

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

MAP FILE M102-78

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Romano E. Ware*

OREGON  
JULY 12, 1900  
ROMANO E. WARE  
005

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Donald A. Bentz*

OREGON  
JULY 12, 1900  
DONALD A. BENTZ  
839

FILED *RF*

JUN 25 1986 TF

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE. TF

DESCRIPTIONS:

Parcel 1:

A parcel of land being a portion of that property described in Instrument No. 80-03749 as recorded in the Deed Records of Douglas County, Oregon and lying in Section 20, Township 26 South, Range 3 West, Willamette Meridian, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod set in the north-south centerline of the above said Section 20 from which point the Center 1/4 Corner of said Section 20 bears S0°12'04"W 874.73 feet; thence along said north-south centerline N0°12'04"E 348.00 feet to the northwest corner of the above said property described in Instrument No. 80-03749; thence along the northerly line of said property described in said Instrument No. 80-03749 S88°33'16"E 489.50 feet to a 1" iron pipe and N52°32'51"E 30.00 feet to a 5/8" iron rod; thence leaving said northerly line S23°15'E 96.53 feet to a 5/8" iron rod; thence along the arc of a 250.00 foot radius curve to the left (the long chord of which bears S37°29'E 122.93 feet) 124.21 feet to a 5/8" iron rod; thence S51°43'E 48.07 feet to a 5/8" iron rod; thence along the arc of a 150.00 foot radius curve to the right (the long chord of which bears S30°55'E 106.53 feet) 108.91 feet to a 5/8" iron rod; thence S10°07'E 55.65 feet to a 5/8" iron rod; thence N89°20'56"W 729.56 feet to the point of beginning and containing 5.00 acres of land, more or less.

Parcel 2:

A parcel of land being a portion of that property described in Instrument No. 80-03749 as recorded in the Deed Records of Douglas County, Oregon and lying in Section 20, Township 26 South, Range 3 West, Willamette Meridian, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod at the Center 1/4 Corner of the above said Section 20; thence along the north-south centerline of said Section 20 N0°12'04"E 874.73 feet to a 5/8" iron rod; thence leaving said north-south centerline S89°20'56"E 729.56 feet to a 5/8" iron rod; thence along the arc of a 175.00 foot radius curve to the right (the long chord of which bears S7°25'W 105.44 feet) 107.11 feet to a 5/8" iron rod; thence S24°57'W 194.58 feet to a 5/8" iron rod; thence along the arc of a 100.00 foot radius curve to the left (the long chord of which bears S39°43'E 180.76 feet) 225.73 feet to a 5/8" iron rod; thence along the arc of a 37.50 foot radius curve to the right (the long chord of which bears S35°34'E 69.93 feet) 90.08 feet to a 5/8" iron rod; thence S33°15'W 22.81 feet to a 5/8" iron rod; thence along the arc of a 100.00 foot radius curve to the right (the long chord of which bears S63°05'W 99.49 feet) 104.14 feet to a 5/8" iron rod; thence N87°05'W 95.00 feet to a 5/8" iron rod; thence South 336.92 feet to a 5/8" iron rod set in the east-west centerline of the above said Section 20; thence along said east-west centerline N89°21'35"W 597.04 feet to the point of beginning and containing 13.25 acres of land, more or less.

Parcel 3:

A parcel of land being a portion of that property described in Instrument No. 80-03749 as recorded in the Deed Records of Douglas County, Oregon and lying in Section 20, Township 26 South, Range 3 West, Willamette Meridian, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod at the Southeast Corner of the above said property described in Instrument No. 80-03749, said point also being on the east-west centerline of the above said Section 20, from which point the Center 1/4 Corner of said Section 20 bears N89°21'35"W 1127.23 feet; thence along said east-west centerline N89°21'35"W 530.19 feet to a 5/8" iron rod; thence leaving said east-west centerline North 336.92 feet to a 5/8" iron rod; thence S87°05'E 95.00 feet to a 5/8" iron rod; thence along the arc of a 100.00 foot radius curve to the left (the long chord of which bears N63°05'E 99.49 feet) 104.14 feet to a 5/8" iron rod; thence N33°15'E 22.81 feet to a 5/8" iron rod; thence along the arc of a 37.50 foot radius curve to the left (the long chord of which bears N35°34'W 69.93 feet) 90.08 feet to a 5/8" iron rod; thence along the arc of a 100.00 foot radius curve to the right (the long chord of which bears N39°43'W 180.76 feet) 225.73 feet to a 5/8" iron rod; thence N24°57'E 194.58 feet to a 5/8" iron rod; thence along the arc of a 175.00 foot radius curve to the left (the long chord of which bears N7°25'E 105.44 feet) 107.11 feet to a 5/8" iron rod; thence N10°07'W 55.65 feet to a 5/8" iron rod; thence along the arc of a 150.00 foot radius curve to the left (the long chord of which bears N30°55'W 106.53 feet) 108.91 feet to a 5/8" iron rod; thence N51°43'W 48.07 feet to a 5/8" iron rod; thence along the arc of a 250.00 foot radius curve to the right (the long chord of which bears N37°29'W 122.93 feet) 124.21 feet to a 5/8" iron rod; thence N23°15'W 96.53 feet to a 5/8" iron rod in the southerly line of Terrace Dr.; thence along said southerly line N52°32'51"E 30.00 feet to a 5/8" iron rod; thence along the easterly line of said Terrace Dr N37°27'09"W 141.41 feet to a 1" iron rod at the southwest corner of that property described in Instrument No. 78-13059 as recorded in the Deed Records of Douglas County, Oregon; thence along the south line of said property described in Instrument No. 78-13059 S88°31'08"E 218.92 feet to a 5/8" iron rod; thence S33°30'E 30.82 feet to a 5/8" iron rod; thence along the easterly line of the above said property described in Instrument No. 80-03749 as follows: S56°55'40"E 931.76 feet to a 5/8" iron rod, S69°24'47"W 299.03 feet to a 5/8" iron rod, S15°57'36"W 342.90 feet to a 5/8" iron rod, and S4°14'25"E 398.17 feet to the point of beginning and containing 15.00 acres of land, more or less.

ROADWAY EASEMENT:

Included with the above described parcels is a 60 foot wide easement the centerline of which is more particularly described as follows:

Beginning at a 5/8" iron rod in the southerly line of Terrace Dr from which the Center 1/4 Corner of the above said Section 20 bears S52°32'51"W 30.00 feet, N88°33'16"W 489.50 feet, and S0°12'04"W 1222.73 feet; thence along said centerline as follows: S23°15'E 96.53 feet, along the arc of a 250.00 foot radius curve to the left (the long chord of which bears S37°29'E 122.93 feet) 124.21 feet, S51°43'E 48.07 feet, along the arc of a 150.00 foot radius curve to the right (the long chord of which bears S30°55'E 106.53 feet) 108.91 feet, S10°07'E 55.65 feet, along the arc of a 175.00 foot radius curve to the right (the long chord of which bears S7°25'W 105.44 feet) 107.11 feet, S24°57'W 194.58 feet, along the arc of a 100.00 foot radius curve to the left (the long chord of which bears S39°43'E 180.76 feet) 225.73 feet, along the arc of a 37.50 foot radius curve to the right (the long chord of which bears S35°34'E 69.93 feet) 90.08 feet, S33°15'W 22.81 feet, along the arc of a 100.00 foot radius curve to the right (the long chord of which bears S63°05'W 99.49 feet) 104.14 feet, and N87°05'W 95.00 feet to a point and there terminating.

NARRATIVE: Survey to partition that property described in Instrument No. 80-03749 as recorded in the Deed Records of Douglas County, Oregon. See M100-7 recorded in the County Surveyors Office for record measurements. Field crew: R. Ware, M. Radcliffe, W. Kimball. Equipment: Wild T-16 mounted with a Nikon ND 160 EDM. Office: R. Ware and D. Bentz.

APPROVALS:

*Keith L. Cubic*  
Douglas County Planning Dept.

6/23/86  
Date

*Francis L. Longenecker*  
Douglas County Surveyor

6-25-86  
Date

BR 9-19 92B