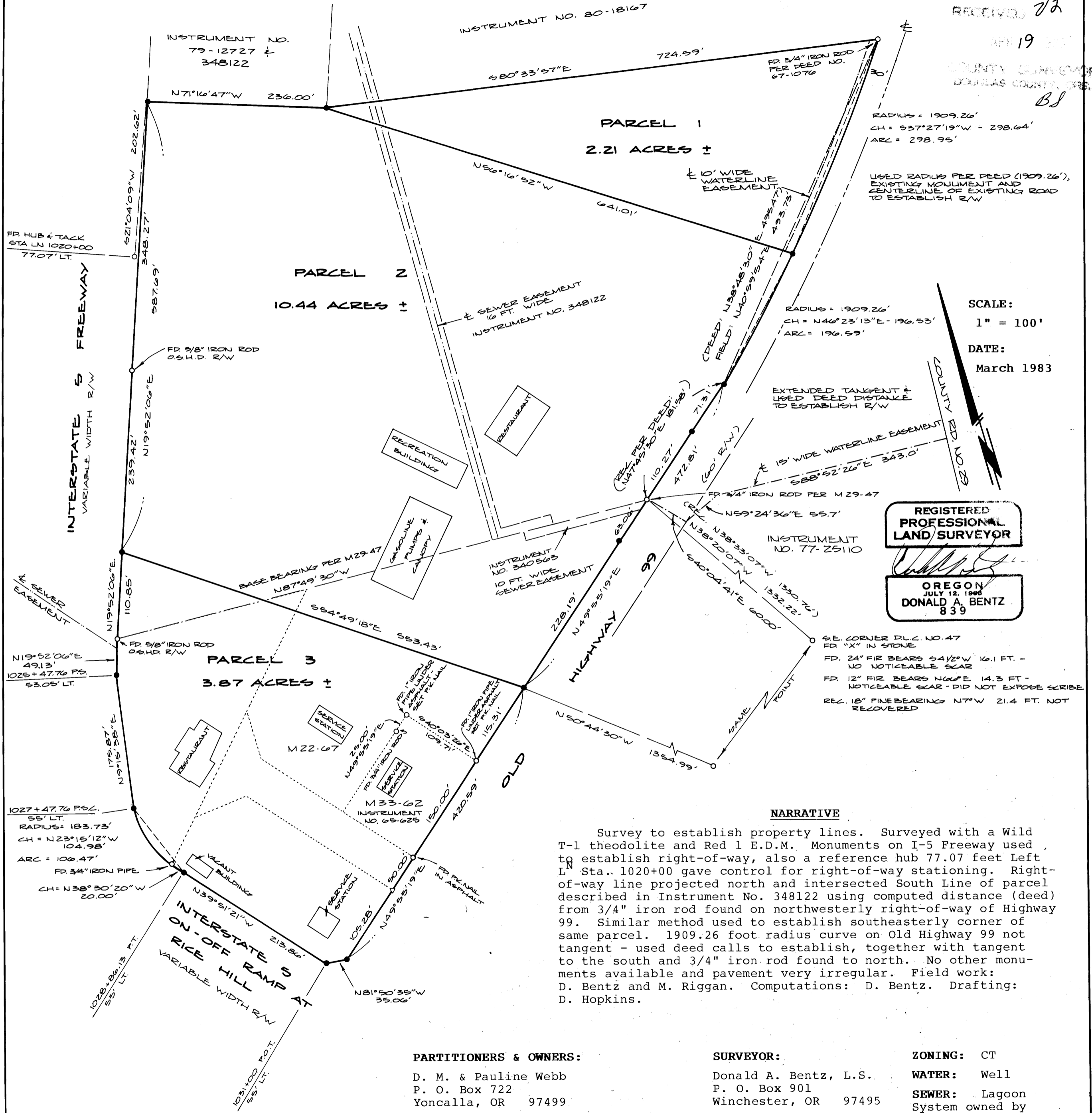


A MINOR LAND PARTITION

lying in the W 1/2 of Section 27 and the E 1/2 of Section 28, Township 23 South, Range 5 West, Willamette Meridian

FILED B.S. / J.S.
RECEIVED
APR 19 1983

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
B.S.



SCALE:
1" = 100'
DATE:
March 1983

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 1966
DONALD A. BENTZ
839

SE. CORNER D.L.C. NO. 47
FD. "X" IN STONE
FD. 24" FIR BEARS S4 1/2° W 16.1 FT. - NO NOTICEABLE SCAR
FD. 12" FIR BEARS N60° E 14.3 FT. - NOTICEABLE SCAR - DID NOT EXPOSE SCRIBE
REL. 18" PINE BEARING N7° W 21.4 FT. NOT RECOVERED

NARRATIVE

Survey to establish property lines. Surveyed with a Wild T-1 theodolite and Red 1 E.D.M. Monuments on I-5 Freeway used to establish right-of-way, also a reference hub 77.07 feet Left L Sta. 1020+00 gave control for right-of-way stationing. Right-of-way line projected north and intersected South Line of parcel described in Instrument No. 348122 using computed distance (deed) from 3/4" iron rod found on northwesterly right-of-way of Highway 99. Similar method used to establish southeasterly corner of same parcel. 1909.26 foot radius curve on Old Highway 99 not tangent - used deed calls to establish, together with tangent to the south and 3/4" iron rod found to north. No other monuments available and pavement very irregular. Field work: D. Bentz and M. Riggan. Computations: D. Bentz. Drafting: D. Hopkins.

PARTITIONERS & OWNERS:

D. M. & Pauline Webb
P. O. Box 722
Yoncalla, OR 97499

SURVEYOR:

Donald A. Bentz, L.S.
P. O. Box 901
Winchester, OR 97495

ZONING: CT

WATER: Well
SEWER: Lagoon System owned by Webb & operated under Permit No. 3435

LEGEND:

- FOUND MONUMENT AS NOTED
- SET 5/8" x 30" IRON ROD WITH CAP MARKED "L.S. 839"
- △ COMPUTED POINT ONLY

NOTE: Easement to Douglas Electric Cooperative described in Instrument No. 348122.
Restricted Access described in Instrument Nos. 155467, 170526, 309620 and 310306.

COUNTY SURVEYORS FILE DATA
NOT REMOVE FROM OFFICE

36-8-194-414

A MINOR LAND PARTITION

lying in the W $\frac{1}{2}$ of Section 27 and the E $\frac{1}{2}$ of Section 28, Township 23 South, Range 5 West, Willamette Meridian

PARTITIONERS & OWNERS:

D. M. & Pauline Webb
P. O. Box 722
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COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

SURVEYOR:

Donald A. Bentz, L.S.
P. O. Box 901
Winchester, OR 97495

COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON

DESCRIPTIONS:

PARCEL 1:

A parcel of land lying in Section 27 and Section 28, Township 23 South, Range 5 West, Willamette Meridian, Douglas County, Oregon and being described as follows:
Beginning at a 5/8" iron rod with cap on the northwesterly right-of-way of Highway 99, said point bears N38°20'07"W 1332.22 feet, N49°55'19"E 181.58 feet and N46°23'13"E 196.53 feet from the Southeast Corner of Donation Land Claim No. 47 in Section 28, Township 23 South, Range 5 West, Willamette Meridian, Douglas County, Oregon; thence N56°16'52"W 641.01 feet to the southeast corner of that property described in Instrument No. 348122; thence S80°33'57"E 724.59 feet to a 3/4" iron rod on the westerly right-of-way of Old Highway 99; thence along said right-of-way along the arc of a 1909.26 foot radius curve to the right (the chord of which bears S37°27'19"W 298.64 feet) 298.95 feet to the point of beginning. All being a part of Section 27 and 28 and containing 2.21 acres of land, more or less.

SUBJECT TO an easement for an existing waterline, 10 feet wide, 5 feet either side of a centerline described as:

Beginning at a point on an existing waterline said point being N56°16'52"W 10 feet, more or less, from the most southerly corner of the above described parcel; thence N37°27'19"E 298 feet, more or less, to and including an existing water well.

ALSO SUBJECT TO easements as described in Douglas County Deed Records, Instrument No. 345636; Instrument No. 90798; Instrument No. 348122 and restrictions as set forth in Instrument No. 82-4099.

PARCEL 2:

A parcel of land lying in Sections 27 and 28, Township 23 South, Range 5 West, Willamette Meridian, Douglas County, Oregon and being described as follows:

Beginning at a 3/4" iron rod on the northwesterly right-of-way of Highway 99, said point bearing N38°20'07"W 1332.22 feet from the Southeast Corner of Donation Land Claim No. 47 in Section 28, Township 23 South, Range 5 West, Willamette Meridian; thence N49°55'19"E 110.27 feet along said right-of-way to a 5/8" iron rod with cap; thence continuing N49°55'19"E 71.31 feet to a 5/8" iron rod with cap; thence along the arc of a 1909.26 foot radius curve to the left (the long chord of which bears N46°23'13"E 196.53 feet) 196.59 feet; thence leaving said right-of-way N56°16'52"W 641.01 feet to a 5/8" iron rod with cap at the most southerly corner of that parcel described in Instrument No. 348122; thence N71°16'47"W 236.00 feet along the south line of that parcel described in Instrument No. 348122 to the southeasterly right-of-way of Interstate 5; thence along said right-of-way S19°52'06"W 348.27 feet to a 5/8" iron rod and S19°52'06"W 239.42 feet to a 5/8" iron rod with cap; thence leaving said right-of-way S54°49'18"E 553.43 feet to a 5/8" iron rod with cap on the northwesterly right-of-way at Highway 99; thence along said right-of-way N49°55'19"E 228.19 feet to a 5/8" iron rod with cap and N49°55'19"E 63.06 feet to the point of beginning. All being in Sections 27 and 28, Township 23 South, Range 5 West, Willamette Meridian and containing 10.44 acres.

TOGETHER WITH an easement for an existing sanitary sewer line from the southerly line of above described parcel, South, Northwesterly and Northeasterly to sewer treatment lagoons; more particularly described as follows:

An easement 10 feet wide, 5 feet either side of a centerline described as:

Beginning at a manhole on the southerly line of that parcel described in Instrument No. 76-11974, Records of Douglas County, Oregon, said point being S87°49'30"E 14.25 feet from the most westerly corner of said parcel, and also being North 1048.01 feet and West 1534.50 feet from the southeast corner of Donation Land Claim No. 47, Township 23 South, Range 5 West, Willamette Meridian, Douglas County, Oregon; thence N39°W 18.0 feet, more or less, to the easterly right-of-way line of Highway Interstate No. 5; thence continuing N39°W 197.0 feet, more or less, to the westerly right-of-way line of Highway Interstate No. 5; thence continuing N39°W 240.0 feet, more or less, to sanitary sewer manhole in County Road No. 360; thence continuing along said sanitary sewer line the following: N21°E 400.5 feet, more or less, to a sanitary sewer manhole, N21°E 306.8 feet, more or less, to a

(CONTINUED)

PARCEL 2 (CONTINUED):

sanitary sewer manhole, N7°E 391.1 feet, more or less, to a sanitary sewer manhole, N7°E 353.3 feet, more or less, to a sanitary sewer manhole, N7°E 348.6 feet, more or less, to a sanitary sewer manhole, N7°E 349.6 feet, more or less, to a sanitary sewer manhole, N7°E 353.4 feet, more or less, to a sanitary sewer manhole on the easterly side of existing sewer lagoon.

TOGETHER WITH an easement for the sewer lagoon the perimeter of which is described as:

Beginning at the last aforementioned manhole; thence N7°E 275.0 feet; thence N83°W 510.0 feet; thence S7°W 640.0 feet; thence S83°E 510.0 feet; thence N7°E 365.0 feet to the point of beginning.

TOGETHER WITH an easement for an existing waterline over a portion of that parcel described in Instrument No. 76-11974 Records of Douglas County, Oregon, to an existing well, more particularly described as:

An easement 10 feet wide, 5 feet either side of a centerline described as:

Beginning at a point on an existing waterline on the north line of the above described property, said point being N56°16'52"W 10 feet, more or less, from the most easterly corner of said parcel; thence N37°27'19"E 298 feet, more or less, to and including an existing water well.

SUBJECT TO easements as described in Douglas County Deed Records: Instrument No. 340563; Instrument No. 348122; Instrument No. 345636; Instrument No. 90798; and restrictions as set forth in Instrument No. 82-4099.

TOGETHER WITH an easement for a water line over that parcel described in Douglas County Deed Records, Instrument No. 77-25110, being 15 feet wide, 7.5 feet either side of a centerline described as:

Beginning at a point on the southeasterly right-of-way of Old Highway 99 in Section 28, Township 23 South, Range 5 West, Willamette Meridian, Douglas County, Oregon, said point bears N38°20'07"W 1332.22 feet and S40°04'41"E 60.00 feet from the Southeast Corner of Donation Land Claim No. 47 in Section 28, Township 23 South, Range 5 West, Willamette Meridian; thence N59°24'36"E 55.7 feet; thence S88°52'26"E 343.0 feet to the westerly right-of-way of County Road No. 29 and there terminating.

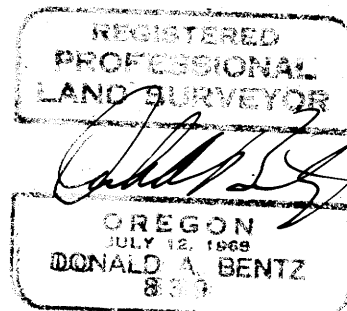
TOGETHER WITH an easement, 10 feet in width, 5 feet either side of an existing sewer line from a point on the southwesterly line of said parcel southeasterly to a manhole which bears S87°49'30"E 14.25 feet from the most westerly corner of parcel described in Instrument No. 76-11974.

PARCEL 3:

A parcel of land lying in Section 28, Township 23 South, Range 5 West, Willamette Meridian, Douglas County, Oregon and being described as follows:

Beginning at a 5/8" iron rod with cap on the northwesterly right-of-way of Highway 99, said point bears N38°20'07"W 1332.22 feet and S49°55'19"W 291.25 feet from the Southeast Corner of Donation Land Claim No. 47 in Section 28, Township 23 South, Range 5 West, Willamette Meridian; thence S49°55'19"W 420.59 feet along said right-of-way to the intersection with the Interstate 5 right-of-way; thence along said Interstate 5 right-of-way the following: N81°50'35"W 35.06 feet to a point 55 feet left of Engineer's Centerline Station 1031+00; thence N39°51'21"W 213.86 feet to a point 55 feet left of Engineer's Centerline Station 1028+86.13 P.T.; thence along the arc of a 183.73 foot radius curve to the right (the chord of which bears N23°15'12"W 104.98 feet) 106.47 feet to a point 55 feet left of Engineer's Centerline Station 1027+47.76 P.S.C.; thence N9°15'38"E 175.87 feet to a point 53.05 feet left of Engineer's Centerline Station 1025+47.76 P.S.; thence N19°52'06"E 49.13 feet to a 5/8" iron rod; thence N19°52'06"E 110.85 feet to a 5/8" iron rod with cap; thence leaving said Interstate 5 Freeway right-of-way S54°49'18"E 553.43 feet to the point of beginning. All being in Section 28 and containing 3.87 acres of land, more or less.

(CONTINUED)



88-8-19-41B

MAP FILE M93-76c

A MINOR LAND PARTITION

lying in the W 1/2 of Section 27 and the E 1/2 of Section 28, Township 23 South, Range 5 West, Willamette Meridian

PARTITIONERS & OWNERS:
D. M. & Pauline Webb
P. O. Box 722
Yoncalla, OR 97499

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

SURVEYOR:
Donald A. Bentz, L.S.
P. O. Box 901
Winchester, OR 97495

FILED *BS*
RECEIVED *JH*

APR 19 1983

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

DESCRIPTIONS (CONTINUED):

PARCEL 3 (CONTINUED):

TOGETHER WITH and easement for an existing sanitary sewer line from the east side of Pacific Interstate No. 5, Northwesterly and Northeasterly to sewer treatment lagoons; more particularly described as follows:

An easement 10 feet wide, 5 feet either side of a centerline described as:

Beginning at a manhole on the southerly line of that parcel described in Instrument No. 76-11974, Records of Douglas County, Oregon, said point being S87°49'30"E 14.25 feet from the most westerly corner of said parcel, and also being North 1048.01 feet and West 1534.50 feet from the Southeast Corner of Donation Land Claim No. 47, Township 23 South, Range 5 West, Willamette Meridian, Douglas County, Oregon; thence N39°W 18.0 feet, more or less, to the easterly right-of-way line of Highway Interstate No. 5; thence continuing N39°W 197.0 feet, more or less, to the westerly right-of-way line of Highway Interstate No. 5; thence continuing N39°W 240.0 feet, more or less, to sanitary sewer manhole in County Road No. 360; thence continuing along said sanitary sewer line the following: N21°E 400.5 feet, more or less, to a sanitary sewer manhole, N21°E 306.8 feet, more or less, to a sanitary sewer manhole, N7°E 391.1 feet, more or less, to a sanitary sewer manhole, N7°E 353.3 feet, more or less, to a sanitary sewer manhole, N7°E 348.6 feet, more or less, to a sanitary sewer manhole, N7°E 349.6 feet, more or less, to a sanitary sewer manhole, N7°E 353.4 feet, more or less, to a sanitary sewer manhole on the easterly side of existing sewer lagoon.

TOGETHER WITH an easement for the sewer lagoon the perimeter of which is described as:

Beginning at the last aforementioned manhole; thence N7°E 275.0 feet; thence N83°W 510.0 feet; thence S7°W 640.0 feet; thence S83°E 510.0 feet; thence N7°E 365.0 feet to the point of beginning.

SUBJECT TO easements as described in Douglas County Deed Records: Instrument No. 345636; Instrument No. 90798; Instrument No. 348122; and restrictions as set forth in Instrument No. 82-4099.

ALSO SUBJECT TO any easements, leases, contracts of record.

ALSO SUBJECT TO a 10 foot wide easement, 5 feet either side of an existing sewer line from a point on the northeasterly line of said parcel southwesterly to a manhole which bears S87°49'30"E 14.25 feet from the most westerly corner of parcel described in Instrument No. 76-11974.

APPROVALS:

Keith L. Cubic 3/20/83
DOUGLAS COUNTY PLANNING DEPARTMENT DATE

Francis L. Ingram 4-19-83
DOUGLAS COUNTY SURVEYOR DATE

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
OREGON JULY 12, 1958
DONALD A. BENTZ
839

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:

1983 APR 19 PM 4: 29

DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK

BY *Mary Lee Deel*
DEPUTY
No. _____ FEE 18.00
DOUGLAS COUNTY OFFICIAL RECORDS

83- 4572

MAP FILE M93-76c

83-49-41C