

MAJOR LAND PARTITION

KENNETH A. & FRANCES M. MURPHEY  
NE 1/4 & SE 1/4, SECTION 11  
T 22 S, R 12 W, W. M.

DESCRIPTIONS

Parcel I

Beginning at a point on the Easterly right-of-way line of the Southern Pacific Railroad, said point of beginning being South 80° 55' 44" West, 1998.87 feet from the  $\frac{1}{4}$  corner common to Sections Eleven (11) and Twelve (12), Township Twenty-two (22) South, Range Twelve (12) West of the Willamette Meridian, Douglas County, Oregon; thence South 79° 10' 30" East, 495.69 feet; thence North 1° 43' 15" West, 139.22 feet; thence North 57° 39' 20" West, 15.73 feet; thence North 66° 15' West, 441.83 feet to the Easterly right-of-way line of the Southern Pacific Railroad; thence along the arc of an 859.62 feet radius curve to the left, the long chord of which bears South 15° 37' 18" West, 241.34 feet, 242.14 feet to the point of beginning, and containing 2.07 acres, more or less.

TOGETHER WITH a mutual right-of-way agreement for roadway purposes described as follows: Beginning at a  $\frac{1}{2}$  inch iron pipe driven in the ground on the Easterly right-of-way line of the Southern Pacific Railroad, said point being 75.00 feet Easterly when measured at right angles to the center line, said point also being South 80° 55' 44" West, 1998.87 feet from the quarter corner common to Sections 11 and 12, Township 22 South, Range 12 West of the Willamette Meridian, Douglas County, Oregon; thence South 79° 10' 30" East, 523.69 feet to THE TRUE POINT OF BEGINNING of the following described center line; thence South 10° 43' 30" West, 125.34 feet; thence South 1° 52' East, 100.00 feet; thence South 13° 03' West, 133.42 feet to the Northerly right-of-way line of the Schofield County Road, said point being 30.00 feet Northerly when measured at right angles to the center line of the existing road bed.

ALSO, an extension of the above described mutual right-of-way agreement recorded in Volume 492, Page 750 of the Deed Records of Douglas County, Oregon, No. 72-6336. Together with a water line easement recorded in Volume 1045, Page 50 of the Deed Records of Douglas County, Oregon, No. 88-18738.

Parcel II

Beginning at a point on the Easterly right-of-way line of the Southern Pacific Railroad, said point being South 80° 55' 44" West, 1998.87 feet from the  $\frac{1}{4}$  corner common to Sections 11 and 12, Township 22 South, Range 12 West of the Willamette Meridian, Douglas County, Oregon; thence North 15° 37' 18" East, 241.34 feet to a point on said Easterly right-of-way, and THE TRUE POINT OF BEGINNING of the following described parcel: thence South 66° 15' East, 441.83 feet; thence North 26° 33' East, 320.00 feet; thence South 54° 11' 30" East, 40.00 feet; thence North 18° 25' 30" West, 55.86 feet; thence North 38° 32' 30" West, 112.08 feet; thence North 50° 34' 30" West, 149.84 feet; thence North 64° 00' West, 89.76 feet to the Southeasterly right-of-way line of the Southern Pacific Railroad; thence along the arc of an 859.62 feet radius curve to the left, the long chord of which bears South 39° 25' 09" West, 466.10 feet,

Parcel II Continued

472.01 feet to the true point of beginning, and containing 4.01 acres, more or less.

TOGETHER WITH a roadway easement to run with the above described property recorded in Volume 335, Page 631 of the Deed Records of Douglas County, Oregon, Recorder's No. 340466.

SUBJECT TO a non-exclusive easement for ingress and egress, said easement to be 25 feet in width, 12.5 feet on each side of the following described center line: Beginning at a point which bears North 88° 55' 20" West, 1361.70 feet and South 26° 33' West, 15.20 feet from the  $\frac{1}{4}$  corner common to Sections 11 and 12, Township 22 South, Range 12 West of the Willamette Meridian, Douglas County, Oregon; thence North 31° 56' West, 118.7 feet; thence North 47° 16' West, 89.3 feet; thence North 57° 12' West, 163.3 feet to the Southeasterly right-of-way line of the Southern Pacific Railroad.

STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS.  
I, GAY FIELDS, COUNTY CLERK AND RECORDER  
OF CONVEYANCES, DO HEREBY CERTIFY THAT  
THIS INSTRUMENT WAS RECORDED

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY \_\_\_\_\_  
DEPUTY

FEE \_\_\_\_\_

FILED

JAN 9 1989

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Richard J. Hintz  
OREGON  
MAY 18, 1988  
RICHARD J. HINTZ  
487

MAP FILE M107-288