

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MINOR LAND PARTITION

the easterly 300 feet of Lot 11 Schmoll Plat B
Sec. 7, T. 30S., R. 5W., W.M. NE 1/4

for Delia D. Bakke & Patrick L. Morgan

by UMPQUA SURVEYING CO.
626 Division Myrtle Creek, Ore.
863-5201

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JUN 4 1980

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

PARCEL ONE

A PARCEL OF LAND SITUATED IN THE EASTERLY 300 FEET OF LOT 11, SCHMOLL PLAT B AND IN THE SOUTHERLY 20 FEET OF LOT 7, TRI-CITY TRACTS IN SECTION 7, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" IRON PIPE AT THE NORTHEAST CORNER OF LOT 11 SCHMOLL PLAT B; THENCE RUNNING ALONG THE EASTERLY LINE OF SAID LOT 11 SOUTH 0°-02'-00" WEST 64.17 FEET TO A 5/8" IRON ROD ON THE NORTHERLY LINE OF THE SOUTHERLY 20 FEET OF LOT 7, TRI-CITY TRACTS; THENCE ALONG SAID NORTHERLY LINE SOUTH 62°-00'-10" EAST 241.39 FEET TO A 5/8" IRON ROD ON THE EASTERLY LINE OF SAID LOT 7; THENCE ALONG SAID EASTERLY LINE SOUTH 27°-54'-00" WEST 20.00 FEET TO A 5/8" IRON ROD ON THE SOUTHERLY LINE OF SAID LOT 7; THENCE ALONG SAID SOUTHERLY LINE NORTH 62°-00'-10" WEST 230.81 FEET TO A 3/4" IRON ROD ON THE EASTERLY LINE OF SAID LOT 11; THENCE ALONG SAID EASTERLY LINE SOUTH 0°-02'-00" WEST 12.85 FEET TO A 1" IRON PIPE AT THE SOUTHEAST CORNER OF SAID LOT 11; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 11 NORTH 89°-24'-30" WEST 99.99 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID SOUTHERLY LINE NORTH 0°-03'-50" EAST 99.81 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 11; THENCE ALONG SAID NORTHERLY LINE SOUTH 89°-19'-10" EAST 99.95 FEET TO THE POINT OF BEGINNING AND CONTAINING 14690 SQUARE FEET OF LAND, MORE OR LESS. SUBJECT TO AND TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, 25 FEET WIDE.

PARCEL TWO

A PARCEL OF LAND SITUATED IN THE EASTERLY 300 FEET OF LOT 11, SCHMOLL PLAT B IN SECTION 7, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD ON THE NORTHERLY LINE OF SAID LOT 11 FROM WHICH POINT THE NORTHEAST CORNER OF SAID LOT 11 BEARS SOUTH 89°-19'-10" EAST 199.90 FEET; THENCE RUNNING ALONG SAID NORTHERLY LINE SOUTH 89°-19'-10" EAST 99.95 FEET TO A POINT; THENCE LEAVING SAID NORTHERLY LINE SOUTH 0°-03'-50" WEST 99.81 FEET TO A 5/8" IRON ROD ON THE SOUTHERLY LINE OF SAID LOT 11; THENCE ALONG SAID SOUTHERLY LINE NORTH 89°-24'-30" WEST 99.99 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID SOUTHERLY LINE NORTH 0°-05'-10" EAST 99.96 FEET TO THE POINT OF BEGINNING AND CONTAINING 9985 SQUARE FEET OF LAND, MORE OR LESS.

TOGETHER WITH AND SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, 25 FEET WIDE.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTHERLY 20 FEET OF LOT 7, TRI-CITY TRACTS.

PARCEL THREE

A PARCEL OF LAND SITUATED IN THE EASTERLY 300 FEET OF LOT 11, SCHMOLL PLAT B IN SECTION 7, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD ON THE NORTHERLY LINE OF SAID LOT 11 FROM WHICH POINT THE NORTHEAST CORNER OF SAID LOT 11 BEARS SOUTH 89°-19'-10" EAST 199.90 FEET; THENCE RUNNING SOUTH 0°-05'-10" WEST 99.96 FEET TO A 5/8" IRON ROD ON THE SOUTHERLY LINE OF SAID LOT 11; THENCE ALONG SAID SOUTHERLY LINE NORTH 89°-24'-30" WEST 99.99 FEET TO A 3/4" IRON ROD; THENCE LEAVING SAID SOUTHERLY LINE NORTH 0°-06'-30" EAST 100.12 FEET TO A 3/4" IRON PIPE ON THE NORTHERLY LINE OF SAID LOT 11; THENCE ALONG SAID NORTHERLY LINE SOUTH 89°-19'-10" EAST 99.95 FEET TO THE POINT OF BEGINNING AND CONTAINING 10,000 SQUARE FEET OF LAND, MORE OR LESS.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, 25 FEET WIDE.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTHERLY 20 FEET OF LOT 7, TRI-CITY TRACTS.

25-FOOT EASEMENT

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER A STRIP OF LAND 25 FEET WIDE. THE EASTERLY AND SOUTHERLY LINES OF WHICH ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD ON THE EASTERLY LINE OF LOT 11, SCHMOLL PLAT B, FROM WHICH POINT THE NORTHEAST CORNER OF SAID LOT 11 BEARS NORTH 0°-02'-00" EAST 64.17 FEET; THENCE RUNNING ALONG SAID EASTERLY LINE SOUTH 0°-02'-00" WEST 35.49 FEET TO A 1" IRON PIPE AT THE SOUTHEAST CORNER OF SAID LOT 11; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 11 NORTH 89°-24'-30" WEST 199.98 FEET TO A 5/8" IRON ROD AND THERE TERMINATING.

Pl. 6-8 710