginning and containing 1.70 acres of land, more or less.

SUBJECT TO an easement over that portion of the above described parcel more fully described as:

Beginning at a 5/8" iron rod on the East Line of Pacific Highway U.S. 99, said point bears S 89°33'02" E 145.13 feet and S 6°50'53" W 641.08 feet from the Northwest Corner of the D. P. Barnes D.L.C. #39, Township 27 South, Range 6 West, Willamette Meridian; thence S 6°50'53" W 25.06 feet along said Highway 99 to a 3/4" iron pipe on the North Line of that property more fully described in Instrument No. 279907; thence leaving said Highway S 87°11'20" E 259.75 feet; thence leaving said North Line N 6°51'00" E 25.06 feet; thence N 87°11'20" W 259.75 feet to the point of beginning.

Reserving the above-described easement for right-of-way (street purposes) to be dedicated to the public upon division of that property more fully described as:

Beginning at a 5/8" iron rod on the North Line of Lot 10, Amended Plat of "DIXON'S ADDITION TO FRUITVALE" as recorded in Volume 1, Page 24 of the Plat Records of Douglas County, Oregon, said point also being S 89°33'02" E 345.52 feet from the Northwest Corner of D.L.C. #39, Township 27 South, Range 6 West, Willamette Meridian, said point also being the Northeast Corner of that property more fully described in Instrument No. 71-6301 in the Deed Records of Douglas County, Oregon; thence S 6°51' W 469.68 feet along the East Line of said parcel described in Instrument No. 72-10391 in the Deed Records of Douglas County, Oregon to a 5/8" iron rod; thence S 87°11'20" E 598.26 feet to a 5/8" iron rod on the East Line of said Amended Plat of "DIXON'S ADDITION TO FRUITVALE;" thence N 0°06'39" W 87.61 feet to a 3/4" iron pipe on said East Line; thence continuing N 0°06'39" W 407.38 feet to a 1-1/2" aluminum pipe at the Northeast Corner of Lot 10 of said Plat; thence N 89°55'44" W 540.57 feet along the North Line of said Lot 10 to the point of beginning and containing 6.29 acres of land, more or less.

### PARCEL 2

A portion of Lots 9 and 10, Amended Plat of "DIXON'S ADDITION TO FRUITVALE" as recorded in Volume 1, Page 24 in the Plat Records of Douglas County, Oregon, said parcel also being a portion of that property described in Instrument No. 71-6301 in the Deed Records of Douglas County, Oregon, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod on the East Line of Pacific Highway U.S. 99, said point bears S 89°33'02" E 145.13 feet and S 6°50'53" W 641.08 feet from the Northwest Corner of the D. P. Barnes D.L.C. #39, Township 27 South, Range 6 West, Willamette Meridian; thence N 6°50'53" E 35.12 feet along said East Line of U.S. 99 to a 5/8" iron rod at the Southeast Corner of that property more fully described in Instrument No. 72-10391 in the Deed Records of Douglas County, Oregon; thence leaving said East Line of Highway 99 S 87°05'00" E 199.59 feet along the South Line of aforementioned parcel to a 5/8" iron rod at the Southeast Corner thereof; thence N 6°51'00" E 180.05 feet along the East Line of said parcel described in Instrument No. 72-10391 to a 5/8" iron rod; thence leaving said East Line S 87°11'20" E 348.26 feet to a 5/8" iron rod; thence S 0°06'39" E 214.55 feet to a 5/8" iron rod; thence N 87°11'20" W 573.94 feet to the point of beginning and containing 1.94 acres of land, more or less.

SUBJECT TO an easement over that portion of the above described parcel more fully described as:

### PARCEL 2 (CONTINUED)

Beginning at a 5/8" iron rod on the East Line of Pacific Highway U.S. 99, said point bears S 89°33'02" E 145.13 feet and S 6°50'53" W 641.08 feet from the Northwest Corner of the D. P. Barnes D.L.C. #39, Township 27 South, Range 6 West, Willamette Meridian; thence N 6°50'53" E 35.12 feet along said East Line of U.S. 99 to a 5/8" iron rod at the Southwest Corner or that property more fully described in Instrument No. 72-10391 in the Deed Records of Douglas County, Oregon; thence leaving said East Line of Highway 99 S 87°05'00" E 199.59 feet along the South Line of aforementioned property to a 5/8" iron rod at the Southeast Corner thereof; thence N 6°51'00" E 180.05 feet along the East Line of said property described in Instrument No. 72-10391 to a 5/8" iron rod; thence S 87°11'20" E 60.15 feet to a 5/8" iron rod; thence S 6°51'00" W 180.16 feet to a 5/8" iron rod; thence continuing S 6°51'00" W 34.64 feet; thence N 87°11'20" W 259.75 feet to the point of beginning.

Reserving the above-described easement for right-of-way (street purposes) to be dedicated to the public upon division of that property more fully described as:

Beginning at a 5/8" iron rod on the North Line of Lot 10, Amended Plat of "DIXON'S ADDITION TO FRUITVALE" as recorded in Volume 1, Page 24 of the Plat Records of Douglas County, Oregon, said point also being S 89°33'02" E 345.52 feet from the Northwest Corner of D.L.C. #39, Township 27 South, Range 6 West, Willamette Meridian, said point also being the Northeast Corner of that property more fully described in Instrument No. 71-6301 in the Deed Records of Douglas County, Oregon; thence S 6°51' W 469.68 feet along the East Line of said property described in Instrument No. 72-10391 to a 5/8" iron rod; thence S 87°11'20" E 598.26 feet to a 5/8" iron rod on the East Line of said Amended Plat of "DIXON'S ADDITION TO FRUITVALE;" thence N 0°06'39" W 87.61 feet to a 3/4" iron pipe on said East Line; thence continuing N 0°06'39" W 407.38 feet to a 1-1/2" aluminum pipe at the Northeast Corner of Lot 10 of said Plat; thence N 89°55'44" W 540.57 feet along the North Line of said Lot 10 to the point of beginning and containing 6.29 acres of land, more or less.

### PARCEL 3

A portion of Lots 9 and 10, Amended Plat of "DIXON'S ADDITION TO FRUITVALE" as recorded in Volume 1, Page 24 in the Plat Records of Douglas County, Oregon, said parcel also being a portion of that property described in Instrument No. 71-6301 in the Deed Records of Douglas County, Oregon, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod on the North Line of Lot 10, Amended Plat of "DIXON'S ADDITION TO FRUITVALE" as recorded in Volume 1, Page 24 of the Plat Records of Douglas County, Oregon, said point also bears S 89°33'02" E 345.52 feet from the Northwest Corner of D.L.C. #39, Township 27 South, Range 6 West, Willamette Meridian, said point also being the Northeast Corner of that property more fully described in Instrument No. 71-6301 in the Deed Records of Douglas County, Oregon; thence S 6°51' W 469.68 feet along the East Line of said parcel described in Instrument No. 72-10391 to a 5/8" iron rod; thence S 87°11'20" E 598.26 feet to a 5/8" iron rod on the East Line of said Amended Plat of "DIXON'S ADDITION TO FRUITVALE;" thence N 0°06'39" W 87.61 feet to a 3/4" iron pipe on said East Line; thence continuing N 0°06'39" W 407.38 feet to a 1-1/2" aluminum pipe at the Northeast Corner of Lot 10 of said Plat; thence N 89°55'44" W 540.57 feet along the North Line of said Lot 10 to the point of beginning and containing 6.29 acres of land, more or less.

INCLUDED WITH the above-described Parcel 3 is an easement more fully described as:

Beginning at a 3/4" iron pipe on the East Line of Pacific Highway U.S. 99, said point bears S 89°33'02" E 145.13 feet and S 6°50'53" W 666.14 feet from the Northwest Corner of the D. P. Barnes D.L.C. #39, Township 27 South, Range 6 West, Willamette Meridian; thence along the above said East Line N 6°50'53" E 60.18 feet to a 5/8" iron rod, said point also being the Southwest Corner of that property described in Instrument No. 72-10391 in the Deed Records of Douglas County, Oregon; thence leaving said East Line of Highway 99 S 87°05' E 199.59 feet along the South Line of aforementioned property to a 5/8" iron rod at the Southeast Corner thereof; thence N 6°51' E 180.05 feet along the East Line of said property described in Instrument No. 72-10391 to a 5/8" iron rod; thence S 87°11'20" E 60.15 feet to a 5/8" iron rod; thence S 6°51' W 239.86 feet to a point in the South Line of that property described in Instrument No. 71-6301 in the Deed Records of Douglas County, Oregon; thence along said South Line N 87°11'20" W 259.75 feet to the point of beginning.

Reserving the above-described easement for right-of-way (street purpose) to be dedicated to the public upon division of the above-described property.