

COUNTY SURVEYORS FILE DATA  
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COUNTY CLERK  
DOUGLAS COUNTY, ORE.

A MINOR LAND PARTITION FOR DUANE BROWN  
IN THE NE 1/4 SECTION 20, T26S, R6W, W.M., DOUG. CO., ORE.



LEGAL DESCRIPTION:

PARCEL #1

A PARCEL LYING IN SECTION 20, TOWNSHIP 26 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, AND BEING DESCRIBED AS:  
BEGINNING AT A 5/8" IRON ROD ON THE NORTH LINE OF THE J.O. RAYNOR D.L.C. #61 SAID POINT BEARS SOUTH 89°59'15" EAST 2005.15 FEET FROM A BRASS CAP AT THE MOST SOUTHERLY NORTHWEST CORNER OF SAID D.L.C. #61, TOWNSHIP 26 SOUTH, RANGE 6 WEST; THENCE SOUTH 89°59'15" EAST ALONG SAID NORTH LINE 840.72 FEET TO A 5/8" IRON ROD ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF UPPER CLEVELAND RAPIDS ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES: ALONG THE ARC OF A 160.99 FOOT RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS SOUTH 60°40'11" WEST 18.56 FEET) 18.57 FEET TO A 1/2" IRON ROD, ALONG THE ARC OF A 160.99 FOOT RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS SOUTH 70°52'53" WEST 38.75 FEET) 38.85 FEET TO A 5/8" IRON ROD, SOUTH 77°47'43" WEST 222.66 FEET TO A 5/8" IRON ROD, ALONG THE ARC OF A 602.96 FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS SOUTH 74°30'11" WEST 69.27 FEET) 69.31 FEET TO A 5/8" IRON ROD, SOUTH 71°12'35" WEST 173.40 FEET TO A 5/8" IRON ROD, AND ALONG THE ARC OF A 5759.58 FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS SOUTH 69°24'13" WEST 363.10 FEET) 363.16 FEET TO A POINT ON THE WEST LINE OF THAT PROPERTY DESCRIBED IN INSTRUMENT #75-8261, DEED RECORDS, DOUGLAS COUNTY, OREGON; THENCE NORTH 0°06'20" EAST ALONG SAID WEST LINE 291.13 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.4 ACRES MORE OR LESS.  
SUBJECT TO: EASEMENTS & RESTRICTIONS OF RECORD.

PARCEL #2

A PARCEL LYING IN SECTION 20, TOWNSHIP 26 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, AND BEING DESCRIBED AS:  
BEGINNING AT A 5/8" IRON ROD ON THE WESTERLY LINE OF THAT PROPERTY DESCRIBED IN INSTRUMENT #75-8261, DEED RECORDS, DOUGLAS COUNTY, OREGON, SAID POINT BEARS SOUTH 89°59'15" EAST 2005.15 FEET AND SOUTH 0°06'20" WEST 522.26 FEET FROM A BRASS CAP AT THE MOST SOUTHERLY NORTHWEST CORNER OF THE J.O. RAYNOR D.L.C. #61, TOWNSHIP 26 SOUTH, RANGE 6 WEST; THENCE NORTH 0°06'20" EAST ALONG SAID WESTERLY LINE 186.12 FEET TO A 5/8" IRON ROD ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF UPPER CLEVELAND RAPIDS ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES: ALONG THE ARC OF A 5699.58 FT RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS NORTH 69°16'42" EAST 384.19 FEET) 384.26 FEET TO A 5/8" IRON ROD, NORTH 71°12'35" EAST 173.40 FEET TO A 5/8" IRON ROD, ALONG THE ARC OF A 542.96 FT. RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS NORTH 74°30'11" EAST 62.38 FEET) 62.41 FEET TO A 5/8" IRON ROD, NORTH 77°47'44" EAST 70.79 FEET TO A 5/8" IRON ROD, NORTH 83°30'18" EAST 50.25 FEET TO A 5/8" IRON ROD, NORTH 72°05'06" EAST 50.25 FEET TO A 5/8" IRON ROD, AND NORTH 77°47'44" EAST 51.83 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 56°21'05" WEST 685.30 FEET TO A 5/8" IRON ROD; THENCE SOUTH 75° WEST 239.25 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.59 ACRES MORE OR LESS.  
SUBJECT TO: AN ACCESS & UTILITY EASEMENT BEING 60 FEET IN WIDTH, 30 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF UPPER CLEVELAND RAPIDS ROAD, SAID POINT BEARS SOUTH 89°59'15" EAST 2005.15 FEET, SOUTH 0°06'20" WEST 396.14 FEET, AND NORTH 67°30'38" EAST 92.49 FEET FROM A BRASS CAP AT THE MOST SOUTHERLY NORTHWEST CORNER OF THE J.O. RAYNOR D.L.C. #61, TOWNSHIP 26 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN; THENCE SOUTH 0°06'20" WEST 39.17 FEET TO A POINT; THENCE ALONG THE ARC OF AN 80.72 FT. RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS SOUTH 14°56'52" EAST 41.93 FEET) 42.41 FEET TO A POINT; THENCE SOUTH 30° EAST 227.21 FEET AND THERE TERMINATING.

ALSO SUBJECT TO: EASEMENTS & RESTRICTIONS OF RECORD.

REMAINING PARCEL

ALL THAT PROPERTY DESCRIBED IN INSTRUMENT #75-8261 & 75-8260, DEED RECORDS, DOUGLAS COUNTY, OREGON.

EXCEPTING THEREFROM: PARCELS 1 AND 2 DESCRIBED HEREON.

SUBJECT TO: EASEMENTS & RESTRICTIONS OF RECORD.

TOGETHER WITH: AN ACCESS AND UTILITY EASEMENT BEING 60 FEET IN WIDTH, 30 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

96-10-8-142c