

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

MAP FILE M99-76B

FILED CMO  
RECEIVED CMO

NOV 20 1985

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.  
CMO

Page 2 of 2 Pages  
MLP/DONALD & JENNIFER VAN NORMAN

PARCEL 1

A PARCEL OF LAND IN SECTION 28, TOWNSHIP 30 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD ON THE EAST-WEST CENTERLINE OF SAID SECTION 28, BEING NORTH 88°51' EAST 1150.5 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION 28; THENCE FROM THE POINT OF BEGINNING NORTH 88°51' EAST 663.00 FEET TO A 5/8" IRON ROD ON SAID EAST-WEST LINE; THENCE SOUTH 21°41' WEST 182.10 FEET TO A 5/8" IRON ROD; THENCE SOUTH 88°51' WEST 635.17 FEET TO A 5/8" IRON ROD; THENCE NORTH 13°10' EAST 173.20 FEET TO THE POINT OF BEGINNING. BEARINGS ROTATED 1°08' CLOCKWISE FROM PREVIOUS DEED DESCRIPTION.

TOGETHER WITH A ROADWAY EASEMENT AS DESCRIBED BELOW.

PARCEL 2

A PARCEL OF LAND IN SECTION 28, TOWNSHIP 30 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WHICH IS NORTH 88°51' EAST 1150.5 FEET SOUTH 13°10' WEST 173.20 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION 28; THENCE FROM THE POINT OF BEGINNING NORTH 88°51' EAST 635.17 FEET TO A 5/8" IRON ROD; THENCE SOUTH 21°41' WEST 874.09 FEET TO A 5/8" IRON ROD ON THE NORTHERLY RIGHT-OF-WAY OF HIGHWAY 227; THENCE ALONG SAID RIGHT-OF-WAY 211.97 FEET ON THE ARC OF A 686.20 FOOT RADIUS CURVE RIGHT (CHORD BEARING NORTH 49°47'27" WEST 211.13 FEET); THENCE NORTH 40°56'30" WEST 37.00 FEET; THENCE 299.17 FEET ON THE ARC OF A 848.51 FOOT RADIUS CURVE LEFT (CHORD BEARING NORTH 51°02'33" WEST 297.62 FEET) TO A 5/8" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 13°10' EAST 460.22 FEET TO THE POINT OF BEGINNING. BEARINGS ROTATED 1°08' CLOCKWISE FROM PREVIOUS DEED DESCRIPTION.

SUBJECT TO A ROADWAY EASEMENT DESCRIBED BELOW.

CENTERLINE DESCRIPTION FOR ROAD EASEMENT

A NON-EXCLUSIVE ROAD EASEMENT LYING IN SECTION 28, TOWNSHIP 30 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, LYING 12.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT WHICH IS NORTH 88°51' EAST 1150.5 FEET, SOUTH 13°10' WEST 173.20 FEET, AND NORTH 88°51' EAST 35.46 FEET; THENCE FROM THE POINT OF BEGINNING SOUTH 10°45'10" EAST 158.97 FEET; THENCE 29.60 FEET ON THE ARC OF A 30 FOOT RADIUS CURVE LEFT (CHORD BEARING SOUTH 39°01'14" EAST 28.42 FEET); THENCE SOUTH 67°17'21" EAST 150.97 FEET; THENCE 92.85 FEET ON THE ARC OF A 50 FOOT RADIUS CURVE RIGHT (CHORD BEARING SOUTH 14°05'30" EAST 80.07 FEET); THENCE SOUTH 39°06'21" WEST 0.40 FEET; THENCE 122.25 FEET ON THE ARC OF A 173.44 FOOT RADIUS CURVE RIGHT (CHORD BEARING SOUTH 59°17'56" WEST 119.74 FEET); THENCE SOUTH 79°29'31" WEST 75.17 FEET; THENCE SOUTH 71°31'08" WEST 115.16 FEET; THENCE 38.90 FEET ON THE ARC OF A 30 FOOT RADIUS CURVE LEFT (CHORD BEARING SOUTH 34°22'22" WEST 36.23 FEET); THENCE SOUTH 2°46'23" EAST 16.98 FEET MORE OR LESS TO THE NORTHERLY RIGHT-OF-WAY OF TILLER TRAIL HIGHWAY AND THERE ENDING. BEARINGS ROTATED 1°08' CLOCKWISE FROM EXISTING DEED DESCRIPTION.

SURVEY NARRATIVE

BASIS OF BEARING & BOUNDARY CONTROL:

THREE MONUMENTS PER M97-21 WERE FOUND AND USED AS A BASIS OF BEARING. MONUMENTS WERE WITHIN 0.15 FEET OF RECORD POSITION. THE NORTHERLY LINE OF PARCEL 1 WAS SET AT DEED DISTANCE ALONG THE EAST-WEST CENTERLINE OF SECTION 28. THE EASTERLY LINE OF THIS MLP WAS DETERMINED BY ROTATING BEARINGS OF THE EXISTING DEED DESCRIPTION 1°08' CLOCKWISE.

HIGHWAY RIGHT-OF-WAY CONTROL AND THE WESTERLY LINE OF THIS MLP ARE PER SURVEY M97-21.

EQUIPMENT:

MAC II EDM, LIETZ T60D THEODOLITE AND 100 FOOT STEEL TAPE. LOOP CLOSURES 1:10,000 OR BETTER.

APPROVALS:

*Keith L. Cubic*  
PLANNING COMMISSION

11/19/85  
DATE

*Amy J. Norman Deary*  
COUNTY SURVEYOR

11-20-85  
DATE

STATE OF OREGON )  
COUNTY OF DOUGLAS )  
I, BOB L. WARDWORTH, COUNTY CLERK  
AND RECORDER OF DEEDS, IN AND FOR  
SAID COUNTY, DO HEREBY CERTIFY THAT THE  
WHICH INSTRUMENT WAS RECORDED THIS DAY:

NOV 21 1985

BOB L. WARDWORTH  
COUNTY CLERK

BY *Mary J. Seal*  
NO. \_\_\_\_\_ FILE 1204

DOUGLAS COUNTY OFFICIAL RECORDS

REGISTERED  
OREGON  
LAND SURVEYOR

JULY 12, 1968  
WILLIAM J. RUPPERT  
866

45-14646

36-9-19-508

MAP FILE M99-76B