

36 8-17 57B

PROPERTY SURVEILLANCE FILE DATA
OF AND INCLUDING PLAT THERE

78

M94-47B

PARCEL "A"

BEGINNING AT A 5/8" IRON ROD THAT BEARS S.0°20'00"W, 1,568.50 FT. AND S.0°22'26"W, 700.87 FT. AND N.68°40'27"E, 682.97 FT. FROM THE 1/4 CORNER COMMON TO SECTIONS 30 AND 31, T.28 S., R.7W, W.M., THENCE N.68°40'27"E, 150.40 FT. TO A 5/8" IRON ROD, THENCE N.70°00'47"E, 232.45 FT. TO A 5/8" IRON ROD, THENCE S.5°20'51"E, 531.82 FT. ALONG THE WESTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN DOUGLAS COUNTY, RECORDERS INSTRUMENT NO. 81-03984, TO A 5/8" IRON ROD, THENCE S.45°32'10"W, 582.88 FT. TO A 5/8" IRON ROD ON THE NORTHERLY LINE OF RESTON ROAD, THENCE ALONG SAID LINE N.75°39'10"W, 368.00 FT. TO A 5/8" IRON ROD, THENCE LEAVING SAID LINE, N.13°36'50"E, 390.33 FT. TO A 5/8" IRON ROD, THENCE N.39°17'21"E, 430.39 FT. TO THE POINT OF BEGINNING.

CONTAINS 10.20 ACRES MORE OR LESS.

EXCEPTING A 25 FT. WIDE ROAD EASEMENT ADJACENT TO AND WESTERLY OF THE WESTERLY LINE OF THE PARCEL DESCRIBED IN DOUGLAS COUNTY, RECORDERS INSTRUMENT NO. 81-03984, AND EXTENDING FROM THE SOUTHERLY LINE OF THE PARCEL DESCRIBED IN DOUGLAS COUNTY, RECORDERS INSTRUMENT NO. 77-19432, 788 FT. MORE OR LESS TO THE NORTHERLY LINE OF STATE HIGHWAY 42.

INCLUDES A 50 FT. ROAD EASEMENT.

PARCEL "B"

BEGINNING AT A 5/8" IRON ROD ON THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN DOUGLAS COUNTY RECORDERS INSTRUMENT NO. 81-03984 THAT BEARS S.23°06'01"E, 2626.95 FT. FROM THE 1/4 SECTION CORNER COMMON TO SECTIONS 30 AND 31, T.28 S., R.7W, W.M., THENCE ALONG SAID PROPERTY LINE, S.5°20'51"E, 256.86 FT. TO A 5/8" IRON ROD ON THE NORTHERLY LINE OF HIGHWAY 42, THENCE ALONG SAID LINE S.45°32'10"W, 300.19 FT. TO A 5/8" IRON ROD, THENCE ALONG THE NORTHERLY LINE OF RESTON ROAD, N.75°39'10"W, 232.96 FT. TO A 5/8" IRON ROD, THENCE LEAVING SAID LINE, N.45°32'10"E, 582.88 FT. TO THE POINT OF BEGINNING.

CONTAINS 2.02 ACRES MORE OR LESS.

INCLUDES A 6 FT. WATER LINE EASEMENT, THE CENTERLINE OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT BEARS S.10°04'01"E, 2662.41 FT. FROM THE 1/4 SECTION CORNER COMMON TO SECTIONS 30 AND 31, T.28 S., R.7W, W.M., THENCE S47°43'29"E, 250.00 FT. MORE OR LESS TO THE NORTHERLY LINE OF ABOVE DESCRIBED PARCEL.

EXCEPTING A 25 FT. WIDE ROAD EASEMENT ADJACENT TO AND WESTERLY OF THE WESTERLY LINE OF THE PARCEL DESCRIBED IN DOUGLAS COUNTY, RECORDERS INSTRUMENT NO. 81-03984 AND EXTENDING FROM THE SOUTHERLY LINE OF THE PARCEL DESCRIBED IN DOUGLAS COUNTY, RECORDERS INSTRUMENT NO. 77-19432, 788 FT. MORE OR LESS TO THE NORTHERLY LINE OF STATE HIGHWAY 42

ALSO EXCEPTING A 50 FT. ROAD EASEMENT, THE CENTERLINE OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT BEARS S.21°48'11"E, 2651.11 FT. FROM THE 1/4 SECTION CORNER COMMON TO SECTIONS 30 AND 31, T.28 S., R.7W, W.M., THENCE S.5°20'51"E, 256.85 FT. MORE OR LESS TO THE NORTHERLY LINE OF HIGHWAY 42.

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