

DESCRIPTIONS FOR MINOR LAND PARTITION LOCATED IN PARCEL 4 of ROMINE TRACTS, IN THE NW 1/4 OF SECTION 20, T26S, R3W, W.M., DOUGLAS COUNTY, OREGON:

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

PARCEL 1:

A parcel of land lying in Section 20, Township 26 South, Range 3 West, Willamette Meridian, Douglas County, Oregon, more particularly described as follows: Beginning at a 5/8 inch iron rod with plastic cap on the south line of that parcel described in Volume 621, Page 295, Deed Records of Douglas County, Oregon, said point bears South 82° 34' 48" East 1450.48 feet, South 8° 53' 28" East 547.04 feet and North 60° 05' 07" East 98.17 feet from the section corner common to Sections 17, 18, 19 and 20, Township 26 South, Range 3 West, Willamette Meridian; thence North 8° 40' 53" West 173.69 feet to a 5/8 inch iron rod with plastic cap; thence South 88° 34' 18" East 333.41 feet to a 5/8 inch iron rod with plastic cap on the east line of that parcel described in Volume 621, Page 295, Deed Records of Douglas County, Oregon; thence South 1° 28' 30" West 171.00 feet along said east line to the southeast corner of aforementioned parcel; thence North 88° 34' 18" West 302.78 feet to the point of beginning, and containing 1.25 acres of land, more or less.

TOGETHER WITH: Non-exclusive easements described in Volume 621, Page 297, Deed Records of Douglas County, Oregon.

SUBJECT TO: Conditions set forth in Volume 621, Page 295, Deed Records of Douglas County, Oregon.

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RECEIVED

DEC 12 1984

PARCEL 2:

A parcel of land lying in Section 20, Township 26 South, Range 3 West, Willamette Meridian, Douglas County, Oregon, more particularly described as follows: Beginning at a 2 inch iron pipe on the south right-of-way line of Terrace Drive, said point being the northwest corner of that parcel described in Volume 621, Page 295, Deed Records of Douglas County, Oregon, said point also bears South 82° 34' 48" East 1450.48 feet from the section corner common to Sections 17, 18, 19 and 20, Township 26 South, Range 3 West, Willamette Meridian; thence along said south right-of-way line of Terrace Drive along the arc of a 1548.50 foot radius curve to the right (the chord of which bears North 86° 51' 30" East 109.29 feet) 109.29 feet to a 3/4 inch iron rod; thence continuing along said right-of-way North 88° 46' 35" East 14.83 feet to a 5/8 inch iron rod with plastic cap; thence leaving said right-of-way South 8° 53' 28" East 100.79 feet to a 5/8 inch iron rod with plastic cap; thence South 54° 21' 11" West 34.04 feet to a 5/8 inch iron rod with plastic cap; thence South 8° 40' 53" East 382.77 feet to a 5/8 inch iron rod with plastic cap on the south line of that parcel described in Volume 621, Page 295, Deed Records of Douglas County, Oregon; thence along said south line, South 60° 05' 07" West 98.17 feet to a 3/4 inch iron rod at the southwest corner of the aforementioned parcel; thence North 8° 53' 28" West 547.04 feet along the west line of said parcel to the point of beginning, and containing 1.19 acres of land, more or less.

EXCEPTING THEREFROM: A 20 foot access easement being 10 feet either side of the centerline more particularly described as follows: Beginning at a point on the south right-of-way line of Terrace Drive, from which the section corner common to Sections 17, 18, 19 and 20, Township 26 South, Range 3 West, Willamette Meridian, Douglas County, Oregon, bears South 86° 51' 30" West 78.60 feet and North 82° 34' 48" West 1450.48 feet; thence South 49° 53' 48" East 45.17 feet; thence South 68° 27' 24" East 18.10 feet and there terminating. Easement boundaries to be extended where necessary to intersect the property line on the southeasterly end of said easement and the 60 foot roadway on the northwesterly end of said easement.

SUBJECT TO: Conditions set forth in Volume 621, Page 295, Deed Records of Douglas County, Oregon.

PARCEL 3:

A parcel of land lying in Section 20, Township 26 South, Range 3 West, Willamette Meridian, Douglas County, Oregon, more particularly described as follows: Beginning at a 2 inch iron pipe on the south right-of-way line of Terrace Drive, said point being the northeast corner of that parcel described in Volume 621, Page 295, Deed Records of Douglas County, Oregon, said point also bears South 82° 34' 48" East 1450.48 feet, North 86° 51' 30" East 109.29 feet and North 88° 46' 35" East 376.49 feet from the section corner common to Sections 17, 18, 19 and 20, Township 26 South, Range 3 West, Willamette Meridian; thence leaving said south right-of-way line South 1° 28' 30" West 342.25 feet along the east line of aforementioned parcel to a 5/8 inch iron rod with plastic cap; thence leaving said east line North 88° 34' 18" West 333.41 feet to a 5/8 inch iron rod with plastic cap; thence North 8° 40' 53" West 209.08 feet to a 5/8 inch iron rod with plastic cap; thence North 54° 21' 11" East 34.04 feet to a 5/8 inch iron rod with plastic cap; thence North 8° 53' 28" West 100.79 feet to a 5/8 inch iron rod with plastic cap on the south right-of-way line of Terrace Drive; thence North 88° 46' 35" East 361.66 feet to the place of beginning, and containing 2.7 acres of land, more or less.

TOGETHER WITH: A 20 foot access easement, being 10 feet either side of a centerline more particularly described as follows: Beginning at a point on the south right-of-way line of Terrace Drive from which the section corner common to Sections 17, 18, 19 and 20, Township 26 South, Range 3 West, Willamette Meridian, Douglas County, Oregon, bears South 86° 51' 30" West 78.60 feet and North 82° 34' 48" West 1450.48 feet; thence South 49° 53' 48" East 45.17 feet; thence South 68° 27' 24" East 18.10 feet and there terminating. Easement boundaries to be extended where necessary to intersect the property line on the southeasterly end of said easement and the 60 foot roadway on the northwesterly end of said easement.

SUBJECT TO: Conditions set forth in Volume 621, Page 295, Deed Records of Douglas County, Oregon.

APPROVALS:

Keith L. Cubic 11/26/84
Director of Douglas County Planning Dept. Date

Francis L. Ingram 12-12-84
Douglas County Surveyor Date

STATE OF OREGON)
COUNTY OF DOUGLAS)

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:

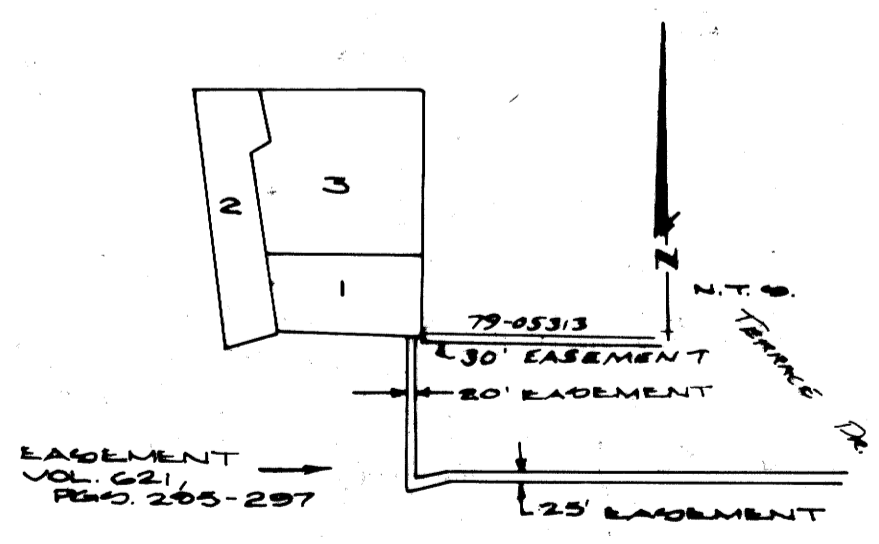
1984 DEC 13 AM 9:24

DORIS L. WADSWORTH
DOUGLAS COUNTY CLERK

BY *Maryel Seal*
NO. _____ FEE 12.00
DOUGLAS COUNTY OFFICIAL RECORDS

84-1567

VICINITY MAP:



REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 12, 1908 DONALD A. BENTZ

36-8-89 141B