

DUPY SURVEYORS FILE DATA
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APR 17 1986

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

DESCRIPTIONS:

Parcel 1:

A parcel of land being a portion of that property described in Instrument No. 84-14907 as recorded in the Deed Records of Douglas County, Oregon, all lying in Section 19, Township 26 South, Range 5 West, Willamette Meridian and Section 24, Township 26 South, Range 6 West, Willamette Meridian, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod set in the southerly line of County Road No. 284 from which point a 2" iron pipe at the Initial Point of "OAK KNOLLS ESTATES - 2nd ADDITION" bears N88°26'20"E 2162.59 feet; thence along said southerly line as follows: N86°14'22"E 39.91 feet to a 5/8" iron rod, S89°26'49"E 138.71 feet to a 5/8" iron rod, S86°42'E 193.67 feet to a 5/8" iron rod, S82°40'59"E 199.15 feet, S60°52'55"E 215.40 feet to a 5/8" iron rod, and N86°50'16"E 3.72 feet to a 5/8" iron rod; thence leaving said southerly line South 358.97 feet to a 5/8" iron rod on the northerly bank of the North Umpqua River; thence along said northerly bank S77°18'32"W 102.50 feet to a 5/8" iron rod; thence leaving said northerly bank North 275.00 feet to a 5/8" iron rod; thence S86°15'16"W 601.11 feet to a 5/8" iron rod; thence N17°41'13"W 202.32 feet to a 5/8" iron rod; thence North 92.85 feet to the point of beginning and containing 4.60 acres of land, more or less.

Included with the above described parcel is that portion of the below described Roadway Easement No. 1 that lies westerly of the above described parcel.

The above described parcel is also subject to that portion of the below described Roadway Easement No. 1 and the below described Roadway Easement No. 2 that lies within the above described parcel.

Parcel 2:

A parcel of land being a portion of that property described in Instrument No. 84-14907 as recorded in the Deed Records of Douglas County, Oregon, all lying in Section 19, Township 26 South, Range 5 West, Willamette Meridian, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod set in the southerly line of County Road No. 284 from which point a 2" iron pipe at the Initial Point of "OAK KNOLLS ESTATES - 2nd ADDITION" bears N81°55'20"E 1414.52 feet; thence along said southerly line N86°50'16"E 161.22 feet to a 5/8" iron rod, N76°21'07"E 150.36 feet to a 5/8" iron rod, and S71°49'24"E 8.30 feet to a 5/8" iron rod; thence leaving said southerly line South 380.95 feet to a 5/8" iron rod on the northerly bank of the North Umpqua River; thence along said northerly bank S87°08'52"W 291.92 feet to a 5/8" iron rod and S77°18'32"W 24.02 feet to a 5/8" iron rod; thence North 358.97 feet to the point of beginning and containing 2.62 acres of land, more or less.

Included with the above described parcel is that portion of the below described Roadway Easement No. 1 that lies westerly of the above described parcel.

The above described parcel is also subject to that portion of the below described Roadway Easement No. 1 and the below described Roadway Easement No. 2 that lies within the above described parcel.

Parcel 3:

A parcel of land being a portion of that property described in Instrument No. 84-14907 as recorded in the Deed Records of Douglas County, Oregon, all lying in Section 19, Township 26 South, Range 5 West, Willamette Meridian, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod set in the southerly line of County Road No. 284 from which point a 2" iron pipe at the Initial Point of "OAK KNOLLS ESTATES - 2nd ADDITION" bears N81°46'16"E 1096.80 feet; thence along said southerly line S71°49'24"E 165.24 feet to a 5/8" iron rod; thence leaving said southerly line South 318.63 feet to a 5/8" iron rod on the northerly bank of the North Umpqua River; thence along said northerly bank S83°14'32"W 43.30 feet to a 5/8" iron rod and S87°08'52"W 114.14 feet to a 5/8" iron rod; thence North 380.96 feet to the point of beginning and containing 1.26 acres of land, more or less.

Included with the above described parcel is that portion of the below described Roadway Easement No. 1 that lies westerly of the above described parcel.

The above described parcel is also subject to that portion of the below described Roadway Easement No. 1 that lies within the above described parcel.

Roadway Easement No. 1: INST. # 86-3879

An easement 35 feet in width, 17.5 feet each side of a centerline more particularly described as follows:

Beginning at a 5/8" iron rod in the southerly line of County Road No. 284 from which point a 2" iron pipe at the Initial Point of OAK KNOLLS ESTATES - 2nd ADDITION" bears N88°05'55"E 2364.12 feet; thence S20°00'E 17.74 feet; thence East 153.54 feet; thence N87°36'01"E 324.61 feet; thence S84°40'E 112.19 feet; thence S75°02'46"E 268.23 feet; thence S60°52'55"E 109.11 feet; thence S71°42'54"E 283.92 feet; thence N77°39'32"E 277.54 feet; thence N83°42'02"E 101.13 feet to a point in the west line of that property described in Instrument No. 85-4835 as recorded in the Deed Records of Douglas County, Oregon, and there terminating.

Roadway Easement No. 2: INST. # 86-3879

An easement, 35 feet in width, 17.5 feet each side of a centerline more particularly described as follows:

Beginning at a point on the centerline of the above described Roadway Easement No. 1 from which point a 2" iron pipe at the Initial Point of "OAK KNOLLS ESTATES - 2nd ADDITION" bears N75°08'22"E 1182.69 feet; thence S81°32'48"W 144.04 feet; thence S78°09'53"W 81.54 feet; thence S70°22'36"W 143.37 feet to a point and there terminating.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Romano E. Ware

OREGON
NOV 18 1973
ROMANSO E. WARE
1005

Keith L. Cubic
Douglas County Planning Dept.

4/11/86
Date

Francis L. Ingram
Douglas County Surveyor

4-17-86
Date

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