

COUNTY SURVEYORS FILE DATA
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COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON

PARCEL 1.

A PARCEL OF LAND SITUATED IN GOVERNMENT LOTS 2 AND 7, SECTION 12, TOWNSHIP 32 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WHICH IS SOUTH 77°-14'-00" WEST 25.67 FEET FROM THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 2, THENCE FROM THE POINT OF BEGINNING SOUTH 77°-14'-00" WEST 380.27 FEET TO A 5/8" IRON ROD; THENCE SOUTH 77°-14'-00" WEST 15.50 FEET TO THE CENTER OF AN UNNAMED CREEK; THENCE DOWNSTREAM FOLLOWING THE CENTER OF SAID UNNAMED CREEK SOUTH 24°-22'-30" WEST 56.07 FEET TO THE CONFLUENCE OF SAID UNNAMED CREEK WITH COW CREEK; THENCE DOWNSTREAM ALONG THE CENTER OF COW CREEK NORTH 69°-19'-45" WEST 45.09 FEET; THENCE LEAVING COW CREEK NORTH 24°-22'-30" EAST 20.00 FEET TO A 5/8" IRON ROD; THENCE NORTH 24°-22'-30" EAST 61.35 FEET TO A 5/8" IRON ROD; THENCE NORTH 77°-14'-00" EAST 172.74 FEET TO A 3/4" IRON ROD IN THE CENTER OF A ROAD DESCRIBED IN VOLUME 638, PAGE 429 OF DOUGLAS COUNTY CLERKS BOOK OF RECORDS AND MAP M65-22 OF DOUGLAS COUNTY SURVEYOR'S OFFICE; THENCE ALONG SAID ROAD CENTERLINE NORTH 37°-35'-20" WEST 45.74 FEET TO A 3/4" IRON ROD, NORTH 62°-18'-21" WEST, 140.40 FEET TO A 5/8" IRON ROD; NORTH 43°-13'-21" WEST 222.60 FEET TO A 5/8" IRON ROD, AND NORTH 35°-18'-21" WEST 43.57 FEET TO A POINT ON THE EASTERLY LINE OF THE LAND DESCRIBED IN VOLUME 771, PAGE 586 OF DOUGLAS COUNTY CLERKS BOOK OF RECORDS; THENCE NORTH 0°-35'-40" EAST 87.23 FEET ALONG SAID EASTERLY LINE TO A 5/8" IRON ROD ON THE SOUTHERLY LINE OF THE DOUGLAS COUNTY ROAD; THENCE ALONG SAID SOUTHERLY LINE SOUTH 68°-31'-00" EAST 169.12 FEET TO A 1/2" IRON ROD AND NORTH 55°-33'-10" EAST 514.88 FEET TO A 1/2" IRON ROD THAT IS 25 FEET WESTERLY (MEASURED AT RIGHT ANGLES) FROM THE EASTERLY LINE OF SAID LOT 2; THENCE SOUTH 0°-21'-16" WEST 605.46 FEET ALONG A LINE PARALLEL TO AND 25' WESTERLY (MEASURED AT RIGHT ANGLES) FROM THE EASTERLY LINE OF SAID LOT 2 TO THE POINT OF BEGINNING.

EASEMENT DESCRIPTION

AN ACCESS EASEMENT IN GOVERNMENT LOTS 2 AND 7, SECTION 12, TOWNSHIP 32 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, THE WESTERLY AND NORTHERLY LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD AT THE NORTHEASTERLY CORNER OF THE LAND DESCRIBED IN VOLUME 771, PAGE 586 OF DOUGLAS COUNTY CLERKS BOOK OF RECORDS, SAID POINT OF BEGINNING IS NORTH 89°-36'-20" WEST 607.07 FEET AND NORTH 0°-35'-40" EAST 366.32 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 2, THENCE FROM THE POINT OF BEGINNING SOUTH 0°-35'-40" WEST 87.23 FEET ALONG THE EASTERLY LINE OF THE LAND DESCRIBED IN SAID VOLUME 771, PAGE 586, TO A POINT ON THE CENTERLINE OF THE ROAD DESCRIBED IN VOLUME 638, PAGE 429 OF DOUGLAS COUNTY CLERKS BOOK OF RECORDS AND COUNTY SURVEYORS OFFICE MAP M65-22; THENCE ALONG THE CENTER OF SAID ROAD SOUTH 35°-18'-21" EAST 43.57 FEET TO A 5/8" IRON ROD, SOUTH 43°-13'-21" EAST 222.60 FEET TO A 5/8" IRON ROD, SOUTH 62°-18'-21" EAST 140.40 FEET TO A 3/4" IRON ROD; AND SOUTH 37°-35'-20" EAST 45.74 FEET TO A 3/4" IRON ROD; THENCE LEAVING SAID ROAD SOUTH 77°-14'-00" WEST 172.74 FEET TO A 5/8" IRON ROD; THENCE SOUTH 24°-22'-30" WEST 61.35 FEET TO A 5/8" IRON ROD; THENCE SOUTH 24°-22'-30" WEST 20.00 FEET TO THE CENTER OF COW CREEK AND THERE ENDING.

NOTE: THE USER OF THE ABOVE EASEMENT SHOULD EXAMINE THE LOCATION ON THE GROUND TO DETERMINE THE FEASIBILITY OF CONSTRUCTING A ROAD WITHIN THE EASEMENT CONSIDERING AMONG OTHER THINGS, THE APPROACH, GRADES, SIDE SLOPES OF CUTS AND FILLS, AND CREEK CROSSINGS. ADDITIONAL WIDTH MAY BE DESIRABLE.

SURVEY NARRATIVE

PURPOSE: TO PARTITION A PARCEL OF LAND FROM LAND DESCRIBED IN DEED #79-17063.

PROCEDURE: NORTHERLY, EASTERLY AND SOUTHERLY LINES OF PARCEL 1 WERE CONTROLLED BY SURVEY M70-79 FROM WHICH DEED #79-17063 WAS PREPARED. POINTS W, X, Y AND Z WERE CHECKED FOR POSITION AND FOUND WITHIN 0.2 FEET OF RECORD POSITION. RECORD DISTANCES AND BEARING WERE RETAINED. OTHER FOUND POINTS WERE LOCATED BUT NOT CHECKED FOR POSITION. THE WESTERLY LINE OF PARCEL 1 WAS CONTROLLED BY DEEDS AS REFERENCED ON THE MAP AND IN THE PARCEL DESCRIPTION.

BASIS OF BEARING: BEARINGS ARE BASED ON AN INVERSE OF POINTS X AND Y NORTH 89°-03'-43" WEST.

LOT COR.: THE MONUMENT AT THE CORNER OF LOTS 1, 2, 7 AND 8 HAS BEEN DISTURBED. THE TOP OF THE PIPE IS BENT AND THE BRASS CAP IS MISSING. BOTH BEARING TREES AS DESCRIBED IN M44-62 ARE IN GOOD CONDITION.

MONUMENTS SET PER M65-22: THE IRON RODS I SET IN THE CENTER OF THE ROADWAY PER M65-22 ARE IN THE CENTER OF A 10 FT WIDE EXISTING GRAVEL ROAD. THESE MONUMENTS WERE SET 6" BELOW THE ROAD SURFACE.

EQUIPMENT: LIETZ T60D, THEODOLITE, BEETLE EDM AND 300 FT STEEL TAPE.

UMPQUA SURVEYING COMPANY
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863-5201
JUNE 1982

[Signature]

Sh. 7- Pg. 144B