

COUNTY SURVEYORS FILE DATA
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MAP FILE N 98-4 B

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DEC 27 1984

DESCRIPTIONS:

PARCEL ONE:

A parcel of land being a portion of that property described in Volume 106, Page 473 in the Deed Records of Douglas County, Oregon, all lying in Section 11, Township 27 South, Range 6 West, Willamette Meridian, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod from which point the Northwest Corner of Donation Land Claim No. 65 bears N89°18'53"W 130.00 feet and N50°15'33"W 1297.98 feet; thence along the south line of that property described in Instrument No. 343978 in the Deed Records of Douglas County, Oregon S89°18'53"E 74.12 feet to a 5/8" iron rod; thence S0°41'07"W 314.64 feet to a 5/8" iron rod; thence N89°18'53"W 39.91 feet to a 5/8" iron rod; thence N57°54'W 38.16 feet to a 5/8" iron rod; thence N0°21'54"E 294.76 feet to the point of beginning and containing 0.522 acres of land, more or less.

Included with the above described Parcel is Easement C more particularly described below.

Also, the above described Parcel is subject to that portion of Easements A, B, D, and E (more particularly described below) that fall within said Parcel.

PARCEL TWO:

A parcel of land being a portion of that property described in Volume 106, Page 473 in the Deed Records of Douglas County, Oregon, all lying in Section 11, Township 27 South, Range 6 West, Willamette Meridian, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod in that line described by quitclaim deed Instrument No. 67-10698 as recorded in the Deed Records of Douglas County, Oregon from which point the Northwest Corner of Donation Land claim No. 65 bears N50°15'33"W 1297.98 feet; thence S89°18'53"E 130.00 feet to a 5/8" iron rod; thence S0°21'54"W 294.76 feet to a 5/8" iron rod; thence S57°54'E 38.16 feet to a 5/8" iron rod; thence S89°18'53"E 39.91 feet to a 5/8" iron rod; thence S0°41'07"W 25.00 feet to a 5/8" iron rod in the northerly right-of-way line of Garden Valley Blvd.; thence along said northerly right-of-way line along the arc of a 3749.72 foot radius curve to the right (the long chord of which bears N56°59'23"W 240.16 feet) 240.20 feet to a 1" iron bar; thence along said line described by quitclaim deed Instrument No. 67-10698 as recorded in the Deed Records of Douglas County, Oregon N0°21'54"E 211.23 feet to the point of beginning and containing 0.771 acres of land, more or less.

Included with the above described Parcel are Easements A, B, & E more particularly described below.

The above described Parcel is subject to that portion of Easements A, C, & D (more particularly described below) that fall within said Parcel.

PARCEL THREE:

A parcel of land being a portion of that property described in Volume 106, Page 473 in the Deed Records of Douglas County, Oregon, all lying in Section 11, Township 27 South, Range 6 West, Willamette Meridian, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod in that line described by quitclaim deed Instrument No. 67-10698 as recorded in the Deed Records of Douglas County, Oregon from which point the Northwest Corner of Donation Land claim No. 65 bears N50°15'33"W 1297.98 feet; thence along said line described in Instrument No. 67-10698 N0°21'54"E 792.63 feet to a 3/4" iron rod in the northerly line of the above said property described in Volume 106, Page 473 in the Deed Records of Douglas County, Oregon; thence along said northerly line S87°51'07"E 393.68 feet to a 2" iron pipe at the northwest corner of Block A of RONALD HEIGHTS as recorded in Volume 6, Page 76 in the Plat Records of Douglas County, Oregon; thence along the west line of said Block A S0°41'07"W 347.57 feet to a 5/8" iron rod at the northeast corner of that property described in Instrument No. 292926 in the Deed Records of Douglas County, Oregon; thence along the north line of said property described in Instrument No. 292926, and the extension thereof, N89°18'53"W 310.00 feet to a 5/8" iron rod at the northwest corner of that property described in Instrument No. 294996 in the Deed Records of Douglas County, Oregon; thence S0°41'07"W 375.00 feet to a 5/8" iron rod at the southwest corner of that property described in Instrument No. 347530 in the Deed Records of Douglas County, Oregon; thence along the south line of said property described in Instrument No. 347530 S89°18'53"E 55.00 feet to a 5/8" iron rod at the northwest corner of that property described in Instrument No. 343978 in the Deed Records of Douglas County, Oregon; thence along the west line of said property described in Instrument No. 343978 S0°41'07"W 60.00 feet to a 5/8" iron rod at the southwest corner thereof; thence N89°18'53"W 134.12 feet to the point of beginning and containing 4.05 acres of land, more or less.

Included with the above described Parcel are Easements A & D more particularly described below.

EASEMENT E: (Parking easement)

An easement, 10 feet in width, being the westerly 10 feet of the above described Parcel 1.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Romans E. Ware

OREGON
NOV. 18, 1973
ROMANSO E. WARE
1005

NOTE: For Easements A, B, C, & D and the description for the 10 foot strip to be dedicated, see Page 3.

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