

852-86W
M98-25B

DESCRIPTIONS

Parcel 1

A parcel of land lying in Section 31, Township 28 South, Range 7 West, Willamette Meridian and is a portion of that property described in Instrument No. 83-14922 in the Deed Records of Douglas County, Oregon, said parcel being more particularly described as follows:

Beginning at a 1/2" iron rod on the north line of the above said Section 31 from which point the North 1/4 Corner of said Section 31 bears N89°33'57"W 673.02 feet; thence along said north line S89°33'57"E 557.18 feet to a 5/8" iron rod; thence leaving said north line S0°16'29"W 475.00 feet to a 5/8" iron rod; thence N89°33'57"W 359.96 feet to a 5/8" iron rod in the westerly line of said property described in Instrument NO. 83-14922; thence along said westerly line N22°15'01"W 514.82 feet to the point of beginning and containing 5.00 acres of land, more or less.

FILED ✓
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FEB 15 1985
COUNTY SURVEYOR
DOUGLAS COUNTY, OREG.
CMO

Included with the above described parcel is Easement A (Roadway Easement) more particularly described below.
Also the above described parcel is subject to Easement C (Waterline Easement) more particularly described below.

Parcel 2

A parcel of land lying in Section 31, Township 28 South, Range 7 West, Willamette Meridian and is a portion of that property described in Instrument No. 83-14922 in the Deed Records of Douglas County, Oregon, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod on the north line of the above said Section 31 from which point the North 1/4 Corner of said Section 31 bears N89°33'57"W 1230.20 feet; thence along said north line S89°33'57"E 531.39 feet to a 2" iron pipe at the northeast corner of the above said property described in Instrument NO. 83-14922; thence along the easterly and southerly lines of said property described in Instrument No. 83-14922 as follows: S0°16'29"W 410.27 feet to a 1" bolt, S63°53'39"W 349.62 feet to a 1" iron pipe, N3°13'52"W 12.08 feet to a 5/8" iron rod, S64°02'W 359.03 feet to a 5/8" iron rod, S2°05'25"E 12.41 feet to a 5/8" iron rod, and S1°57'37"E 130.32 feet to a 1/2" iron rod in the northerly line of County Road No. 109; thence along said northerly line S61°08'18"W 33.5 feet to a 1/2" iron rod; thence along the westerly line of said parcel described in Instrument NO. 83-14922 as follows: N1°57'37"W 132.40 feet to a 1/2" iron rod, N60°22'20"W 105.91 feet to a 1/2" iron rod, along the arc of a 205.00 foot radius curve to the right (the long chord of which bears N40°15'W 141.05 feet) 143.92 feet to a 1/2" iron rod, N20°07'43"W 47.91 feet to a 1/2" iron rod, and N22°15'01"W 67.53 feet to a 5/8" iron rod; thence leaving said westerly line S89°33'57"E 359.96 feet to a 5/8" iron rod; thence N0°16'29"E 475.00 feet to the point of beginning and containing 8.25 acres of land, more or less.

Included with the above described parcel are Easements B (Roadway Easement) and C (Waterline Easement) more particularly described below.
Also, the above described is subject to Easement A (Roadway Easement) more particularly described below.

EASEMENT A (Roadway Easement)

An easement lying adjacent to and easterly of a portion of the westerly line of that property described in Instrument No. 83-14922 in the Deed Records of Douglas County, Oregon, said easement being 30 feet in width, 15 feet each side of a centerline more particularly described as follows:

Beginning at a point on the northerly line of County Road No. 109 from which point the North 1/4 Corner of Section 31, Township 28 South, Range 7 West, Willamette Meridian bears N51°52'04"W 1414.28 feet; thence along said centerline as follows: N1°57'37"W 133.18 feet, N60°22'20"W 114.29 feet, along the arc of a 190.00 foot radius curve to the right (the long chord of which bears N40°15'W 130.73 feet) 133.46 feet, N20°07'43"W 48.19 feet, and N22°15'01"W 61.53 feet to the south line of the above described Parcel 1 and there terminating.

EASEMENT B (Roadway Easement described as per Instrument No. 83-14922)

An easement for road purposes over and above a strip of land 30 feet wide, the boundaries of which are described as follows:

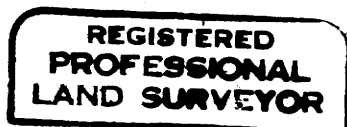
Beginning at a point on the West line of property recorded in Douglas County Deed Records in Volume 80 Page 110, which is South 0° 47' West 376.5 feet from the Northwest corner of said recorded property, said Northwest corner being North 89° 33' West 466.2 feet and North 89° 29' West 412.1 feet from the Northeast corner of Section 31, Township 28 South, Range 7 West, Willamette Meridian; thence running from said beginning point, South 89° 13' East 30.0 feet; thence South 106.0 feet to the North line of the Tenmile Valley County Road; thence South 60° 46' West 34.5 feet along said road line, to the Southeast corner of the Hopkins property thence North 0° 19' East 93.3 feet to the Northeast corner of said property; thence North 0° 47' East 30.0 feet to the place of beginning, the above being a part of property recorded in Douglas County Deed Records in said Volume 80 Page 110, and situated in Section 31, Township 28 South, Range 7 West, Willamette Meridian, Douglas County, Oregon.

EASEMENT C (Waterline Easement)

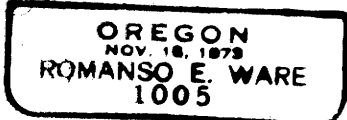
An easement, 6 feet in width, 3 feet each side of a centerline more particularly described as follows:

Beginning at a point on the south line of the above described Parcel 1 from which point the North 1/4 Corner of Section 31, Township 28 South, Range 7 West, Willamette Meridian bears N62°07'44"W 1030.87 feet; thence N22°15'01"W 492.00 feet to a pump house and there terminating.

APPROVALS



Romanso E. Ware



Keith L. Cubic
Douglas County Planning Dept.

2/14/85
Date

Larry E. Monahan DEPUTY
Douglas County Surveyor

2-15-85
Date

M98-25B

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