

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
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COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

PARCEL 2C:

A parcel of land situated in Section 27, Township 26 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, said parcel being a portion of Parcel 2 of that Major Land Partition filed in Douglas County Surveyor's Office, filed M87-15A & B, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod in 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 4227.05 feet; thence along said southerly right-of-way line the following courses: S 89°34'18" E 158.52 feet to a 3/4" iron rod and along the arc of a 1115.92 foot radius curve to the right (the long chord of which bears S 82°08'03" E 289.33 feet) 290.15 feet to a 5/8" iron rod; thence leaving said southerly right-of-way line S 23°45'00" W 398.30 feet to a 5/8" iron rod; thence South 300.00 feet to a 5/8" iron rod; thence S 88°03'31" W 284.87 feet to a 5/8" iron rod; thence North 715.00 feet to the point of beginning and containing 5.36 acres of land, more or less.

SUBJECT TO AND INCLUDED WITH the above described parcel is a 30 foot wide roadway easement as recorded in Instrument No. 81-7001, Douglas County Deed Records, 15 feet each side of a centerline more particularly described as the easterly line of the above described parcel.

ALSO SUBJECT TO a 35 foot roadway easement being more particularly described as being the easterly 35 feet of the above described parcel.

ALSO SUBJECT TO that 60 foot wide gas line easement described in Instrument No. 326801 in the Deed Records of Douglas County, Oregon.

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

Beginning at a point 15 feet southeasterly of the most easterly corner of that drainfield easement detailed as "2C" on that survey recorded as M87-15A 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 said survey recorded as Survey M87-15A; thence N 46°34'58" W parallel to said southwesterly line to a point which bears N 73°28'39" E 16.82 feet from the most westerly corner of the above said Parcel 2 of that survey recorded M87-15A; thence N 13°32'15" E 41.59 feet and there terminating.

ALSO INCLUDED WITH the above described parcel is a 30 foot wide septic tank effluent pipeline and irrigation pump easement, the easterly and southeasterly lines of which are more particularly described as follows:

Beginning at a 5/8" iron rod at the southeasterly corner of the above described parcel from which point the Southwest Corner of the above said Section 27 bears S 29°27'15" W 3710.80 feet, said point also being in the easterly line of that Parcel 2 of Survey recorded as M87-15A in the Douglas County Surveyor's Office; thence along said easterly line South 660.00 feet to a 5/8" iron rod; thence leaving said easterly line S 41°45'26" W 152.56 feet to a 5/8" iron rod; thence S 69°00'00" W 287.00 feet to a 5/8" iron rod in the westerly line of the above said Parcel 2 of Survey No. M87-15A and there terminating.

The above described septic tank effluent pipeline and irrigation pump easements are for the purpose of construction, maintenance, use and repair of three water carried, subsurface sewage disposal systems, all for the benefit of Parcels 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 "2C" on that survey filed M87-15A in the Survey Records of Douglas County, Oregon.

ALSO INCLUDED WITH the above described parcel is an irrigation easement, 15 feet in width, along the westerly and southwesterly lines of that Parcel 2 as shown on that survey filed M87-15A in the Survey Records of Douglas County, Oregon, said westerly and southwesterly lines of which are more particularly described as follows:

Beginning at a 5/8" iron rod in the westerly line of said Parcel 2 of that survey filed M87-15A from which point the Southwest Corner of the above said Section 27 bears S 31°43'02" W 2767.90 feet; thence along the westerly and southwesterly lines of said Parcel 2 the following courses: S 13°32'15" W 40.00 feet to a 5/8" iron rod and S 46°34'58" E 1084.06 feet to the North Umpqua River and there terminating.

APPROVALS:

Keith L. Cubie

Douglas County Planning Department

7/21/81
Date

Francis L. Ingram

Douglas County Surveyor's Office

7-31-81
Date

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Romanso E. Ware
OREGON
NOV. 10, 1973
ROMANSO E. WARE
1003

36-7-81 Pg 63C