

COUNTY SURVEYORS FILE DATA
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FILED

SEP 15 1989

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

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 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 37.09 feet from the one-quarter Section corner common to Sections 10 and 15, said Township and Range; thence along said southeasterly line the following: North 54° 12' 27" East 37.09 feet to a 5/8" iron rod and North 57° 29' 43" East 64.88 feet to a 5/8" iron rod; thence leaving said line South 62° 22' 07" East 169.23 feet to a 5/8" Iron rod; thence South 56° 54' 01" West 102.53 feet to a 5/8" iron rod on the northerly line of a proposed 60 ft. roadway; thence North 62° 22' 07" West along said northerly line 168.00 feet to the place of beginning and containing .35 acres, more or less.

SUBJECT TO: A 10 ft. sanitary sewer easement in Section 15, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, and described as:

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 5.32 feet from the one-quarter Section corner common to Sections 10 and 15, said Township and Range; thence along said southeasterly line the following: North 54° 12' 27" East 5.32 feet to a 5/8" iron rod, and North 57° 29' 43" East 29.46 feet; thence leaving said southeasterly line South 40° 16' 00" West 60.17 feet to the northerly line of a proposed 60 ft. roadway; thence North 62° 22' 07" West along said northerly line 10.26 feet; thence North 40° 16' 00" East 29.12 feet to the place of beginning.

ALSO SUBJECT TO: Easements and restrictions of record.

PARCEL #3

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 northeasterly line of that property described in Volume 773, Page 478, Deed Records, Douglas County, Oregon, said point bears South 9° 21' 58" East 1891.51 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 northeasterly line the following: South 62° 22' 07" East 21.61 feet to a 3/4" iron pipe, and South 62° 01' 52" East 386.60 feet to a 5/8" iron rod on the northerly line of a proposed 60 ft. roadway; thence along said northerly line the following: along the arc of a 720.00 ft. radius curve to the right (the chord of which bears North 87° 41' 13" West 46.08 feet) 46.09 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 470.00 ft. radius curve to the right (the chord of which bears North 74° 06' 39" West 191.29 feet) 192.64 feet to a 5/8" iron rod, and North 62° 22' 07" West 8.02 feet to a 5/8" iron rod; thence leaving said northerly line North 56° 54' 01" East 205.05 feet to the place of beginning and containing 1.05 acres, more or less.

TOGETHER WITH: 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 49.00 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.

SUBJECT TO: Easements and restrictions of record.

NOTE: Parcel 3 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.

APPROVALS:

Keith L. Cubic
Douglas County Planning Director

9/1/89
Date

Francis L. Ingram
Douglas County Surveyor

9-15-89
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 SEP 19 AM 8:35

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

BY *Carol Engle*
DEPUTY

~~88-5488~~ FEE *PP*

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 16, 1967
GREGORY D. LANG
2285

11-89-13