

A MAJOR LAND PARTITION lying in Section 23, Township 27 South, Range 3 West, Willamette Meridian

PARTITIONERS & OWNERS:

G. Rocha, Eldon McMullen, Gary Jennings
Cavitt Creek Road
Glide, Oregon 97443

SURVEYOR:

BHW Engineering, Inc.
1205 Southeast Court
Roseburg, OR 97470

COUNTY SURVEYORS FILE DATA
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OCT 7 1982

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

PARCEL 1:

A parcel of land lying in Section 23, Township 27 South, Range 3 West, Willamette Meridian, and being a portion of that property described in Instrument No. 80-00158 as recorded in the Deed Records of Douglas County, Oregon, said parcel being more particularly described as:

Beginning at a 5/8" iron rod in the West Line of the above said Section 23 from which the West 1/4 Corner of said Section 23 bears S 0°43' W 871.56 feet; thence along said West Line of Section 23 N 0°43' E 435.77 feet to a 5/8" iron rod and N 0°43' E 260.00 feet, more or less, to the centerline of McKay Creek; thence leaving said West Line of Section 23 and along the said centerline of McKay Creek the following courses: S53°45'11"E 151.86 feet, S 78°52'06" E 78.45 feet, S 40°22'52" E 147.48 feet, S 45°09'53" E 113.80 feet, S 71°23'56" E 88.00 feet, S 82°20'41" E 95.00 feet and N 82°31'15" E 129.54 feet to the westerly line of that property described in Instrument No. 79-04881 as recorded in the Deed Records of Douglas County, Oregon; thence leaving said centerline of McKay Creek and along said westerly line of that property described in Instrument No. 79-04881 S 0°39'52" W 74.77 feet to a 5/8" iron rod; thence continuing S 0°39'52" W 317.89 feet to a 5/8" iron rod; thence leaving said westerly line N 88°28'17" W 686.08 feet to the point of beginning and containing 7.67 acres of land, more or less.

TOGETHER WITH a 35 foot wide easement, the centerline of which is more particularly described as:

Beginning at a point on the South Line of the above described Parcel 1 from which the West 1/4 Corner of Section 23, Township 27 South, Range 3 West, Willamette Meridian bears N 88°28'17" W 668.58 feet and S 0°43' W 871.56 feet; thence S 0°39'52" W 273.34 feet, East 17.5 feet, S 76°19'49" E 86.70 feet, S 40°49'31" E 101.44 feet, S 83°33'22" E 143.34 feet, S 68°03'07" E 112.31 feet, S 35°26'37" E 123.18 feet, N 74°53'41" E 270.33 feet, N 23°13'26" E 269.74 feet, N 78°21'34" E 102.04 feet, N 45°04'46" E 103.14 feet and S 77°19'56" E 243.42 feet to the centerline of County Road No. 82 (Cavitt Creek Road) and there terminating. All lying in Section 23, Township 27 South, Range 3 West, Willamette Meridian.

PARCEL 2:

A parcel of land lying in Section 23, Township 27 South, Range 3 West, Willamette Meridian, and being a portion of that property described in Instrument No. 80-00158 as recorded in the Deed Records of Douglas County, Oregon, said parcel being more particularly described as:

Beginning at a 5/8" iron rod in the West Line of the above said Section 23, from which the West 1/4 Corner of said Section 23 bears S 0°43' W 435.78 feet; thence along said West Line of Section 23 N 0°43' E 435.78 feet to a 5/8" iron rod; thence leaving said West Line of Section 23 S 88°28'17" E 686.08 feet to a 5/8" iron rod in the westerly line of that property described in Instrument No. 79-04881 as recorded in the Deed Records of Douglas County, Oregon; thence along said westerly line S 0°39'52" W 438.53 feet to a 5/8" iron rod; thence leaving said westerly line N 88°14'29" W 686.52 feet to the point of beginning and containing 6.89 acres of land, more or less.

SUBJECT TO a 35 foot wide easement, the centerline of which is more particularly described as:

Beginning at a point from which the West 1/4 Corner of Section 23, Township 27 South, Range 3 West, Willamette Meridian bears N 88°28'17" W 668.58 feet and S 0°43' W 435.78 feet; thence S 0°39'52" W 273.34 feet; thence East 17.5 feet to the easterly line of the above described Parcel 2.

SUBJECT ALSO TO a 35 foot wide easement, the centerline of which is more particularly described as:

Beginning at a point on the southerly line of the above described Parcel 2 from which the West 1/4 Corner of Section 23, Township 27 South, Range 3 West, Willamette Meridian bears N88°14'29" W 676.82 feet and S 0°43' W 435.78 feet; thence N 39°40'26" E 15.42 feet and there terminating. All lying in Section 23, Township 27 South, Range 3 West, Willamette Meridian.

TOGETHER WITH a 35 foot wide easement, the centerline of which is more particularly described as:

Beginning at a point on the East Line of the above said Parcel 2 from which the West 1/4 Corner of Section 23, Township 27 South, Range 3 West, Willamette Meridian bears S 0°39'52" W 603.74 feet and N 88°00'43" W 686.98 feet; thence S 76°19'49" E 86.70 feet, S 40°49'31" E 101.44 feet, S 83°33'22" E 143.34 feet, S 68°03'07" E 112.31 feet, S 35°26'37" E 123.18 feet, N 74°53'41" E 270.33 feet, N 23°13'26" E 269.74 feet, N 78°21'34" E 102.04 feet, N 45°04'46" E 103.14 feet and S 77°19'56" E 243.42 feet to the centerline of County Road No. 82 (Cavitt Creek Road) and there terminating. All lying in Section 23, Township 27 South, Range 3 West, Willamette Meridian.

PARCEL 3:

A parcel of land lying in Section 23, Township 27 South, Range 3 West, Willamette Meridian, and being a portion of that property described in Instrument No. 80-00158 as recorded in the Deed Records of Douglas County, Oregon, said parcel being more particularly described as:

Beginning at a Brass Cap at the West 1/4 Corner of the above said Section 23; thence along the West Line of said Section 23 N 0°43' E 435.78 feet to a 5/8" iron rod; thence leaving said West Line of Section 23 S 88°14'29" E 686.52 feet to a 5/8" iron rod in the westerly line of that property described in Instrument No. 79-04881 as recorded in the Deed Records of Douglas County, Oregon; thence along said westerly line of that property described in Instrument No. 79-04881 S 0°39'52" W 438.54 feet to a 5/8" iron rod in the northerly line of that property described in Volume 95 Page 24 in the Deed Records of Douglas County, Oregon; thence along said northerly line of that property described in Volume 95 Page 24 N 88°00'43" W 686.98 feet to the point of beginning and containing 6.89 acres of land, more or less.

TOGETHER WITH a 35 foot wide easement, the centerline of which is more particularly described as:

Beginning at a point on the northerly line of the above described Parcel 3 from which the West 1/4 Corner of Section 23, Township 27 South, Range 3 West, Willamette Meridian bears N 88°14'29" W 676.82 feet and S 0°43' W 435.78 feet; thence N 39°40'26" E 51.12 feet, N 21°41'50" E 84.25 feet, N 50°09'11" E 41.78 feet, S 40°49'31" E 101.44 feet, S 83°33'22" E 143.34 feet, S 68°03'07" E 112.31 feet, S 35°26'37" E 123.18 feet, N 74°53'41" E 270.33 feet, N 23°13'26" E 269.74 feet, N 78°21'34" E 102.04 feet, N 45°04'46" E 103.14 feet and S 77°19'56" E 243.42 feet to the centerline of County Road No. 82 (Cavitt Creek Road) and there terminating. All lying in Section 23, Township 27 South, Range 3 West, Willamette Meridian.

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:
1982 OCT - 7 11:59

DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK

BY Mary L. Seal
DEPUTY
NO. 1800 FEE 1800
DOUGLAS COUNTY OFFICIAL RECORDS

82-10825

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 1988
DONALD A. BENTZ
839

LH 8-09 15C