

BK. 9-19. 86 B

FILE M100-77B

ROADWAY EASEMENT: A nonexclusive easement for roadway purposes, 30 feet in width, lying northerly and adjacent to the following described line:

Beginning at a 3/4" iron pipe located on the centerline of Woodcrest Drive, also being on the Easterly Line of WOODCREST, a subdivision recorded in Volume 13, Page 11 of the Plat Records of Douglas County, Oregon, from which the East 1/4 Section Corner of Section 5, Township 30 South, Range 5 West, Willamette Meridian bears South 80°55'12" East, 874.31 feet; thence North 60°01'10" East, 2.70 feet to a point; thence 150.57 feet along the arc of a 175 foot radius curve right (the long chord bears North 84°40'05" East, 145.97 feet) to a point; thence South 70°41'00" East, 0.72 feet to a point; thence 151.86 feet along the arc of a 175 foot radius curve left (the long chord bears North 84°27'25" East, 147.14 feet) to a point; thence North 59°35'50" East, 100.46 feet to a point and the end of this roadway easement.

PARCEL NO. 1: A parcel of land located in Section 5 of Township 30 South, Range 5 West, Willamette Meridian, Douglas County, Oregon and being a portion of that parcel of land described in a deed to KBS Investments as recorded in Instrument No. 79-04356 of the Deed Records of Douglas County, Oregon and being more particularly described as follows:

Beginning at a 2" iron pipe from which the East 1/4 Section Corner of Section 5, Township 30 South, Range 5 West, Willamette Meridian bears South 49°37'01" East, 599.01 feet; thence North 54°00'25" West, 782.00 feet to a 5/8" iron rod; thence South 33°37'46" West, 395.96 feet to a 5/8" iron rod; thence South 56°32'15" East, 437.59 feet to a 5/8" iron rod at the Northeast Corner of Lot 25, WOODCREST, a subdivision recorded in Volume 13, Page 11 of the Plat Records of Douglas County, Oregon; thence South 29°55'53" East, 130.07 feet to a 5/8" iron rod at the Southeast Corner of said Lot 25; thence North 60°01'10" East, 2.67 feet to a 1/2" iron rod; thence 176.38 feet along the arc of a 205 foot radius curve right (the long chord bears North 84°40'05" East, 170.99 feet) to a 1/2" iron rod; thence South 70°41'00" East, 0.72 feet to a 1/2" iron rod; thence 125.83 feet along the arc of a 145 foot radius curve left (the long chord bears North 84°27'25" East, 121.92 feet) to a 1/2" iron rod; thence North 59°35'50" East, 103.55 feet to a 1/2" iron rod; thence North 27°22'10" West, 20.83 feet to a 1/2" iron rod; thence 89.66 feet along the arc of a 330 foot radius curve left (the long chord bears North 35°09'11" West, 89.38 feet) to a 1/2" iron rod; thence North 62°37'00" East, 111.70 feet to the point of beginning and containing 6.66 acres, more or less.

Together with the above described roadway easement.

PARCEL NO. 2: A parcel of land located in Section 5 of Township 30 South, Range 5 West, Willamette Meridian, Douglas County, Oregon and being a portion of that parcel of land described in a deed to KBS Investments as recorded in Instrument No. 79-04356 of the Deed Records of Douglas County, Oregon and being more particularly described as follows:

Beginning at a 2" iron pipe from which the East 1/4 Section Corner of Section 5, Township 30 South, Range 5 West, Willamette Meridian bears South 49°37'01" East, 599.01 feet; thence North 60°00'00" East, 165.00 feet to a 5/8" iron rod; thence South 26°58'00" East, 262.90 feet to a 5/8" iron rod; thence South 17°39'37" East, 607.84 feet to a 1" iron pipe on the South Line of Donation Land Claim No. 37; thence South 88°41'54" West along said South Line, 211.46 feet to a 5/8" iron rod; thence North 27°22'45" West, leaving said South Line, 590.44 feet to a 1/2" iron rod; thence North 59°35'50" East, 30.03 feet to a 1/2" iron rod; thence North 27°22'10" West, 80.91 feet to a 1/2" iron rod; thence 89.66 feet along the arc of a 330 foot radius curve left (the long chord bears North 35°09'11" West, 89.38 feet) to a 1/2" iron rod; thence North 62°37'00" East, 111.70 feet to the point of beginning and containing 4.74 acres, more or less.

Together with the above described roadway easement.

PARCEL NO. 3: A parcel of land located in Section 5 of Township 30 South, Range 5 West, Willamette Meridian, Douglas County, Oregon and being a portion of that parcel of land described in a deed to KBS Investments as recorded in Instrument No. 79-04356 of the Deed Records of Douglas County, Oregon and being more particularly described as follows:

Beginning at a 5/8" iron rod on the South Line of Donation Land Claim No. 37, Township 30 South, Range 5 West, Willamette Meridian from which the East 1/4 Section Corner of Section 5, Township 30 South, Range 5 West, Willamette Meridian bears North 32°27'36" East, 412.10 feet; thence South 88°41'54" West along said South Line, 410.00 feet to a 5/8" iron rod at the Southeast Corner of that parcel of land described in Instrument No. 84-06226 of the Deed Records of Douglas County, Oregon; thence North 7°43'14" West along the Easterly Line of said Instrument No. 84-06226, 120.85 feet to a 5/8" iron rod; thence North 29°55'53" West along said Easterly Line, 213.00 feet to a point; at the Southeast Corner of that property described in Instrument No. 73-02030 of the Deed Records of Douglas County, Oregon; thence continuing North 29°55'53" West along the Easterly Line of said Instrument No. 73-02030, 45.00 feet to a point at the Southeast Corner of Lot 24, WOODCREST, a subdivision recorded in Volume 13, Page 11 of the Plat Records of Douglas County, Oregon; thence continuing North 29°55'53" West along the Easterly Line of WOODCREST, 205.00 feet to a 5/8" iron rod at the Southeast Corner of Lot 25, WOODCREST; thence North 60°01'10" East, 2.67 feet to a 1/2" iron rod; thence 176.38 feet along the arc of a 205 feet radius curve right (the long chord bears North 84°40'05" East, 170.99 feet) to a 1/2" iron rod; thence South 70°41'00" East, 0.72 feet to a 1/2" iron rod; thence 125.83 feet along the arc of a 145 foot radius curve left (the long chord bears North 84°27'25" East, 121.92 feet) to a 1/2" iron rod; thence North 59°35'50" East, 103.55 feet to a 1/2" iron rod; thence South 27°22'10" East 60.08 feet to a 1/2" iron rod; thence South 59°35'50" West, 30.03 feet to a 1/2" iron rod; thence South 27°22'45" East, 590.44 feet to the point of beginning and containing 4.80 acres, more or less.

Subject to the above described roadway easement.

SURVEY NARRATIVE:

Reference Surveys: M 1-35, M 1-36, M 9-74, M 22-52, M 55-46, M 74-51, M 94-43, Plat of WOODCREST

Reference Deeds: Inst No. 67-1024, Inst No. 73-2030, Inst. No. 76-3562, Inst. No. 79-4356, Inst. No. 84-06226

The purpose of this survey was to monument that parcel of land described in Inst. No. 79-4356, excepting out that portion described in Inst. No. 84-06226, and then to partition it into three parcels and provide for an extension of Woodcrest Drive. The exterior boundaries of Parcel No. 1 were established and monumented under M 94-43. The Southerly boundary of Parcel No. 2 & 3 was established on the South Line of Donation Land Claim No. 37 between monuments found per M 1-35 and the Southeast Corner of Lot 20, WOODCREST. The Southwest Corner of Parcel No. 3 was then established on this line at deed distance (Inst. No. 84-06226) east of the Southeast Corner of Lot 20. The Westerly Line of Parcel No. 3 was established on an extension of the Easterly Line of WOODCREST and at record distance per Lot 24 of WOODCREST, Inst. No. 73-2030 and Inst. No. 84-06226 and then inversed to the Southwest Corner of Parcel No. 3. The Northerly and Easterly Lines of Parcel No. 2 were established at deed bearing and distance (Inst. No. 79-4356) from the 2" iron pipe per M 94-43 with the most southerly course being inversed into the Southeast Corner of Parcel No. 2. Interior parcel boundaries were established along the future extension of Woodcrest Drive as monumented under M 94-43.

This survey was performed by K. DeGroot and D. Baughman using a Leitz TM 20-C Theodolite, a Beetle 1000 E.D.M. and a 300 foot steel tape. Computations and drafting are by K. DeGroot.

STATE OF OREGON )  
COUNTY OF DOUGLAS ) ss.

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:

1986 JUN -6 AM 8:58

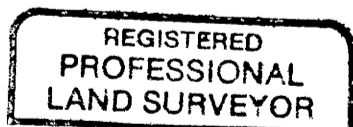
DOUGLAS COUNTY CLERK

BY Mary Lee  
DEPUTY  
No. \_\_\_\_\_ FEE 12.00  
DOUGLAS COUNTY OFFICIAL RECORDS

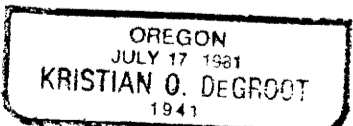
APPROVALS:

Keith L. Cubic  
Director 6/5/86

Ray T. Moore DEPUTY 6-5-86  
County Surveyor



Kristian O. DeGroot



FILED

JUN 5 1986  
COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

86- 6819

MAP FILE M100-77B