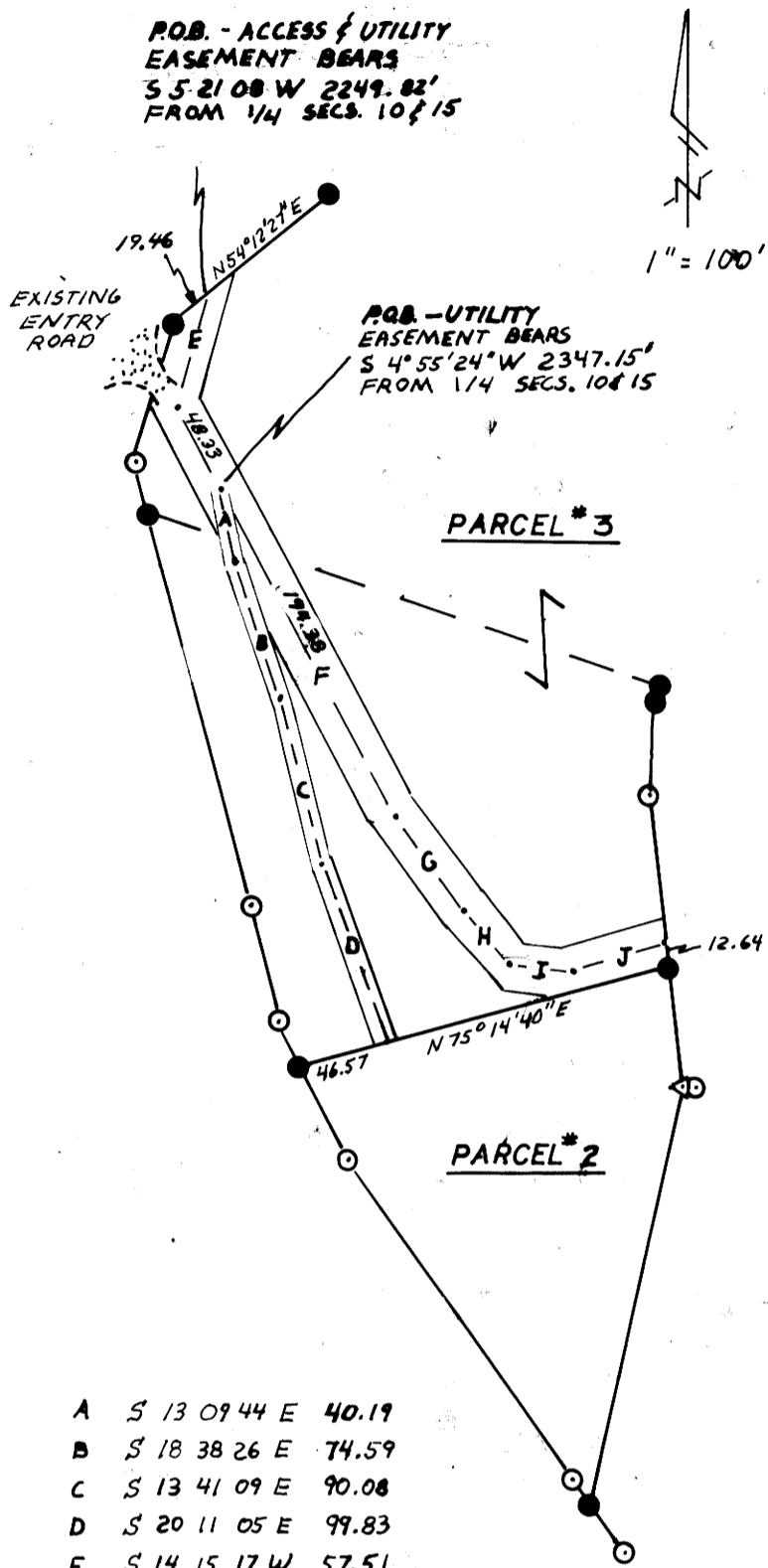


**COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE**

EASEMENT DETAIL

SEP 9 1988

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE



POB - ACCESS & UTILITY
EASEMENT BEARS
S 5° 21' 08" W 2249.82'
FROM 1/4 SECS. 10 & 15

POB - UTILITY
EASEMENT BEARS
S 4° 55' 24" W 2347.15'
FROM 1/4 SECS. 10 & 15

1" = 100'

PARCEL #1

LEGAL DESCRIPTIONS

That property described in INST# 84-13435, Deed Records, Douglas County, Oregon, **EXCEPTING THEREFROM:** Parcels 2 & 3 as described hereon. **SUBJECT TO:** All easements and restrictions of record.

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 which bears South 2° 36' 47" East 2326.65 feet, South 41° 50' 36" West 49.85 feet, South 33° 23' 17" West 49.98 feet, South 21° 26' 45" West 50.00 feet, South 3° 03' 36" West 50.00 feet; and South 6° 21' 37" East 91.75 feet from the Quarter Section corner common to Sections 10 & 15, Township 28 South, Range 6 West, Willamette Meridian; thence South 6° 21' 37" East 63.06 feet to a point from which the top of a bent 3/4" iron pipe bears North 86° East .85 feet; thence South 12° 55' 34" West 222.12 feet to a 5/8" iron rod; thence North 34° 52' 59" West 12.54 feet to a 1" iron pipe; thence North 34° 43' 51" West 205.86 feet to a 1/2" iron pipe; thence North 27° 05' 35" West 55.11 feet to a 5/8" iron rod; thence North 75° 14' 40" East 198.81 feet to the place of beginning and containing .66 acres more or less.

EXCEPTING THEREFROM: Any public roadways.

TOGETHER WITH: An access and utility easement, including the rights of ingress and egress, being 25 feet in width, 12.5 feet each side of the following described centerline:

Beginning at a point on the South line of County Road (Old U.S. Hwy. #99) which bears South 5° 21' 08" West 2249.82 feet from the Quarter Section corner common to Sections 10 and 15, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence along the center of an existing road the following courses: South 14° 15' 17" West 57.51 feet, thence South 27° 51' 07" East 242.71 feet; thence South 36° 34' 54" East 60.33 feet; thence South 38° 35' 18" East 39.13 feet; thence South 85° 05' 22" East 30.97 feet; thence North 75° 14' 42" East 54.34 feet and there terminating.

ALSO TOGETHER WITH: A Utility easement, being 10 feet in width, 5 feet each side of the following described centerline:

Beginning at a point in the middle of an existing roadway which bears South 4° 55' 24" West 2347.15 feet from the Quarter Section corner common to Sections 10 and 15, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence South 13° 09' 44" East 40.19 feet; thence South 18° 38' 26" East 74.59 feet; thence South 13° 41' 09" East 90.08 feet; thence South 20° 11' 05" East 99.83 feet to a point which bears North 75° 14' 40" East 46.57 feet from a 5/8" iron rod and there terminating.

SUBJECT TO: All other 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 which bears South 2° 36' 47" East 2326.65 feet from the Quarter Section corner common to Sections 10 and 15, Township 28 South, Range 6 West, Willamette Meridian; thence South 41° 50' 36" West 49.85 feet to a 5/8" bolt; thence South 33° 23' 17" West 49.98 feet to a 5/8" iron bolt; thence South 21° 26' 45" West 50.00 feet to a 5/8" iron rod; thence South 3° 03' 36" West 50.00 feet to a 5/8" iron rod; thence South 6° 21' 37" East 91.75 feet to a 5/8" iron rod; thence South 75° 14' 40" West 198.81 feet to a 5/8" iron rod; thence North 27° 05' 35" West 26.39 feet to a 3/4" iron pipe; thence North 14° 23' 42" West 61.84 feet to a metal bar in concrete; thence North 14° 12' 32" West 240.82 feet to a 1" iron bar; thence North 14° 15' 16" East 75.46 feet to a 5/8" iron rod on the southerly right-of-way line of Old Hwy. #99 (presently an 80' County Road); thence North 54° 12' 27" East along said southerly right-of-way 99.91 feet to a 5/8" iron rod; thence leaving said right-of-way South 62° 21' 48" East 282.98 feet to the place of beginning and containing 2.26 acres more or less.

EXCEPTING THEREFROM: Any public roadways.

SUBJECT TO: An access and utility easement, including the rights of ingress and egress, being 25 feet in width, 12.5 feet each side of the following described centerline:

Beginning at a point on the South line of County Road (Old U.S. Hwy. #99) which bears South 5° 21' 08" West 2249.82 feet from the Quarter Section corner common to Sections 10 and 15, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence along the center of an existing road the following courses: South 14° 15' 17" West 57.51 feet, thence South 27° 51' 07" East 242.71 feet; thence South 36° 34' 54" East 60.33 feet; thence South 38° 35' 18" East 39.13 feet; thence South 85° 05' 22" East 30.97 feet; thence North 75° 14' 42" East 54.34 feet and there terminating.

ALSO SUBJECT TO: A utility easement, being 10 feet in width, 5 feet each side of the following described centerline:

Beginning at a point in the middle of an existing roadway which bears South 4° 55' 24" West 2347.15 feet from the Quarter Section corner common to Sections 10 and 15, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon; thence South 13° 09' 44" East 40.19 feet; thence South 18° 38' 26" East 74.59 feet; thence South 13° 41' 09" East 90.08 feet; thence South 20° 11' 05" East 99.83 feet to a point which bears North 75° 14' 40" East 46.57 feet from a 5/8" iron rod and there terminating.

SUBJECT TO: All other easements and restrictions of record.

APPROVALS

Keith L. Cubic
Douglas County Planning Director

8/31/88
Date

Francis L. Ingram
Douglas County Surveyor

9-9-88
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

1988 SEP -9 PM 2:45

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

BY *Gregory D. Lang*
GREGORY D. LANG
JULY 16, 1987
2295