

A MINOR LAND PARTITION LYING IN 5/2, SECTION 21, T26S, R4W, W.M.

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APR 29 1981

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

DESCRIPTION:

DESCRIPTION:

PARCEL 1

PARCEL 2

A parcel of land lying in Section 21, Township 26 South, Range 4 West, Willamette Meridian, said parcel being a portion of that property described in Instrument No. 80-02581 as recorded in the Deed Records of Douglas County, Oregon and being more particularly described as follows:

A parcel of land lying in Section 21, Township 26 South, Range 4 West, Willamette Meridian, said parcel being a portion of that property described in Instrument No. 80-02581 as recorded in the Deed Records of Douglas County, Oregon and being more particularly described as follows:

Beginning at a 5/8" iron rod in the southeasterly right-of-way line of the North Umpqua Highway from which point the Southwest Corner of the above said Section 21 bears S89°45'20"E 1229.54 feet, S31°02'08"W 799.20 feet and N89°47'W 2506.65 feet; thence along the above said southeasterly right-of-way line N34°13'38"E 392.56 feet to a 5/8" iron rod; thence N31°34'35"E 21.18 feet to a 5/8" iron rod; thence leaving said southeasterly right-of-way line S89°46'18"E 621.54 feet to a 5/8" iron rod; thence S31°02'13"W 400.20 feet to a 5/8" iron rod; thence N89°45'20"W 647.10 feet to the point of beginning and containing 5.00 acres of land, more or less.

Beginning at a 5/8" iron rod from which point the Southwest Corner of the above said Section 21 bears S31°02'08"W 799.20 feet and N89°47'W 2506.65 feet; thence N89°45'20"W 582.44 feet to a 5/8" iron rod; thence N31°02'13"E 400.20 feet to a 5/8" iron rod; thence S89°46'18"E 402.53 feet to a 5/8" iron rod; thence S67°53'33"E 229.32 feet to a 5/8" iron rod; thence S31°02'08"W 300.92 feet to a 5/8" iron rod; thence N89°45'20"W 83.74 feet to the point of beginning and containing 5.00 acres of land, more or less.

Subject to an access easement more particularly described as follows:

Included with the above described Parcel 2 is an access easement more particularly as follows:

A twenty five foot easement contiguous and south of the North line of the above described parcel; a fifty foot easement contiguous to and easterly of the West line of the above described parcel from the Northwest Corner to a point S31°34'35"W 21.18 feet and S34°13'38"W 80.00 feet.

A twenty five foot easement the centerline of which begins at a point on the West line of the above described parcel, said point bears S31°02'13"W 14.55 feet from the Northwest Corner of said parcel thence N89°46'18"W parallel to and 12.5 feet southerly of the westerly prolongation of the north line to its intersection with the North Umpqua Highway right-of-way. Also a fifty foot easement contiguous to and east of said right-of-way running from the previously described easement to a point 85 feet southerly.

Keith L. Cubic
Douglas County Planning Department

4/24/81
Date

STATE OF OREGON)
COUNTY OF DOUGLAS) ss.

Francis L. Ingram
Douglas County Surveyor

4-29-81
Date

I, DORIS L. WADSWORTH, COUNTY CLERK AND RECORDER OF CONVEYANCES, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS RECORDED THIS DAY:

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Donald A. Bentz
OREGON
JULY 12, 1968
DONALD A. BENTZ
839

1981 APR 29 PM 2 11

81-05240

BY Margaret Keel
DEPUTY
NO. _____ FEE 12.00
DOUGLAS COUNTY OFFICIAL RECORDS

Pl. 4-19-81