

COUNTY SURVEYORS FILE DATA
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JUL 28 1988

COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON

PARCEL #1

A parcel lying in Sections 28 and 29, Township 26 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, and being described as:

Beginning at a 5/8" iron rod with plastic cap on the northwesterly right-of-way of Old Garden Valley Road (Co. Rd. #6) said point bears West 13.4 feet, North 18° 45' 54" East 460.63 feet, and North 12.36 feet from the Section Corner common to Sections 28, 29, 32, and 33, Township 26 South, Range 6 West, Willamette Meridian; thence along said right-of-way the following: South 54° West 65.34 feet to a 5/8" iron rod with plastic cap, along the arc of a 602.72 foot radius curve to the left (the long chord of which bears South 51° 59' 54" West 42.07 feet) 42.08 feet to a 5/8" iron rod with plastic cap, South 50° West 84.65 feet to a 5/8" iron rod with plastic cap, and along the arc of a 196.82 foot radius curve to the left (the chord of which bears South 38° 46' 23" West 76.63 feet) 77.13 feet to a 5/8" iron rod with plastic cap; thence leaving said right-of-way West 19.47 feet to a 5/8" iron rod with plastic cap; thence North 8° 45' 05" West 208.25 feet to a 5/8" iron rod with plastic cap; thence North 770.00 feet to a 5/8" iron rod with plastic cap; thence East 250.00 feet to a 5/8" iron rod with plastic cap on the westerly line of that property described in Instrument #83-13826 Deed Records, Douglas County, Oregon; thence along said westerly line South 797.36 feet to the place of beginning and containing 5.07 acres more or less.

TOGETHER WITH: An easement for ingress and egress described as:

Beginning at a 5/8" iron rod with plastic cap on the northwesterly right-of-way line of Old Garden Valley Road (Co. Rd. #6) said point bears West 13.4 feet and North 10° 37' 36" West 274.76 feet from the Section Corner common to Sections 28, 29, 32, and 33, Township 26 South, Range 6 West, Willamette Meridian; thence along said right-of-way line South 62° 27' 07" East 10.00 feet; thence along the arc of a 186.82 foot radius curve to the left (the chord of which bears South 22° 04' 30" West 35.63 feet) 35.68 feet; thence leaving said right-of-way line North 73° 23' 50" West 10.00 feet; thence North 8° 45' 05" West 35.20 feet to a 5/8" iron rod with plastic cap; thence East 19.47 feet to the place of beginning.

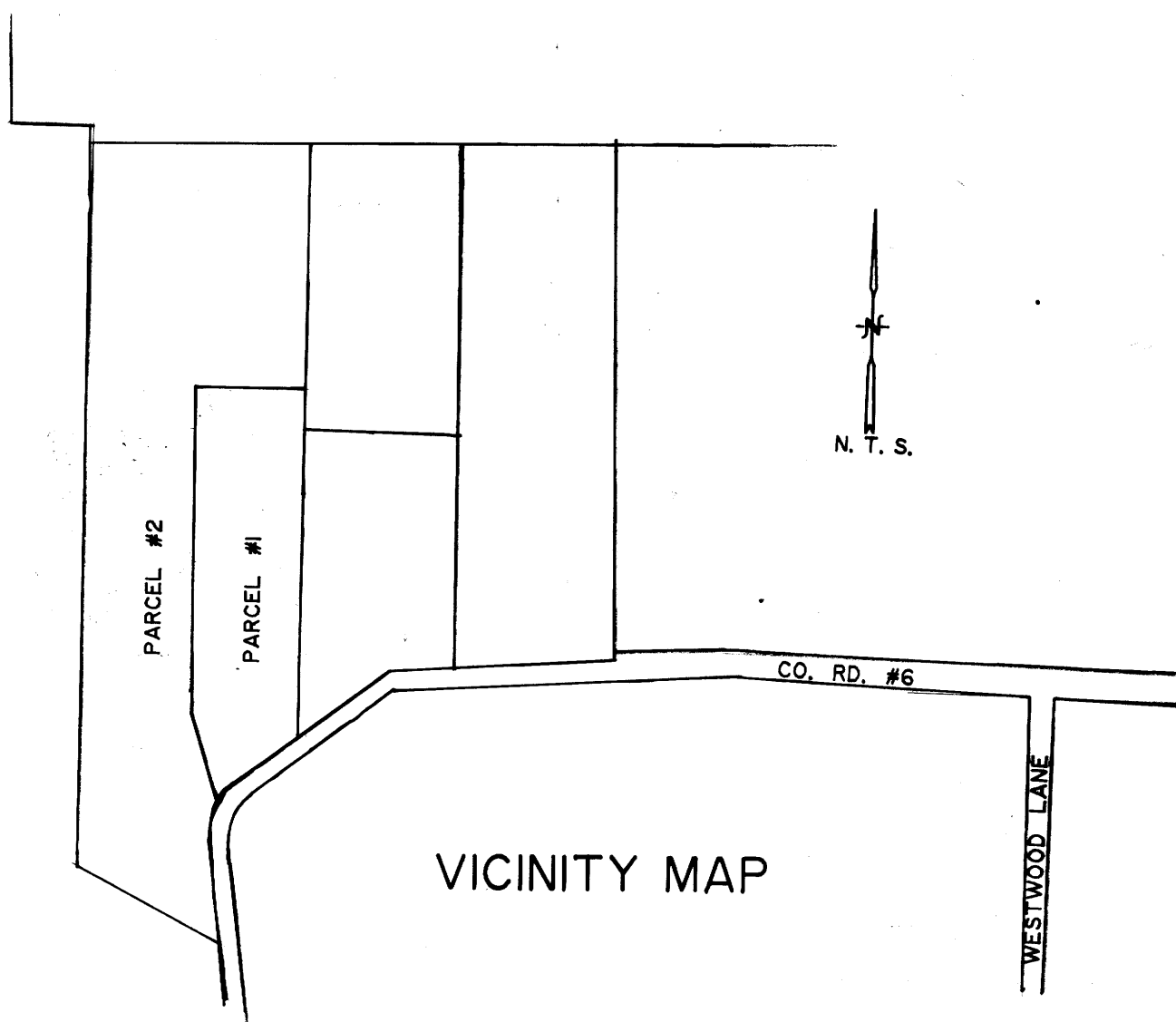
PARCEL #2

All that property described in Instrument #296135, Deed Records, Douglas County, Oregon except the following described parcel: A parcel lying in Sections 28 and 29, Township 26 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, and being described as:

Beginning at a 5/8" iron rod with plastic cap on the northwesterly right-of-way of Old Garden Valley Road (Co. Rd. #6) said point bears West 13.4 feet, North 18° 45' 54" East 460.63 feet, and North 12.36 feet from the Section Corner common to Sections 28, 29, 32, and 33, Township 26 South, Range 6 West, Willamette Meridian; thence along said right-of-way the following: South 54° West 65.34 feet to a 5/8" iron rod with plastic cap, along the arc of a 602.72 foot radius curve to the left (the long chord of which bears South 51° 59' 54" West 42.07 feet) 42.08 feet to a 5/8" iron rod with plastic cap, South 50° West 84.65 feet to a 5/8" iron rod with plastic cap, and along the arc of a 196.82 foot radius curve to the left (the chord of which bears South 38° 46' 23" West 76.63 feet) 77.13 feet to a 5/8" iron rod with plastic cap; thence leaving said right-of-way West 19.47 feet to a 5/8" iron rod with plastic cap; thence North 8° 45' 05" West 208.25 feet to a 5/8" iron rod with plastic cap; thence North 770.00 feet to a 5/8" iron rod with plastic cap; thence East 250.00 feet to a 5/8" iron rod with plastic cap on the westerly line of that property described in Instrument #83-13826 Deed Records, Douglas County, Oregon; thence along said westerly line South 797.36 feet to the place of beginning and containing 5.07 acres more or less.

SUBJECT TO: An easement for ingress and egress described as:

Beginning at a 5/8" iron rod with plastic cap on the northwesterly right-of-way line of Old Garden Valley Road (Co. Rd. #6) said point bears West 13.4 feet and North 10° 37' 36" West 274.76 feet from the Section Corner common to Sections 28, 29, 32, and 33, Township 26 South, Range 6 West, Willamette Meridian; thence along said right-of-way line South 62° 27' 07" East 10.00 feet; thence along the arc of a 186.82 foot radius curve to the left (the chord of which bears South 22° 04' 30" West 35.63 feet) 35.68 feet; thence leaving said right-of-way line North 73° 23' 50" West 10.00 feet; thence North 8° 45' 05" West 35.20 feet to a 5/8" iron rod with plastic cap; thence East 19.47 feet to the place of beginning.



REGISTERED
PROFESSIONAL
LAND SURVEYOR
DONALD A. BENTZ
839

BK 9-2-95

MAP FILE M 102-24B