

BK. 9- Pg. 18B

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COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
CMO

MAJOR LAND PARTITION

DO NOT REMOVE FROM OFFICE

DESCRIPTIONS

PARCEL 1

A parcel of land in Section 10, Township 26 South, Range 3 West, Willamette Meridian Douglas County, Oregon, containing 2.96 acres, more or less, being more particularly described as follows:

Beginning at the Section corner common to Sections 3, 2, 10, and 11, Township 26 South, Range 3 West, W.M., which is referenced by a 5/8" iron rod which bears S86°E 68.00 feet; thence N89°04'03"W 1435.14 feet and S02°27'50"E, 1892.96 feet and S02°06'46"E 610.48 feet and N87°53'14"E 21.38 feet and N87°28'03"E 13.62 feet to a 5/8" iron rod with alum. cap and N2°06'46"W 243.68 feet to a 5/8" iron rod with plas. cap, being the TRUE POINT OF BEGINNING; thence continuing N2°06'46"W 241.77 feet to a 5/8" iron rod with alum. cap; thence N17°37'37"E 99.98 feet to a 5/8" iron rod with alum. cap; thence N71°24'58"E 199.37 feet to a 5/8" iron rod with alum. cap; thence S84°35'26"E 126.27 feet to a 5/8" iron rod with alum. cap; thence S3°40'49"E 373.01 feet to a 5/8" iron rod with plas. cap; thence S87°24'36"W 360.36 feet to the TRUE POINT OF BEGINNING. TOGETHERWITH an access easement, 35 feet in width, being perpendicular to the easterly line of said easement which is described as follows:

Beginning at the Section corner common to Sections 3, 2, 10, and 11, Township 26 South, Range 3 West, W.M., which is referenced by a 5/8" iron rod which bears S86°E 68.00 feet; thence N89°04'03"W 1435.14 feet and S02°27'50"E 1892.96 feet and S02°06'46"E 610.48 feet and N87°53'14"E 21.38 feet and N87°28'03"E 13.62 feet to a 5/8" iron rod with alum. cap, being the TRUE POINT OF BEGINNING; thence along said easterly line N02°06'46"W 485.45 feet and N17°37'37"E 99.98 feet and end of said described easement.

ALSO TOGETHERWITH an access easement, 35 feet in width, described as follows: Beginning at the Section corner common to Sections 3, 2, 10, and 11, Township 26 South, Range 3 West, W.M., which is referenced by a 5/8" iron rod which bears S86°E 68.00 feet; thence N89°04'03"W 1435.14 feet and S02°27'50"E 1892.96 feet and S02°06'46"E 590.83 feet to the TRUE POINT OF BEGINNING; thence S87°53'14"W 15.00 feet and S02°06'46"E 220.17 feet to a point on the Northerly R/W line of the North Umpqua Hwy; thence N87°15'24"E along said northerly R/W line 35.00 feet; thence leaving said northerly R/W line, N02°06'46"W 200.13 feet and S87°53'14"W 20.00 feet and N02°06'46"W 19.65 feet to the TRUE POINT OF BEGINNING; situated in Section 10, Township 26 South, Range 3 West, Willamette Meridian.

PARCEL 2

A parcel of land in Section 10, Township 26 South, Range 3 West, Willamette Meridian, Douglas County, Oregon containing 2.02 acres, more or less, being more particularly described as follows:

Beginning at the Section corner common to Sections 3, 2, 10, and 11, Township 26 South, Range 3 West, W.M., which is referenced by a 5/8" iron rod which bears S86°E 68.00 feet; thence N89°04'03"W 1435.14 feet and S02°27'50"E 1892.96 feet and S02°06'46"E 610.48 feet and N87°53'14"E 21.38 feet and N87°28'03"E 13.62 feet to a 5/8" iron rod with alum. cap, being the TRUE POINT OF BEGINNING; thence N2°06'46"W 243.68 feet to a 5/8" iron rod with plas. cap; thence N87°24'36"E 360.36 feet to a 5/8" iron rod with plas. cap; thence S2°10'25"E 243.76 feet to a 5/8" iron rod with plas. cap; thence S87°18'46"W 83.19 feet to a 3/4" iron rod; thence S87°27'22"W 277.42 feet to the TRUE POINT OF BEGINNING. TOGETHERWITH an access easement, 35 feet in width, being perpendicular to the easterly line of said easement which is described as follows:

Beginning at the Section corner common to Sections 3, 2, 10, and 11, Township 26 South, Range 3 West, W.M., which is referenced by a 5/8" iron rod which bears S86°E 68.00 feet; thence N89°04'03"W 1435.14 feet and S02°27'50"E 1892.96 feet and S02°06'46"E 610.48 feet and N87°53'14"E 21.38 feet and N87°28'03"E 13.62 feet to a 5/8" iron rod with alum. cap, being the TRUE POINT OF BEGINNING; thence along said easterly line N02°06'46"W 485.45 feet and N17°37'37"E 99.98 feet and end of said described easement.

ALSO TOGETHERWITH an access easement, 35 feet in width, described as follows: Beginning at the Section corner common to Sections 3, 2, 10, and 11, Township 26 South, Range 3 West, W.M., which is referenced by a 5/8" iron rod which bears S86°E 68.00 feet; thence N89°04'03"W 1435.14 feet and S02°27'50"E 1892.96 feet and S02°06'46"E 590.83 feet to the TRUE POINT OF BEGINNING; thence S87°53'14"W 15.00 feet and S02°06'46"E 220.17 feet to a point on the Northerly R/W line of the North Umpqua Hwy; thence N87°15'24"E along said northerly R/W line 35.00 feet; thence leaving said northerly R/W line, N02°06'46"W 200.13 feet and S87°53'14"W 20.00 feet and N02°06'46"W 19.65 feet to the TRUE POINT OF BEGINNING; situated in Section 10, Township 26 South, Range 3 West, Willamette Meridian.

PARCEL 3

A parcel of land in Section 10, Township 26 South, Range 3 West, Willamette Meridian, Douglas County, Oregon containing 4.68 acres, more or less, being more particularly described as follows:

Beginning at the Section corner common to Sections 3, 2, 10, and 11, Township 26 South, Range 3 West, W.M., which is referenced by a 5/8" iron rod which bears S86°E 68.00 feet; thence N89°04'03"W 1435.14 feet and S02°27'50"E 1892.96 feet and S02°06'46"E 610.48 feet and N87°53'14"E 21.98 feet and N87°28'03"E 13.62 feet to a 5/8" iron rod with alum. cap, and N87°27'22"E 277.42 feet to a 3/4" iron rod and N87°18'46"E 83.19 feet to a 5/8" iron rod with plas. cap, being the TRUE POINT OF BEGINNING; thence N2°10'25"W 243.76 feet to a 5/8" iron rod with plastic cap; thence N°3'40'49"W 373.01 feet to a 5/8" iron rod with plas. cap; thence S84°35'26"E 106.35 feet to a 5/8" iron rod with alum. cap; thence S69°00'06"E 287.00 feet to a 5/8" iron rod with alum. cap; thence S2°15'57"E 486.45 feet to a 5/8" iron rod with alum. cap; thence S87°18'46"W 360.26 feet to the TRUE POINT OF BEGINNING.

TOGETHERWITH an access easement, 35 feet in width, being perpendicular to the Westerly line of said easement which is described as follows:

Beginning at the Section corner common to Sections 3, 2, 10, and 11, Township 26 South, Range 3 West, W.M., which is reference by a 5/8" iron rod which bears S86°E 68.00 feet; thence N89°04'03"W 1435.14 feet and S02°27'50"E 1892.96 feet and S02°06'46"E 610.48 feet and N87°53'14"E 21.38 feet and N87°28'03"E 13.62 feet to a 5/8" iron rod with alum. cap, and N87°27'22"E 277.42 feet to a 3/4" iron rod and N87°18'46"E 443.45 feet to a 5/8" iron rod with alum. cap being the TRUE POINT OF BEGINNING; thence along said westerly line N2°15'57"W 486.45 feet and end of said described easement.

ALSO TOGETHERWITH a 25 foot road easement as shown and described in PARCEL #1 of M.L.P. filed in the Douglas County Clerk's Office Recorder's No. 80-14264.

MAP FILE 1195-438

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