

265-801W
COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

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 SEP -6 PM 3:45

GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY Heather Kyle
DEPUTY

FILE

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE



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 one-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.

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 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.

SUBJECT TO: Easements and restrictions of record.

NOTE: Parcel 2 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.

REMAINING PARCEL

All that parcel described as Parcel 3 in Book 10, Page 126B, Minor Land Partition Records of the Douglas County Clerk, Douglas County, Oregon.

EXCEPTING THEREFROM: Parcels 1 and 2 as described above.

ALSO EXCEPTING THEREFROM: Parcels 1 and 2 as described in said Book 10, Page 126B.

SUBJECT TO: 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.

ALSO SUBJECT TO: An access and utility easement, 30 feet in width, including the rights of ingress and egress, and being described as follows:

Beginning at a point 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 70.63 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 to a 5/8" iron rod; thence leaving said southeasterly line and continuing along the northerly line of a proposed 60 ft. roadway the following: South 62° 22' 07" East 176.02 feet to a 5/8" iron rod, and along the arc of a 470.00 ft. radius curve to the left (the chord of which bears South 65° 21' 24" East 49.02 feet) 49.02 feet; thence leaving said northerly line South 21° 39' 22" West 30.00 feet to the centerline of said proposed roadway; thence along said centerline the following: along the arc of a 500.00 ft. radius curve to the right (the chord of which bears North 65° 21' 22" West 52.12 feet) 52.14 feet, and North 62° 22' 07" West 191.03 feet to the place of beginning.

ALSO SUBJECT TO: Easements and restrictions of record.

ALSO SUBJECT TO: Easements for Green Sanitary District, said easements being identical to those described above as 30 ft. access and utility easements.

NOTE: Remaining parcel is subject to the above 30 foot access and utility easements 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.

ROADWAY TO BE DEDICATED

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 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 67.08 feet to a 5/8" iron rod; thence along the northerly line of a proposed 60.00 ft. roadway the following courses: South 62° 22' 07" East 176.02 feet to a 5/8" iron rod, along the arc of a 470.00 ft. radius curve to the left (the chord of which bears South 74° 06' 39" East 191.29 feet) 192.64 feet to a 5/8" iron rod, South 85° 51' 08" East 296.00 feet to a 5/8" iron rod, and along the arc of a 720.00 ft. radius curve to the left (the chord of which bears South 87° 41' 13" East 46.08 feet) 46.09 feet to a 5/8" iron rod on the northeasterly line of that property described in Volume 773, Page 478, Deed Records, Douglas County, Oregon; thence South 62° 01' 52" East, along said northeasterly line 115.38 feet to a 5/8" iron rod; thence along the southerly line of a proposed 60.00 ft. roadway the following courses: along the arc of a 780.00 ft. radius curve to the right (the chord of which bears South 88° 32' 38" West 152.34 feet) 152.58 feet to a 5/8" iron rod, North 85° 51' 08" West 296.00 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 74° 06' 38" West 215.71 feet) 217.23 feet to a 5/8" iron rod, and North 62° 22' 07" West 206.03 feet to the place of beginning.

APPROVALS:

Keith L. Cubic
Douglas County Planning Director

9/1/89
Date

Jerry T. Mowen DEPUTY
Douglas County Surveyor

9-5-89
Date

36-10-89-147c