

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MAJOR LAND PARTITION
IN THE N.E. 1/4, SECTION 15, T.28S., R.6W., W.M.
DOUGLAS COUNTY, OREGON

Bk. 9-19-34B

FILED ✓
RECEIVED ✓

SEP 18 1985

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

✓

MAP FILE M-22-37.B

PARCEL NO. 1 A PARCEL OF LAND IN SECTION 15, T.28S., R.6W., W.M., DOUGLAS COUNTY, OREGON, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A PK NAIL IN CONCRETE ON THE NORTHWESTERLY RIGHT-OF-WAY OF OREGON STATE HIGHWAY NO. 42 THAT BEARS S.17°55'E. 935.97 FT. AND S.63°16'24"E 398.28 FT. AND S.44°17'31"W 272.53 FT. FROM THE 1/4 CORNER COMMON TO SECTIONS 10 AND 15, T.28S., R.6W., W.M., THENCE LEAVING SAID RIGHT-OF-WAY N.55°54'39"W 150.00 FT. TO A 5/8" IRON ROD, THENCE N.39°36'19"E 132.00 FT. TO A 5/8" IRON ROD, THENCE S.58°51'31"E 162.68 FT. TO A 5/8" IRON ROD ON THE NORTHWESTERLY RIGHT-OF-WAY OF OREGON STATE HIGHWAY NO. 42, THENCE ALONG SAID RIGHT-OF-WAY S.44°17'31"W 142.00 FT. TO THE POINT OF BEGINNING AND CONTAINING 0.48 ACRES MORE OR LESS.

PARCEL NO. 2 A PARCEL OF LAND IN SECTION 15, T.28S., R.6W., W.M., DOUGLAS COUNTY, OREGON, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 5/8" IRON ROD ON THE NORTHWESTERLY RIGHT-OF-WAY OF OREGON STATE HIGHWAY NO. 42 THAT BEARS S.17°55'E. 935.97 FT. AND S.63°16'24"E. 398.28 FT. AND S.44°17'31"W 130.53 FT. FROM THE 1/4 CORNER COMMON TO SECTIONS 10 AND 15, T.28S., R.6W., W.M., THENCE LEAVING SAID RIGHT-OF-WAY N.58°51'31"W 162.68 FT. TO A 5/8" IRON ROD, THENCE N.39°36'19"E. 114.81 FT. TO A 5/8" IRON ROD, THENCE S.63°16'24"E. 176.00 FT. TO A 5/8" IRON ROD ON THE NORTHWESTERLY RIGHT-OF-WAY OF OREGON STATE HIGHWAY NO. 42, THENCE ALONG SAID RIGHT-OF-WAY S.44°17'31"W 130.53 FT. TO THE POINT OF BEGINNING AND CONTAINING 0.46 ACRES MORE OR LESS.

PARCEL NO. 3 A PARCEL OF LAND IN SECTION 15, T.28S., R.6W., W.M., DOUGLAS COUNTY, OREGON, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 3/4" IRON PIPE THAT BEARS S.17°55'E. 935.97 FT. FROM THE 1/4 CORNER COMMON TO SECTIONS 10 AND 15, T.28S., R.6W., W.M., THENCE S.63°16'24"E 222.28 FT. TO A 5/8" IRON ROD, THENCE S.39°36'19"W 246.81 FT. TO A 5/8" IRON ROD, THENCE N.55°54'39"W 221.96 FT. TO A 3/4" IRON PIPE, THENCE N.40°43'00"E 218.64 FT. TO THE POINT OF BEGINNING AND CONTAINING 1.17 ACRES MORE OR LESS.

PARCELS 1, 2 AND 3 INCLUDE THE FOLLOWING:

A 25.00 FOOT WIDE ROAD EASEMENT ON A PARCEL OF LAND IN SECTION 15, T.28S., R.6W., W.M., DOUGLAS COUNTY OREGON, SAID PARCEL DESCRIBED IN INSTRUMENT NO. 76-06638 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON. THE CENTERLINE OF THE 25.00 FOOT WIDE ROAD EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

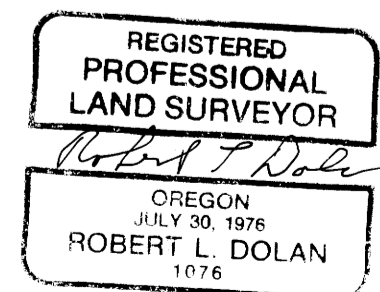
BEGINNING AT A POINT ON THE SOUTHWESTERLY PROPERTY LINE OF SAID PARCEL THAT BEARS S.17°55'E 935.97 FT. AND S.40°43'00"W 218.64 FT. AND S.55°54'39"E 359.46 FT. FROM THE 1/4 SECTION CORNER COMMON TO SECTIONS 10 AND 15, T.28S., R.6W., W.M., THENCE N.44°17'31"E 141.33 FT. TO A POINT, THENCE N.58°51'31"W 149.84 FT.

NOTE A

A 35.00 FOOT ACCESS EASEMENT FOR THE RIGHT OF INGRESS AND EGRESS ON THE NORTHWESTERLY RIGHT-OF-WAY OF OREGON STATE HIGHWAY NO. 42. THE CENTER OF SAID EASEMENT BEING A POINT THAT BEARS S.17°55'E, 935.97 FT. AND S.40°43'00"W, 218.64 FT. AND S.55°54'39"E, 371.96 FT. FROM THE 1/4 SECTION CORNER COMMON TO SECTIONS 10 AND 15, T.28S., R.6W., W.M.

NOTE B

PARCELS ARE SUBJECT TO RECORDERS No. 85-11406 AND 85-11407



MAP FILE M 99-37.B