

134 A
Vol. 7 Pg 73
4/23/82
499-16W
A MAJOR LAND PARTITION lying in SE ¼ of Section 9, Township 26 South, Range 3 West, Willamette Meridian

PARTITIONER & OWNER:
Glenn Butler
Toketee Rt. Box 35
Idlelyd Park, Oregon 97447

SURVEYOR:
BHW Engineering, Inc.
1205 SE Court
Roseburg, Oregon 97470

SEWER: Sub-Surface
WATER: Spring

APR 21 1982

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

PARCEL 1

A parcel of land lying in Section 9, Township 26 South, Range 3 West, Willamette Meridian, being that property described in Instrument No. 79-15588 as recorded in the Deed Records of Douglas County, Oregon and also being a portion of that property described in Instrument No. 77-06134 as recorded in the Deed Records of Douglas County, Oregon, said parcel being more particularly described as follows:

Beginning at a 1/2" iron rod from which the South 1/4 Corner of the above said Section 9 bears N 89°23'W 30.00 feet; thence N 0°55'49" W 399.25 feet to a 1/2" iron rod; thence N 77°45'56" E 77.76 feet to a 12" cedar; thence S 85°28'25" E 213.89 feet to a 12" black oak; thence S86°58'30"E 106.50 feet to a 1/2" iron rod; thence N76°52'48"E 140.83 feet to a 1/2" iron rod; thence N59°39'43"E 144.35 feet to a 1/2" iron rod; thence S21°18'34"W 116.37 feet to a 1/2" iron rod; thence S 29°49'46" W 197.14 feet to a 1/2" iron rod; thence S 16°28'12" W 232.99 feet to a 1/2" iron rod on the Section Line between Sections 9 and 16; thence along said Section Line N 89°23' W 444.43 feet to the point of beginning and containing 5.00 acres of land, more or less.

TOGETHER WITH a 10' foot easement to construct and maintain a waterline along certain courses and distances to a spring, whose water and right runs with this parcel:

Beginning at the most easterly point on the above described parcel, thence N 50°37'51" E 136.02 feet; thence S 52°52'54" E 243.84 feet; thence S 22°14'39" E 310.91 feet; thence S 7°18'54" E 147.92 feet; thence S 6°11'14" E 224.25 feet; thence S 32°59'14" E 55.50 feet to the center of the spring.

TOGETHER WITH rights of ingress and egress on a gateway road as established by proceeding in Volume 17, Page 400, County Court Journal.

PARCEL 2

A parcel of land lying in Section 9, Township 26 South, Range 3 West, Willamette Meridian, being a portion of those properties described in Instrument No. 77-06134 and 77-06135 as recorded in the Deed Records of Douglas County, Oregon, said parcel being more particularly described as follows:

Beginning at a brass cap at the East 1/16 Corner of the above said Section 9; thence along the Section Line between Sections 9 and 16 of Township 26 South, Range 3 West, Willamette Meridian N 89°23' W 850.61 feet to a 1/2" iron rod; thence leaving said Section Line N 16°28'12" E 232.99 feet to a 1/2" iron rod; thence N 29°49'46" E 53.65 feet to a 5/8" iron rod; thence S 89°23' E 746.43 feet to a 5/8" iron rod on the centerline of the Southeast 1/4 of the above said Section 9; thence along said centerline S 2°24'48" E 271.33 feet to the point of beginning and containing 5.00 acres of land, more or less.

TOGETHER WITH a non-exclusive 25 foot wide access easement, the centerline of which is more particularly described as follows:

Beginning at a point of the north line of the above described parcel from which point the East 1/16 Corner of Section 9, Township 26 South Range 3 West, Willamette Meridian bears S 89°23' E 154.80 feet and S 2°24'48" E 221.27 feet; thence N 29°05' W 100.41 feet; thence N 16°39'10" W 106.74 feet; thence N 52°53' W 261.05 feet; thence N 28°18'30" W 94.51 feet; thence along the arc of a 55 foot radius curve to the right (the long chord of which bears N 15°08' E 75.64 feet) 83.40 feet; thence N 58°34'30" E 61.64 feet; thence along the arc of a 100 foot radius curve to the left (the long chord of which bears N 37°33'15" E 71.74 feet) 73.38 feet; thence N 16°32' E 193.43 feet; thence N 8°25' W 140.14 feet; thence along the arc of a 165.00 foot radius curve to the right (the long chord of which bears N 22°49' E 171.10 feet) 179.89 feet; thence N 54°03' E 195.70 feet; thence N 10°20'00" E 220.00 feet; thence N 5°46'00" W 64.78 feet to a point on the southeasterly right-of-way line of County Road No. 142 and there terminating.

SUBJECT TO a non-exclusive 25 foot wide access easement, the centerline of which is more particularly described as follows:

PARCEL 2 CONTINUED

Beginning at a point on the north line of the above described parcel from which point the East 1/16 Corner of Section 9, Township 26 South, Range 3 West, Willamette Meridian bears S 89°23' E 154.80 feet and S 2°24'48" E 221.27 feet; thence S 29°05' E 50.00 feet and S 7°22' E 229.69 feet to the south line of the above described Parcel 2 and there terminating.

PARCEL 3

A parcel of land lying in Section 9, Township 26 South, Range 3 West, Willamette Meridian said parcel being a portion of those properties described in Instruments 77-06134 and 77-06135 as recorded in the Deed Records of Douglas County, Oregon, excepting the above described Parcel 1 and Parcel 2.

SUBJECT TO a non-exclusive 25 foot wide access easement, the centerline of which is more particularly described as follows:

Beginning at a point on the southeasterly right-of-way line of County Road No. 142 from which the E 1/16 Corner of Section 9, Township 26 South, Range 3 West, Willamette Meridian bears N 62°12' E 18.57 feet and S 2°24'48" E 1753.23 feet; thence along said centerline as follows: S 5°46'00" E 64.78 feet, S 10°20'00" W 220.00 feet, S 54°03' W 197.14 feet, along the arc of a 165.00 foot radius curve to the left (the long chord of which bears S 22°49' W 171.10 feet) 179.89 feet, S 8°25' E 140.14 feet, S 16°32' W 193.43 feet, along the arc of a 100.00 foot radius curve to the right (the long chord of which bears S 37°33'15" W 71.74 feet) 73.38 feet, S 58°34'30" W 61.64 feet, along the arc of a 55.00 foot radius curve to the left (the long chord of which bears S 15°08' W 75.64 feet) 83.40 feet, S 28°18'30" E 94.51 feet, S 52°53' E 261.05 feet, S 16°39'10" E 106.74 feet and S 29°05' E 100.41 feet and there terminating.

SUBJECT TO a 10 foot easement to construct and maintain a waterline along certain courses and distances to a spring, whose water and right runs with Parcel 1:

Beginning at the most easterly point on the above described Parcel 1, thence N 50°37'51" E 136.02 feet; thence S 52°52'54" E 243.84 feet; thence S 22°14'39" E 310.91 feet; thence S 7°18'54" E 147.92 feet; thence S 6°11'14" E 224.25 feet; thence S 32°59'14" E 55.50 feet to the center of the spring.

SUBJECT TO rights of ingress and egress on a gateway road as established by proceeding in Volume 17, Page 400, County Court Journal.

APPROVALS:

Keith L. Cubic 4/12/82
Planning Department Date

Larry E. Monahan DEPUTY 4-21-82
County Surveyor Date

STATE OF OREGON)
COUNTY OF DOUGLAS) ss.

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:

APR 21 PM 4 27

BY Mary L. Deal
DEPUTY
NO. _____ FEE 12.00

DOUGLAS COUNTY OFFICIAL RECORDS

82-0383