

MAP FILE M 84-59-B
COUNTY SURVEYORS FILE DATA
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MAJOR LAND PARTITION

Sec. 33, T.29 S., R.5 W., W.M. deed 74-14332

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JUL 29 1980

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

KM

PARCEL 1

A PARCEL OF LAND SITUATED IN SECTION 33, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON ROD ON THE SOUTHWESTERLY LINE OF LOT 7 KLIMBACK SUBDIVISION FROM WHICH POINT A 3/4" IRON PIPE AT THE MOST SOUTHERLY CORNER OF LOT 8 KLIMBACK SUBDIVISION BEARS SOUTH 53°-18'-00" EAST 493.33 FEET AND WHICH SOUTHERLY CORNER IS SOUTH 37°-20'-30" WEST 418.13 FEET FROM A 1" IRON PIPE WHICH IS NORTH 69°-40' WEST 1676.4 FEET FROM THE 1/4 CORNER COMMON TO SECTIONS 33 AND 34; THENCE RUNNING ALONG THE SOUTHWESTERLY LINE OF KLIMBACK SUBDIVISION SOUTH 53°-18'-00" EAST 373.33 FEET TO A 1/2" IRON ROD; THENCE LEAVING SAID SOUTHWESTERLY LINE SOUTH 52°-49'-20" WEST 68.42 FEET TO A 1/2" IRON ROD; THENCE SOUTH 3°-42'-10" EAST 48.06 FEET TO A 1/2" IRON ROD; THENCE SOUTH 29°-41'-20" WEST 65.00 FEET TO A 1/2" IRON ROD; THENCE NORTH 60°-18'-40" WEST 389.90 FEET TO A 5/8" IRON ROD; THENCE SOUTH 82°-57'-20" WEST 112.00 FEET TO A 5/8" IRON ROD; THENCE SOUTH 62°-51'-50" WEST 85.80 FEET TO A 5/8" IRON ROD; THENCE NORTH 41°-34'-15" WEST 64.10 FEET TO A 3/4" IRON ROD; THENCE NORTH 36°-43'-00" EAST 245.83 FEET TO A 3/4" IRON ROD; THENCE SOUTH 53°-18'-00" EAST 175.00 FEET TO A 3/4" IRON ROD; THENCE NORTH 36°-43'-00" EAST 110.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.46 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND FOR UTILITIES, 30 FEET WIDE, 25 FEET WIDE AND VARIABLE WIDTH.

SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND FOR UTILITIES, 30 FEET WIDE, 25 FEET WIDE AND VARIABLE WIDTH.

PARCEL 2

A PARCEL OF LAND SITUATED IN SECTION 33, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIPE AT THE MOST SOUTHERLY CORNER OF LOT 8 KLIMBACK SUBDIVISION WHICH IS SOUTH 37°-20'-30" WEST 418.13 FEET FROM A 1" IRON PIPE WHICH IS NORTH 69°-40' WEST 1676.4 FEET FROM THE 1/4 CORNER COMMON TO SECTIONS 33 AND 34; THENCE RUNNING SOUTH 36°-56'-45" WEST 55.07 FEET TO A 1/2" IRON ROD; THENCE NORTH 77°-00'-40" WEST 117.54 FEET TO A 1/2" IRON ROD; THENCE NORTH 3°-42'-10" WEST 48.06 FEET TO A 1/2" IRON ROD; THENCE NORTH 52°-49'-20" EAST 68.42 FEET TO A 1/2" IRON ROD ON THE SOUTHWESTERLY LINE OF LOT 8 KLIMBACK SUBDIVISION; THENCE ALONG SAID SOUTHWESTERLY LINE SOUTH 53°-18'-00" EAST 120.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.240 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND FOR UTILITIES, 30 FEET WIDE, 25 FEET WIDE AND VARIABLE WIDTH.

SUBJECT TO A COVENANT RUNNING WITH THE LAND, TO PROHIBIT THE ERECTION OR PLACEMENT OF STRUCTURES WITHIN 15 FEET OF THE WESTERLY LINE OF SUBJECT PARCEL 2.

PARCEL 3

A PARCEL OF LAND SITUATED IN SECTION 33, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIPE FROM WHICH A 3/4" IRON PIPE AT THE MOST SOUTHERLY CORNER OF LOT 8 KLIMBACK SUBDIVISION BEARS NORTH 36°-56'-45" EAST 154.64 FEET AND WHICH SOUTHERLY CORNER IS SOUTH 37°-20'-30" WEST 418.13 FEET FROM A 1" IRON PIPE WHICH IS NORTH 69°-40' WEST 1676.4 FEET FROM THE 1/4 CORNER COMMON TO SECTIONS 33 AND 34; THENCE RUNNING NORTH 60°-18'-40" WEST 100.00 FEET TO A 1/2" IRON ROD; THENCE NORTH 29°-41'-20" EAST 65.00 FEET TO A 1/2" IRON ROD; THENCE SOUTH 77°-00'-40" EAST 117.54 FEET TO A 1/2" IRON ROD; THENCE SOUTH 36°-56'-45" WEST 99.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.197 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND FOR UTILITIES, 30 FEET WIDE, 25 FEET WIDE AND VARIABLE WIDTH.

SUBJECT TO A COVENANT RUNNING WITH THE LAND, TO PROHIBIT THE ERECTION OR PLACEMENT OF STRUCTURES WITHIN 15 FEET, MEASURED PERPENDICULARLY, OF THE NORTHWESTERLY LINE OF SUBJECT PARCEL 3.

EASEMENT FOR INGRESS AND EGRESS AND FOR UTILITIES

AN EASEMENT FOR INGRESS AND EGRESS AND FOR UTILITIES OVER A STRIP OF LAND 30 FEET WIDE, 25 FEET WIDE AND VARIABLE WIDTH SITUATED IN SECTION 33, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON ROD AT THE MOST WESTERLY CORNER OF A PUBLIC HIGHWAY DESCRIBED IN DEDICATION DEED VOLUME 322, PAGE 358 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON AND WHICH IS NORTH 53°-18'-00" WEST 668.33 FEET FROM A 3/4" IRON PIPE AT THE MOST SOUTHERLY CORNER OF LOT 8 KLIMBACK SUBDIVISION AND WHICH SOUTHERLY CORNER IS SOUTH 37°-20'-30" WEST 418.13 FEET FROM A 1" IRON PIPE WHICH IS NORTH 69°-40' WEST 1676.4 FEET FROM THE 1/4 CORNER COMMON TO SECTIONS 33 AND 34; THENCE RUNNING SOUTH 36°-43'-00" WEST 110.00 FEET TO A 3/4" IRON ROD; THENCE SOUTH 7°-02'-40" EAST 200.92 FEET TO A 1/2" IRON ROD; THENCE NORTH 82°-57'-20" EAST 58.88 FEET TO A 5/8" IRON ROD; THENCE SOUTH 60°-18'-40" EAST 389.90 FEET TO A 1/2" IRON ROD; THENCE NORTH 29°-41'-20" EAST 65.00 FEET TO A 1/2" IRON ROD; THENCE NORTH 3°-42'-10" WEST 45.42 FEET; THENCE SOUTH 29°-41'-20" WEST 77.93 FEET; THENCE NORTH 60°-18'-40" WEST 373.20 FEET; THENCE SOUTH 82°-57'-20" WEST 42.18 FEET; THENCE NORTH 7°-02'-40" WEST 158.65 FEET; THENCE NORTH 36°-43'-00" EAST 105.19 FEET TO THE MOST SOUTHERLY CORNER OF THE PUBLIC HIGHWAY DESCRIBED IN DEDICATION DEED VOLUME 322, PAGE 358 AFORESAID; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PUBLIC HIGHWAY NORTH 53°-18'-00" WEST 30.00 FEET TO THE POINT OF BEGINNING.

UMPUQA SURVEYING CO.
626 DIVISION MYRTLE CREEK OR
863-5201

SHEET 2 OF 2

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