

Bk. 9-19. 198

**WITNESSED LAND PARTITION IN THE S.E. 1/4, SECTION 24, T.25S., R.7W., W.M.,
DOUGLAS COUNTY, OREGON**

**COUNTY SURVEYORS FILE DATA
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JUN 11 1985

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
CMO

MAP FILE M 98-75 B

PARCEL 3-A

BEGINNING AT A 5/8" IRON ROD ON THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 33 THAT BEARS N.25°31'46"E, 258.24 FT. FROM THE 1/4 SECTION CORNER COMMON TO SECTIONS 24 AND 25, T.25S., R.7W., W.M., DOUGLAS COUNTY OREGON, THENCE N.5°51'54"E, 114.19 FT. TO A POINT, THENCE N.32°13'52"E, 113.36 FT. TO POINT, THENCE N.55°38'41"E, 255.18 FT. TO A POINT, THENCE N.73°18'11"E, 30.53 FT. TO A 5/8" IRON ROD, THENCE S.0°19'12"W, 381.87 FT. TO A 5/8" IRON ROD ON THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 33, THENCE ALONG SAID RIGHT-OF-WAY S.88°24'42"W, 83.91 FT. TO A POINT, THENCE ALONG THE ARC OF A 914.93 RADIUS CURVE RIGHT (THE LONG CHORD OF WHICH BEARS N.84°27'34"W, 227.09 FT. TO THE POINT OF BEGINNING. ALL SITUATED IN THE S.E. 1/4 SECTION 24, T.25S., R.7W., W.M., DOUGLAS COUNTY OREGON

CONTAINS 1.95 ACRES MORE OR LESS

SUBJECT TO A 30.00 FT. ROAD EASEMENT THE CENTERLINE OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT A 5/8" IRON ROD ON THE NORTHERLY RIGHT-OF-WAY OF TEE COUNTY ROAD NO.33 THAT BEARS N.25°31'46"E, 258.24 FT. FROM THE 1/4 CORNER COMMON TO SECTION 24 AND 25, T.25S., R.7W., W.M., DOUGLAS COUNTY, OREGON. THENCE N.5°51'54"E, 114.19 FT. TO A POINT, THENCE N.32°13'52"E, 113.36 FT. THENCE N.55°38'41"E, 255.18 FT. TO A POINT, THENCE N.73°18'11"E, 30.53 FT. TO A 5/8" IRON ROD THENCE N.73°18'11"E, 49.52 FT. TO A POINT, THENCE S.48°53'08"E, 125.21 FT. TO A POINT, THENCE S.65°01'30"E, 70.49 FT. TO A POINT, THENCE N.87°57'27"E, 243.99 FT. MORE OR LESS TO A POINT ON THE EASTERLY LINE OF THAT PROPERTY DESCRIBED IN DOUGLAS COUNTY DEED RECORDS NO. 80-09456.

PARCEL 3-B

BEGINNING AT THE 1/4 CORNER COMMON TO SECTIONS 24 AND 25, T.25S., R.7W., W.M., DOUGLAS COUNTY, OREGON, THENCE N.89°43'26"W, 73.23 FT. TO A 5/8" IRON ROD ON THE NORTHERLY BANK OF THE UMPQUA RIVER, THENCE ALONG THE RIVER BANK N.45°28'23"W, 258.47 FT. TO A POINT, THENCE LEAVING SAID RIVER BANK N.44°31'31"E, 90.29 FT. TO A 5/8" IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 33 THENCE ALONG SAID RIGHT-OF-WAY ON THE ARC OF A 1014.93 FT. RADIUS CURVE LEFT (THE LONG CHORD OF WHICH BEARS S.72°40'20"E, 442.35 FT.) TO A POINT, THENCE N.4°44'25"E, 25.00 FT. TO A POINT, THENCE ALONG THE ARC OF A 989.93 FT. RADIUS CURVE LEFT (THE LONG CHORD OF WHICH BEARS S.88°25'26"E, 109.29 FT.) TO A POINT, THENCE N.88°24'42"E, 531.66 FT. TO A 5/8" IRON ROD, THENCE LEAVING SAID RIGHT-OF-WAY S.0°19'12"W, 155.06 FT. TO A 5/8" IRON ROD, THENCE N.89°43'26"W, 870.00 FT. TO THE POINT OF BEGINNING. ALL SITUATED IN THE S.E. 1/4, SECTION 24, T.25S., R.7W., W.M., DOUGLAS COUNTY, OREGON.

CONTAINS 3.65 ACRES MORE OR LESS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Robert L. Dolan
OREGON
JULY 30, 1976
ROBERT L. DOLAN
1076

MAP FILE M 98-75 B