

A MAJOR LAND PARTITION lying in the West 1/2 of Section 27, Township 26 South, Range 6 West, Willamette Meridian

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

FILED  
RECEIVED

JUL 24 1981

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

PARCEL 3C:

A parcel of land lying in Section 27, Township 26 South, Range 6 West, Willamette Meridian and being more particularly described as follows:

Beginning at a 5/8" iron rod on the southerly right-of-way line of County Road No. 31 from which point the Southwest Corner of the above said Section 27 bears S 21°21'57" W 4227.03 feet; thence South 361.52 feet to a 5/8" iron rod; thence N 89°27'34" W 336.72 feet to a 5/8" iron rod in the east line of that property described in Instrument No. 77-04791 in the Deed Records of Douglas County, Oregon; thence along said east line N 0°32'26" E 350.00 feet to a 1/2" iron rod on the above said southerly right-of-way line; thence along said southerly right-of-way line as follows: N 88°02'58" E 20.42 feet to a 5/8" iron rod, N 87°33'58" E 200.25 feet to a 5/8" iron rod and S 89°34'18" E 112.93 feet to the point of beginning and containing 2.75 acres of land, more or less.

The above described parcel is subject to an irrigation easement being the southerly 10 feet of the above described parcel.

The above described parcel is also subject to a roadway easement more particularly described as beginning at a 5/8" iron rod on the southerly right-of-way line of County Road No. 31 from which point the Southwest Corner of the above said Section 27 bears S 21°21'57" W 4227.03 feet; thence South 361.52 feet to a 5/8" iron rod; thence N 89°27'34" W 35.00 feet; thence North 313.87 feet; thence N 17°27'30" W 50.00 feet to the above said southerly right-of-way line; thence S 89°34'18" E 50.00 feet to the point of beginning.

INCLUDED WITH the above described parcel is a septic tank effluent pipeline and irrigation easement, 30 feet in width, 15 feet each side of a center-line more particularly described as follows:

Beginning at a point 15 feet southeasterly of the most easterly corner of that drainfield easement detailed as "1C" on that Survey recorded as M 87-15A in the Survey Records of Douglas County, Oregon; thence southwesterly parallel to the southeasterly line of said drainfield easement and more generally along a line parallel to and 85 feet northwesterly from the high bank of the North Umpqua River to a point which bears N 43°25'02" E 15.00 feet from the southwesterly line of that Parcel 2 as shown per that said survey recorded M 87-15A; thence N 46°34'58" W parallel to said southwesterly line to a point which bears 15 feet northwesterly and at right angle to the westerly line of that gas line easement described in Instrument No. 326801 in the Deed Records of Douglas County, Oregon; thence northeasterly parallel to and 15 feet from said westerly line to a point which bears West 15 feet from the West line of the above said Parcel 2; thence North parallel to said west line to the south line of the above described subject parcel and there terminating.

The above described septic tank effluent pipeline and irrigation easement is for the purpose of construction, maintenance, use and repair of three water carried, subsurface sewage disposal systems, all for the benefit of Parcels as shown hereon. Buyers (Grantees) shall not construct any permanent improvements over said easement area.

ALSO INCLUDED WITH the above described parcel is that drainfield easement detailed as "1C" on that survey recorded as M 87-15A in the Survey Records of Douglas County, Oregon.

ALSO INCLUDING an irrigation easement, 15 feet in width, along the Southwesterly line of that Parcel 2 as described on that Survey recorded as M 87-15A in the Survey Records of Douglas County, Oregon, said southwesterly line of which is more particularly described as beginning at the most westerly corner of said Parcel 2; thence S 46°34'58" E to the North Umpqua River and there terminating.

APPROVALS:

Keith J. Cubie 7/21/81  
Douglas County Planning Department Date

Jerry E. Manan DEPUTY 7-24-81  
Douglas County Surveyor Date

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Roman E. Ware  
OREGON  
NOV. 16, 1973  
ROMANSO E. WARE  
1005

36-4-89-612