

COUNTY SURVEYORS FILE DATA
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MAP FILE M102-288

MAJOR LAND PARTITION

FILED *JS*

AUG 12 1986 TF

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.
TF

DESCRIPTIONS

PARCEL 1

A parcel of land in Section 27, T.26S. R.6W. W.M., Douglas County, Oregon, containing 9.06 acres, more or less, more particularly described as follows:
Beginning at a 5/8" iron rod which bears N 48°25'38"E, 1532.62 feet from the southwest corner of Section 27, T.26S. R.6W. W.M.; thence N 75°23'33"E, 267.88 feet to a 5/8" iron rod on the east line of a parcel of land described in Book 881, Page 852, Deed Records of Douglas County, Oregon; thence along said east line S 18°10'12"E, 151.91 feet to a 1/2" iron bolt; thence N 44°30'00"E, 303.56 feet to a 5/8" iron rod; thence S 48°11'00"E, 360.00 feet to a 5/8" iron rod, S 48°11'00"E, 71.00 feet; thence S 48°11'00"E, 135.75 feet to the north line of "THE CLUB" subdivision; thence along said north line S 43°16'58"W, 642.90 feet; thence N 37°59'20"W, 264.32 feet to a 5/8" iron rod; thence N 37°59'20"W, 495.88 feet to a 5/8" iron rod; thence N 17°11'04"W, 112.09 feet to the Point of Beginning.

TOGETHER WITH a road and utility easement over a strip of land 25 feet in width, in Section 27, T.26S. R.6W. W.M., Douglas County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron rod which bears N 48°25'38"E, 1532.62 feet from the southwest corner of said section 27; thence S 75°23'33"W, 167.00 feet to a 5/8" iron rod; thence S 1°37'30"W, 26.04 feet to a 5/8" iron rod; thence N 75°23'33"E, 175.41 feet to a 5/8" iron rod; thence N 17°11'04"W, 25.05 feet to the Point of Beginning.

TOGETHER WITH the road easements as described in Book 881, Pages 860 & 861, and Instrument No. 86-8657, Deed Records of Douglas County, Oregon.

SUBJECT TO a Waterline easement as described in Book 881, Page 856, Deed Records of Douglas County, Oregon.

PARCEL 2

A parcel of land in Section 27, T.26S. R.6W. W.M. Douglas County, Oregon, containing 5.52 acres, more or less, more particularly described as follows:

Beginning at a 5/8" iron rod which bears N 48°25'38"E, 1532.62 from the southwest corner of said section 27; thence S 17°11'04"E, 112.09 feet to a 5/8" iron rod; thence S 37°59'20"E, 495.88 feet to a 5/8" iron rod; thence S 37°59'20"E, 264.32 feet to the north line of "THE CLUB" a subdivision; thence along said north line S 43°16'58"W, 30.41 feet; thence S 56°36'58"W, 256.64 feet; thence N 36°40'19"W, 259.59 feet to a 5/8" iron rod; thence N 36°40'19"W, 467.81 feet to a 5/8" iron rod; thence N 1°37'30"E, 244.13 feet to a 5/8" iron rod; thence N 75°23'33"E, 167.00 feet to the Point of Beginning.

TOGETHER WITH road and utility easements as described in Book 881, Page 860 & 861, and Instrument No. 86-8657, Deed Records of Douglas County, Oregon.

SUBJECT TO a road and utility easement over a strip of land 25 feet in width, in section 27, T.26S. R.6W. W.M., Douglas County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron rod which bears N 48°25'38"E, 1532.62 feet from the southwest corner of said section 27; thence S 75°23'33"W, 167.00 feet to a 5/8" iron rod; thence S 1°37'30"W, 26.04 feet to a 5/8" iron rod; thence N 75°23'33"E, 175.41 feet to a 5/8" iron rod; thence N 17°11'04"W, 25.05 feet to the Point of Beginning.

SUBJECT TO a Natural Gas Pipeline easement 60 feet in width, 30 feet each side of the existing El Paso Gas line as granted by Peter J. & Wilma A. Pon in Volume 326 Page 536, Deed Records of Douglas County, Oregon.

PARCEL 3

A parcel of land in Section 27, T.26S. R.6W. W.M., Douglas County, Oregon containing 7.33 acres, more or less, more particularly described as follows:

Beginning at a stone on the west line of the property described in Book 881, Page 852, Deed Records of Douglas County, Oregon, from which the corner common to sections 27, 28, 33, and 34, bears S 70°34'35"E, 993.19 feet; thence along the west line of said described property N 1°37'30"E, 919.40 feet to a 5/8" iron rod; thence along the north line of said described property S 89°31'29"E, 390.05 feet to a 1/2" iron bolt; thence along the east line of said described property S 18°10'12"E, 170.00 feet to a 5/8" iron rod; thence S 75°23'33"W, 434.88 feet to a 5/8" iron rod; thence S 1°37'30"W, 244.13 feet to a 5/8" iron rod; thence S 36°40'19"E, 467.81 feet to a 5/8" iron rod; thence S 36°40'19"E, 259.59 feet to the north line of "THE CLUB" subdivision; thence along the north line of "THE CLUB" S 56°36'58"W, 178.36 feet; thence S 63°41'58"W, 380.20 feet; thence N 1°46'50"E along the east line and an extension of the east line of the property described in said Book 881, Page 852, 449.68 feet to the Point of Beginning.

TOGETHER WITH a road and utility easement as described in Book 881, Page 861, and Book 952, Page 354.

SUBJECT TO road and utility easements as described in Book 881, Page 860, and Instrument No. 86-8657, Deed Records of Douglas County, Oregon.

SUBJECT TO a natural gas pipeline easement 60 feet in width, 30 feet each side of the existing El Paso Gas line as granted by Peter J. & Wilma A. Pon in Vol. 326, Page 536, Deed Records of Douglas County, Oregon.

NARRATIVE

PURPOSE

To divide the parent parcel which is described in Book 881, Page 852, Deed Records of Douglas County, Oregon, into three parcels and create access to each.

PROCEDURE

I found the monuments as shown on the annexed map. I accepted the east line of M28-8 as the west line of the parent parcel shown on M24-17. I established the north line of the parent parcel, (center-line of Cherokee Avenue) from the found 1/2" iron bolt, parallel to the south line of Cherokee Avenue. I accepted the positions of the 1/2" bolts per M24-17 and the 5/8" iron rod per M65-38 along the "V" in the north line of the parent parcel. I established the north-east line by running record bearing from the found 5/8" iron rod per M65-38 to the river. I used the north line of "THE CLUB" subdivision for the center of the river as calculated from the two monuments that I found. The description in the Deed (Book 881, Page 852, Deed Records of Douglas County, Oregon) only calls to the low water line.

EQUIPMENT USED

Instruments used in the course of this survey include Lietz TM-20C, and Lietz TM-6 Theodolites. Electronic distance meters used were a Topcon DM-C2 and the Lietz Red-1.

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:

AUG 12 1986

DOUGLAS COUNTY CLERK

BY Margaret Deal
DEPUTY
No. _____ FEE 12.00

DOUGLAS COUNTY OFFICIAL RECORDS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David J. Stringer
OREGON
JULY 17, 1981
DAVID J. STRINGER
#1956

BR 9-18-99B