

M107-41c

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

FILED
JAN 31 1988
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

PARCEL #3A

A PARCEL LYING IN SECTIONS 28 AND 29, TOWNSHIP 26 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A 5/8" IRON ROD WITH PLASTIC CAP AT THE NORTHWEST CORNER OF THAT PARCEL DESIGNATED AS PARCEL #3 IN MLP M100-20, SAID POINT BEARS NORTH 62° 59' 57" WEST 143.86 FEET FROM THE QUARTER SECTION CORNER COMMON TO SECTIONS 28 AND 29 OF SAID TOWNSHIP AND RANGE; THENCE EAST ALONG THE NORTH LINE OF SAID PARCEL #3 520.00 FEET TO A 5/8" IRON ROD WITH CAP; THENCE SOUTH ALONG THE EAST LINE OF SAID PARCEL #3 530.67 FEET TO A 5/8" IRON ROD WITH CAP; THENCE LEAVING SAID EAST LINE SOUTH 69° 26' 45" WEST 127.14 FEET TO A 5/8" IRON ROD WITH CAP; THENCE NORTH 86° 16' 00" WEST 175.00 FEET TO A 5/8" IRON ROD WITH CAP; THENCE NORTH 21° 52' 05" WEST 607.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.26 ACRES MORE OR LESS.

SUBJECT TO: A 50.00 FOOT WIDE NONEXCLUSIVE ACCESS EASEMENT 25.00 FEET EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT ON THE NORTH LINE OF THE ABOVE DESCRIBED PARCEL SAID POINT BEARS EAST 253.48 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE ON THE ARC OF A 65.00 FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS SOUTH 32° 00' 00" WEST 9.10 FEET) 9.11 FEET; THENCE SOUTH 02° 00' 00" WEST 69.58 FEET; THENCE SOUTH 2° 00' 00" EAST 84.86 FEET; THENCE SOUTH 38° 00' 00" WEST 134.94 FEET; THENCE ON THE ARC OF A 325.00 FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS SOUTH 25° 32' 57" WEST 73.60 FEET) 73.76 FEET TO A POINT ON THE SOUTH LINE OF THE ABOVE DESCRIBED PARCEL AND THERE TERMINATING.

ALSO SUBJECT TO: A 10.00 FOOT EASEMENT FOR UTILITIES 5.00 FEET EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT ON THE NORTH LINE OF THE ABOVE DESCRIBED PARCEL SAID POINT BEARS EAST 94.71 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE SOUTH 12° 28' 58" EAST 56.27 FEET; THENCE SOUTH 53° 41' 58" EAST 59.93 FEET; THENCE SOUTH 85° 13' 43" EAST 76.65 FEET TO A POINT THAT BEARS SOUTH 67° 18' 53" EAST 250.97 FEET FROM THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL.

ALSO SUBJECT TO: A 20.00 FOOT EASEMENT FOR BURIED AND AERIAL UTILITIES 10.00 FEET EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT ON THE WESTERLY LINE OF THE ABOVE DESCRIBED PARCEL SAID POINT BEARS SOUTH 21° 52' 05" EAST 278.99 FEET FROM THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE SOUTH 43° 08' 53" EAST 242.98 FEET; THENCE SOUTH 02° 57' 46" WEST 130.32 FEET TO A POINT ON THE SOUTH LINE OF THE ABOVE DESCRIBED PARCEL SAID POINT BEING SOUTH 82° 05' 24" WEST 259.12 FEET FROM THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL AND THERE TERMINATING.

TOGETHER WITH: A 50.00 FOOT WIDE NONEXCLUSIVE ACCESS EASEMENT 25.00 FEET EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT ON THE SOUTH LINE OF THE ABOVE DESCRIBED PARCEL, SAID POINT BEING SOUTH 21° 52' 05" EAST 360.76 FEET FROM THE NORTHWEST CORNER OF SAID PARCEL; THENCE ON THE ARC OF A 325.00 FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS SOUTH 15° 29' 52" WEST 40.23 FEET) 40.26 FEET; THENCE SOUTH 2° 00' 00" WEST 147.00 FEET; THENCE SOUTH 13° 00' 00" WEST 104.77 FEET TO THE END OF SAID 50.00 FOOT WIDE EASEMENT SAID POINT ALSO BEING THE BEGINNING OF A 25.00 FOOT WIDE NONEXCLUSIVE ACCESS EASEMENT 12.50 FEET EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: SOUTH 2° 01' 00" EAST 43.46 FEET; THENCE ON THE ARC OF A 40.00 FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS SOUTH 61° 29' 05" EAST 60.43 FEET) 68.48 FEET; THENCE NORTH 36° 36' 10" EAST 57.70 FEET; THENCE ON THE ARC OF A 74.30 FOOT RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS NORTH 55° 24' 10" EAST 69.42 FEET) 70.80 FEET TO A POINT ON THE SOUTH LINE OF THE ABOVE DESCRIBED PARCEL AND THERE TERMINATING.

ALSO TOGETHER WITH: AN EASEMENT FOR DRAINFIELD: BEGINNING AT A 5/8" IRON ROD WITH CAP AT THE SOUTHEAST CORNER OF ABOVE DESCRIBED PARCEL; THENCE SOUTH 58° 40' 38" WEST 121.39 FEET; THENCE SOUTH 82° 20' 46" WEST 54.54 FEET; THENCE NORTH 28.26 FEET TO A POINT ON THE SOUTH LINE OF ABOVE DESCRIBED PARCEL; THENCE ALONG SAID SOUTH LINE SOUTH 86° 16' 00" EAST 38.79 FEET TO A 5/8" IRON ROD WITH CAP; THENCE NORTH 69° 26' 45" EAST 127.14 FEET TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH: A 20.00 FOOT EASEMENT FOR BURIED AND AERIAL UTILITIES 10.00 FEET EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT WHICH BEARS SOUTH 148.05 FEET FROM THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE SOUTH 43° 08' 53" EAST 151.95 FEET TO A POINT ON THE WEST LINE OF THE ABOVE DESCRIBED PARCEL, SAID POINT BEING SOUTH 21° 52' 05" EAST 278.99 FEET FROM SAID NORTHWEST CORNER.

ALSO TOGETHER WITH: A NONEXCLUSIVE ACCESS EASEMENT FROM GARDEN VALLEY ROAD AS DEFINED AND LOCATED IN MLP M100-20A,B,C.

NOTE: AS REFERENCED HEREON THE COUNTY SURVEYOR MAP FILE NO. M100-20 REPRESENTS THE LOCATION OF THE ORIGINAL MAP OF THE LAND PARTITION. THE SAME SURVEY IS RECORDED AT THE DOUGLAS COUNTY CLERKS OFFICE AS INSTRUMENT NO. 86-910.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Wallace Willrett
OR SWORN
JULY 17, 1988
WALLACE WILLRETT
2223

Pl. 10-89-111-C