

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

MAJOR LAND PARTITION IN THE S.W. 1/4 & S.E. 1/4, SECTION 17, T.27S., R.6W.,  
W.M. DOUGLAS COUNTY, OREGON

FILED

NOV 28 1989 TF

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE. TF

LEGAL DISCRIPTION

PARCEL - 1

BEGINNING AT A 5/8" IRON ROD ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD #326 THAT BEARS S 89°56'30"E, 723.29 FT. FROM THE 1/4 CORNER COMMON TO SECTIONS 17 AND 20, T.27 S., R.6 W., W.M. DOUGLAS COUNTY, OREGON, THENCE LEAVING SAID RIGHT-OF-WAY LINE N 89°56'30"W, 22.77 FT. TO A POINT, THENCE N 89°56'30"W, 261.30 FT. TO A 5/8" IRON ROD, THENCE N 0°00'13"E, 336.29 FT. TO A 5/8" IRON ROD, THENCE N 89°14'06"E, 230.51 FT. TO A 5/8" IRON ROD WHICH LIES ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY RD #326, THENCE ALONG SAID RIGHT-OF-WAY S 10°05'11"E, 97.00 FT. TO A 5/8" IRON ROD, THENCE ALONG SAID RIGHT-OF-WAY S 1°00'40"W, 245.73 FT. TO POINT OF BEGINNING, CONTAINING 2.02 ACRES MORE OR LESS. SUBJECT TO EASEMENTS OF RECORD.

PARCEL - 2

BEGINNING AT A 5/8" IRON ROD THAT BEAR S 89°56'30"E, 482.01 FT. FROM THE 1/4 CORNER COMMON TO SECTIONS 17 AND 20, T.27S., R.6 W., W.M. DOUGLAS COUNTY, OREGON, THENCE N 89°56'30"W, 262.94 FT. TO A 5/8" IRON ROD, THENCE NORTH, 332.51 FT. TO A 5/8" IRON ROD, THENCE N 89°14'06"E, 262.98 FT. TO A 5/8" IRON ROD, THENCE S 0°00'13"W, 336.29 FT. TO THE POINT OF BEGINNING, CONTAINING 2.02 ACRES MORE OR LESS. SUBJECT TO EASEMENTS OF RECORD

TOGETHER WITH A 25 FOOT WIDE AND A 20 FOOT WIDE ROAD EASEMENTS THE CENTERLINE OF WHICH BEING DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE CENTERLINE OF A 25 FOOT WIDE ROAD EASEMENT THAT BEARS S 89°56'30"E, 199.07 FT. AND NORTH 12.50 FT., FROM THE 1/4 CORNER COMMON TO SECTIONS 17 AND 20, T.27 S., R.6 W., W.M., THENCE ALONG SAID CENTERLINE N 89°56'30"W, 123.71 FT. TO A POINT ON THE CENTERLINE OF A 20 FOOT WIDE ROAD EASEMENT, THENCE S 2°06'09"E ALONG SAID CENTERLINE OF THE 20 FOOT WIDE ROAD EASEMENT TO A POINT ON TUCSON COURT ROAD.

PARCEL - 3

BEGINNING AT A 5/8" IRON ROD THAT BEARS S 89°56'30"E, 199.07 FT. FROM THE 1/4 CORNER COMMON TO SECTIONS 17 AND 20, T.27S., R.6 W., W.M., DOUGLAS COUNTY, OREGON, THENCE N 89°56'30"W, 430.78 FT. TO A 5/8" IRON ROD, THENCE NORTH, 326.32 FT. TO A 5/8" IRON ROD, THENCE N 89°14'06"E, 430.82 FT. TO A 5/8" IRON ROD, THENCE SOUTH, 332.51 FT. TO THE POINT OF BEGINNING, CONTAINING 3.26 ACRES MORE OR LESS. SUBJECT TO EASEMENTS OF RECORD.

SUBJECT TO AND TOGETHER WITH A 25 FOOT WIDE AND 20 FOOT WIDE ROAD EASEMENT THE CENTERLINE OF WHICH BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF A 25 FOOT WIDE ROAD EASEMENT THAT BEARS S 89°56'30"E, 199.07 FT. AND NORTH 12.50 FT., FROM THE 1/4 CORNER COMMON TO SECTIONS 17 AND 20, T.27S., R.6 W., W.M., THENCE ALONG SAID CENTERLINE N 89°56'30"W, 123.71 FT. TO A POINT ON THE CENTERLINE OF A 20 FOOT WIDE ROAD EASEMENT, THENCE S 2°06'09"E ALONG SAID CENTERLINE OF THE 20 FOOT WIDE ROAD EASEMENT TO A POINT ON TUCSON COURT ROAD.

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

NOV 28 PM 1:37

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

BY Robert T. Dolan  
CLERK

89-20000

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

ROBERT L. DOLAN  
OREGON  
JULY 30, 1976  
1076

MAF FILE M109-143