

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

7/8
COUNTY CLERK
DOUGLAS COUNTY, OREGON

PARCEL #1

A parcel of land being a portion of that property described in Instrument #88-10587 as recorded in the Deed Records of Douglas County, Oregon and lying in Section 34, Township 30 South, Range 3 West, Willamette Meridian, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod, 40.00 feet opposite and northerly of centerline station 868 + 34.0 P.C. on the Tiller Trail Highway from which point the Northwest Corner of the above said Section 34 bears North 63° 41' 30" West 1328.62 feet; thence parallel to the centerline of the said Tiller Trail Highway North 66° 56' 12" West 420.79 feet to a 5/8" iron rod on the westerly bank of St. Johns Creek; thence along said westerly bank as follows: North 74° 00' East 28.54 feet to a 5/8" iron rod, South 72° 52' 30" East 87.42 feet to a 5/8" iron rod, North 73° 28' East 83.53 feet to a 5/8" iron rod, and North 53° 32' 50" East 164.53 feet to a 5/8" iron rod, and North 23° 30' East 115.70 feet to a 5/8" iron rod; thence leaving said West Bank South 74° 00' East 80.25 feet to a 5/8" iron rod; thence South 30° 35' East 235.50 feet to a 5/8" iron rod; thence South 42° 57' West 141.22 feet to a 5/8" iron rod; thence South 60° 50' 30" West 95.19 feet to the point of beginning and containing 2.05 acres of land, more or less.

The above described parcel is subject to a 25.00 foot wide roadway easement, parallel to and adjacent with the southeasterly line of said parcel, from the northerly right-of-line of the Tiller Trail Highway to the northeasterly line of said parcel.

PARCEL #2

A parcel of land being a portion of that property described in Instrument #88-10587 as recorded in the Deed Records of Douglas County, Oregon and lying in Section 34, Township 30 South, Range 3 West, Willamette Meridian, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod from which point the Northwest Corner of the above said Section 34 bears North 72° 14' West 1438.99 feet; thence North 30° 35' West 235.50 feet to a 5/8" iron rod; thence North 74° 00' West 80.25 feet to a 5/8" iron rod on the West Bank of St. Johns Creek; thence along said West Bank North 35° 29' 40" East 182.42 feet to a 5/8" iron rod and North 57° 19' East 81.63 feet to a 5/8" iron rod in the North Line of said Section 34; thence along said North Line South 89° 04' 50" East 451.53 feet to a 5/8" iron rod; thence leaving said North Line South 55° 40' West 180.65 feet to a 5/8" iron rod; thence South 44° 42' West 144.10 feet to a 5/8" iron rod; thence South 37° 54' West 108.75 feet to a 5/8" iron rod; thence South 42° 57' West 164.08 feet to the point of beginning and containing 2.75 acres or land, more or less.

The above described parcel is subject to a 25.00 foot wide roadway easement, parallel to and adjacent with the southeasterly line of said parcel.

Included with the above described parcel is a 25.00 foot wide roadway easement from the southerly line of said parcel to the northerly right-of-way line of the Tiller Trail Highway, the southeasterly line of said easement being more particularly described as follows: Beginning at a 5/8" iron rod from which point the Northwest Corner of the above said Section 34 bears North 72° 14' West 1438.99 feet; thence South 42° 57' West 141.22 feet to a 5/8" iron rod; thence South 60° 50' 30" West 95.19 feet to a 5/8" iron rod in the above said northerly right-of-way line and there terminating.

APPROVALS:

Keith L. Cubic
DC PLANNING

4/21/89
DATE

Janey L. Mason DEPUTY
DC SURVEYOR

4-27-89
DATE

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

1989 APR 27 AM 11:50

GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Carroll Enger
DEPUTY
FEE PP

89-05399

Pl. 10-19-123B