

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
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

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

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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.

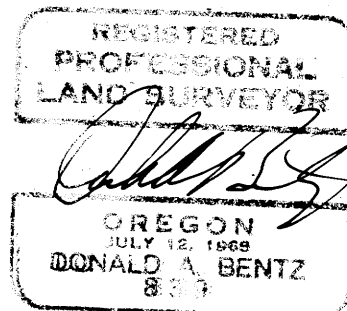
TOGETHER WITH an easement, 10 feet in width, 5 feet either side of an existing sewer line from a point on the southwesterly line of said parcel southeasterly to a manhole which bears S87°49'30"E 14.25 feet from the most westerly corner of parcel described in Instrument No. 76-11974.

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.

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