

COUNTY SURVEYORS FILE DATA
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COUNTY SURVEYOR
DOUGLAS COUNTY, ORE

LEGAL DESCRIPTIONS

PARCEL #1

A parcel lying in Section 15, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, and being described as:

Beginning at a 5/8" iron rod on the southerly line of a proposed 60 ft. roadway, said point bears South 9° 21' 58" East 1891.51 feet, South 57° 29' 43" West 168.01 feet, South 54° 12' 27" West 104.17 feet, and South 62° 22' 07" East 168.00 feet from the one-quarter Section corner common to Sections 10 and 15, said Township and Range; thence along said southerly line the following: South 62° 22' 07" East 38.03 feet to a 5/8" iron rod, and along the arc of a 530.00 ft. radius curve to the left (the chord of which bears South 63° 03' 13" East 12.64 feet) 12.64 feet to a 5/8" iron rod; thence leaving said southerly line South 1° 21' 37" West 74.39 feet to a 5/8" iron rod; thence South 43° 52' 03" West 212.32 feet to a 5/8" iron rod; thence North 62° 21' 48" West 159.50 feet to a 5/8" iron rod; thence North 54° 12' 27" East 302.34 feet to the place of beginning and containing .77 acres, more or less.

TOGETHER WITH: An access and utility easement, 30 feet in width, including the rights of ingress and egress, and being more particularly described as follows:

Beginning at a 5/8" iron rod on the southeasterly right-of-way line of Grange Road (Co. Rd. #349), said point bears South 9° 21' 58" East 1891.51 feet, South 57° 29' 43" West 168.01 feet, and South 54° 12' 27" West 104.17 feet from the one-quarter Section corner common to Sections 10 and 15, Township 28 South, Range 6 West, Willamette Meridian; thence North 54° 12' 27" East along said right-of-way line 33.54 feet; thence South 62° 22' 07" East along the centerline of a proposed 60 ft. roadway 188.93 feet; thence South 1° 21' 37" West 33.29 feet to a 5/8" iron rod on the southerly line of said proposed roadway; thence along said southerly line the following: along the arc of a 530.00 ft. radius curve to the right (the chord of which bears North 63° 03' 13" West 12.64 feet) 12.64 feet to a 5/8" iron rod, and North 62° 22' 07" West 206.03 feet to the place of beginning.

ALSO TOGETHER WITH: A utility easement lying in Section 15, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, and described as:

Beginning at a 5/8" iron rod on the southeasterly right-of-way line of Grange Road (Co. Rd. #349) said point bears South 9° 21' 58" East 1891.51 feet, South 57° 29' 43" West 168.01 feet, and South 54° 12' 27" West 406.50 feet from the quarter Section corner common to Sections 10 and 15, said Township and Range; thence North 54° 12' 27" East along said right-of-way line 5.59 feet; thence leaving said right-of-way line South 62° 21' 48" East 168.00 feet; thence South 54° 12' 27" West 5.59 feet to a 5/8" iron rod; thence South 62° 21' 48" East 128.63 feet to a 5/8" iron rod on the easterly line of that property described in Instrument #87-15313, Deed Records, Douglas County, Oregon; thence South 41° 50' 36" West along said easterly line 5.16 feet; thence leaving said easterly line North 62° 21' 48" West 297.86 feet to the aforementioned southeasterly right-of-way line; thence North 54° 12' 27" East along said right-of-way line 5.59 feet to the place of beginning.

SUBJECT TO: A utility easement lying in Section 15, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, and described as:

Beginning at a 5/8" iron rod which bears South 9° 21' 58" East 1891.51 feet, South 57° 29' 43" West 168.01 feet, South 54° 12' 27" West 406.50 feet, and South 62° 21' 48" East 168.00 feet from the one-quarter Section corner common to Sections 10 and 15, said Township and Range; thence North 54° 12' 27" East 5.59 feet; thence South 62° 21' 48" East 105.50 feet; thence North 27° 38' 12" East 5.00 feet; thence South 62° 21' 48" East 15.00 feet; thence South 27° 38' 12" West 5.00 feet; thence South 62° 21' 48" East 37.95 feet; thence South 43° 52' 03" West 5.21 feet to a 5/8" iron rod; thence North 62° 21' 48" West 159.50 feet to the place of beginning.

ALSO SUBJECT TO: Easements and restrictions of record.

NOTE: Parcel 1 is together with the above 30 foot access and utility easement until such time as the easement, a portion of a proposed 60 foot roadway, is dedicated as a public road at which time the easement is null and void.

PARCEL #2

A parcel lying in Section 15, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, and being described as:

Beginning at a 5/8" iron rod on the southerly line of a proposed 60 ft. roadway, said point bears South 9° 21' 58" East 1891.51 feet, South 57° 29' 43" West 168.01 feet, South 54° 12' 27" West 104.17 feet, South 62° 22' 07" East 206.03 feet, and South 63° 03' 13" East 12.64 feet from the one-quarter Section corner common to Sections 10 and 15, said Township and Range; thence following said southerly line along the arc of a 530.00 ft. radius curve to the left (the chord of which bears South 66° 38' 13" East 53.67 feet) 53.69 feet to a 5/8" iron rod; thence leaving said southerly line South 1° 21' 37" West 521.34 feet to a 5/8" iron rod on the East-West centerline of said Section 15; thence North 88° 38' 23" West along said East-West centerline 271.21 feet to a 5/8" iron rod on the easterly line of that property described in Instrument #87-15313, Deed Records, Douglas County, Oregon; thence along said easterly line the following courses: North 12° 55' 34" East 1.44 feet to a point from which the top of a bent 3/4" iron pipe bears North 86° East .85 feet, North 6° 21' 37" West 63.06 feet to a 5/8" iron rod, North 6° 21' 37" West 91.75 feet to a 5/8" iron rod, North 3° 03' 36" East 50.00 feet to a 5/8" iron rod, North 21° 26' 45" East 50.00 feet to a 5/8" bolt, North 33° 23' 17" East 49.98 feet to a 5/8" bolt, and North 41° 50' 36" East 39.53 feet to a 5/8" iron rod; thence leaving said easterly line South 62° 21' 48" East 30.87 feet to a 5/8" iron rod; thence North 43° 52' 03" East 212.32 feet to a 5/8" iron rod; thence North 1° 21' 37" East 74.39 feet to the place of beginning, and containing 2.50 acres, more or less.

TOGETHER WITH: An access and utility easement, 30 ft. in width, including the rights of ingress and egress, and being more particularly described as follows:

Beginning at a 5/8" iron rod on the southeasterly right-of-way line of Grange Road (Co. Rd. #349), said point bears South 9° 21' 58" East 1891.51 feet, South 57° 29' 43" West 168.01 feet, and South 54° 12' 27" West 104.17 feet from the one-quarter Section corner common to Sections 10 and 15, Township 28 South, Range 6 West, Willamette Meridian; thence North 54° 12' 27" East along said right-of-way line 33.54 feet; thence leaving said southeasterly line and continuing along the centerline of a proposed 60 ft. roadway the following: South 62° 22' 07" East 191.03 feet, and along the arc of a 500.00 ft. radius curve to the left (the chord of which bears South 65° 21' 22" East 52.12 feet) 52.14 feet; thence South 1° 21' 37" West 31.86 feet to a 5/8" iron rod on the southerly line of said proposed roadway; thence along said southerly line the following: along the arc of a 530.00 ft. radius curve to the right (the chord of which bears North 66° 38' 13" West 53.67 feet) 53.69 feet to a 5/8" iron rod, along the arc of a 530.00 ft. radius curve to the right (the chord of which bears North 63° 03' 13" West 12.64 feet) 12.64 feet to a 5/8" iron rod, and North 62° 22' 07" West 206.03 feet to the place of beginning.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
GREGORY D. LANG
OREGON
JULY 18, 1987
2295

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