

36-9-19 65B

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MAP FILE M100-41B

PARCEL NO. 1

A parcel of land located in Section 13, Township 26 South, Range 4 West, Willamette Meridian, Douglas County, Oregon, being a portion of those parcels of land described in deeds to William V. Clements, et. ux. as recorded in Instrument No. 76-21307 and Instrument No. 81-00301 of the Deed Records of Douglas County, Oregon and being more particularly described as follows:

Beginning at a 1/2" iron rod on the Easterly Line of that parcel of land described in a deed to Jack K. Condon, et. ux. as recorded in Instrument No. 81-01989 of the Deed Records of Douglas County, Oregon from which the Interior "L" Corner of the Reason D. Foster Donation Land Claim No. 43, Township 26 South, Range 4 West, Willamette Meridian bears South 62°28'50" West, 1981.95 feet; thence North 27°57'00" East along the Easterly Line of Condon and then the Easterly Line of that parcel of land described in a deed to William E. Hunter, et. ux. as recorded in Instrument No. 69-8926 of the Deed Records of Douglas County, Oregon, 295.79 feet to a 1/2" iron rod on the Southerly Right of Way Line of County Road No. 4-B; thence continuing North 27°57'00" East along the Easterly Line of Hunter, 69.05 feet to a point on the left bank of the North Umpqua River and the Northeast Corner of said Hunter property; thence South 55°52'18" East along said left bank, 137.20 feet to a point; thence South 24°52'00" West, 69.55 feet to a 1/2" iron rod on said Southerly Right of Way Line; thence continuing South 24°52'00" West, 277.48 feet to a 1/2" iron rod; thence North 63°21'33" West, 155.11 feet to the point of beginning.

Excepting therefrom, that portion lying within the boundaries of County Road No. 4-B, Wild River Drive.

The above described parcel contains 1.00 acres, more or less.

Subject to a 12 foot easement for roadway purposes as recorded in Instrument No. 81-01989 of the Deed Records of Douglas County, Oregon.

Subject to 15 foot utility easements as recorded in Instrument No. 85-15098 and Instrument No. 85-15099 of the Deed Records of Douglas County, Oregon.

Subject to a non-exclusive 25 foot permanent easement for roadway purposes lying Easterly and adjacent to the following described line:

Beginning at a 1/2" iron rod at the Southwest Corner of the above described PARCEL NO. 1 from which the Interior "L" Corner of the Reason D. Foster Donation Land Claim No. 43, Township 26 South, Range 4 West, Willamette Meridian bears South 62°25'40" West, 1981.95 feet; thence North 27°57'00" East, 295.79 feet to a 1/2" iron rod on the Southerly Right of Way Line of County Road No. 4-B, Wild River Drive. * 28'50"

PARCEL NO. 2

A parcel of land located in Section 13, Township 26 South, Range 4 West, Willamette Meridian, Douglas County, Oregon and being a portion of those parcels of land described in deeds to William V. Clements, et. ux. as recorded in Instrument No. 76-21307 and Instrument No. 81-00301 of the Deed Records of Douglas County, Oregon and being more particularly described as follows:

Beginning at a 1/2" iron rod on the Westerly Line of that parcel of land described in a deed to William B. Dietrich, et. ux. as recorded in Instrument No. 79-14656 of the Deed Records of Douglas County, Oregon from which the Interior "L" Corner of the Reason D. Foster Donation Land Claim No. 43 bears South 69°41'06" West, 2198.44 feet; thence North 63°21'33" West, 185.00 feet to a 1/2" iron rod; thence North 24°52'00" East, 277.48 feet to a 1/2" iron rod on the Southerly Right of Way Line of County Road No. 4-B; thence continuing North 24°52'00" East, 69.55 feet to a point on the left bank of the North Umpqua River; thence South 55°52'18" East along said left bank, 187.35 feet to a point at the Northwest Corner of said Dietrich land; thence South 24°52'00" West along the Westerly Line of Dietrich, 69.55 feet to a 1/2" iron rod on said Southerly Right of Way Line; thence continuing South 24°52'00" West along said Westerly Line of Dietrich, 253.05 feet to the point of beginning.

Excepting therefrom, that portion lying within the boundaries of County Road No. 4-B, Wild River Drive.

The above described parcel contains 1.16 acres, more or less.

Subject to a non-exclusive 15 foot permanent easement for roadway purposes lying Westerly and adjacent to the following described line:

Beginning at a 1/2" iron rod at the Southeast Corner of the above described PARCEL NO. 2, from which the Interior "L" Corner of the Reason D. Foster Donation Land Claim No. 43, Township 26 South, Range 4 West, Willamette Meridian bears South 69°37'56" West, 2198.44 feet; thence North 24°52'00" East, 253.05 feet to a 1/2" iron rod on the Southerly Right of Way Line of County Road No. 4-B, Wild River Drive. * 41'06"

PARCEL NO. 3

A parcel of land located in Section 13, Township 26 South, Range 4 West, Willamette Meridian, Douglas County, Oregon and being a portion of those parcels of land described in deeds to William V. Clements, et. ux. as recorded in Instrument No. 76-21307 and Instrument No. 81-00301 of the Deed Records of Douglas County, Oregon and being more particularly described as follows:

Beginning at a 1/2" iron rod on the Westerly Line of that parcel of land described in a deed to William B. Dietrich, et. ux. as recorded in Instrument No. 79-14656 of the Deed Records of Douglas County, Oregon from which the Interior "L" Corner of the Reason D. Foster Donation Land Claim No. 43 bears South 69°41'06" West, 2198.44 feet; thence South 24°52'00" West along the Westerly Line of Dietrich, 190.00 feet to a 1/2" iron rod on the Northerly Right of Way Line of County Road No. 4, as relocated; thence North 70°09'23" West along said Northerly Right of Way Line, 273.01 feet to a 5/8" iron rod 95 feet left of Engineer's Centerline Station 798+00.00; thence North 68°26'50" West continuing along said Northerly Right of Way Line, 80.46 feet to a 1/2" iron rod on the Easterly Line of that property described in a deed to Jack K. Condon as recorded in Instrument No. 81-01989 of the Deed Records of Douglas County, Oregon; thence North 27°57'00" East along the Easterly Line of Condon, 229.42 feet to a 1/2" iron rod; thence South 63°21'33" East, 155.11 feet to a 1/2" iron rod; thence continuing South 63°21'33" East, 185.00 feet to the point of beginning and containing 1.67 acres, more or less.

Together with a non-exclusive 25 foot permanent easement for roadway purposes lying Easterly and adjacent to the following described line:

Beginning at a 1/2" iron rod at the Southwest Corner of the above described PARCEL NO. 1 from which the Interior "L" Corner of the Reason D. Foster Donation Land Claim No. 43, Township 26 South, Range 4 West, Willamette Meridian bears South 62°25'40" West, 1981.95 feet; thence North 27°57'00" East, 295.79 feet to a 1/2" iron rod on the Southerly Right of Way Line of County Road No. 4-B, Wild River Drive. * 28'50"

Subject to utility easements as recorded in Instrument No. 85-15098 and Instrument No. 85-15099 of the Deed Records of Douglas County, Oregon.

Subject to a 12 foot easement for roadway purposes as recorded in Instrument No. 81-01989 of the Deed Records of Douglas County, Oregon.

Subject to a non-exclusive 15 foot permanent easement for roadway purposes lying Westerly and adjacent to the following described line:

Beginning at a 1/2" iron rod at the Southeast Corner of the above described PARCEL NO. 2, from which the Interior "L" Corner of the Reason D. Foster Donation Land Claim No. 43, Township 26 South, Range 4 West, Willamette Meridian bears South 69°37'56" West, 2198.44 feet; thence South 24°52'00" West, 190.00 feet to a 1/2" iron rod on the Northerly Right of Way Line of County Road No. 4, as relocated. * 41'06"

APPROVALS:

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Kristian O. Degroot

OREGON
JULY 17, 1981
KRISTIAN O. DEGROOT
1941

*AFFIDAVIT of CORRECTION
Recorded in Office
3/31/86 31 942 R 229

Keith L Cubic 3/10/86

Francis L. Ingram 3-14-86
County Surveyor Date

STATE OF OREGON)
COUNTY OF DOUGLAS)
I, DORIS L. WADSWORTH, COUNTY CLERK
AND RECORDER OF CONVEYANCES, IN AND FOR
SAID COUNTY, DO HEREBY CERTIFY THAT THE
WITHIN INSTRUMENT WAS RECORDED THIS DAY:
886 MAR 31 PM 3:26
BY *Mary J. Beal* DEPUTY
NO. *698* FEE
DOUGLAS COUNTY OFFICIAL RECORDS

FILED CMO

MAR 14 1986

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

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