

PROPOSED PROPERTY LINE ADJUSTMENT
LOCATED IN THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 14 AND THE
NORTHWEST AND NORTHEAST QUARTERS OF SECTION 23, TOWNSHIP 25 SOUTH,
RANGE 6 WEST, WILLAMETTE MERIDIAN,
DOUGLAS COUNTY, OREGON
OCTOBER 29, 2019

EASEMENTS OF RECORD

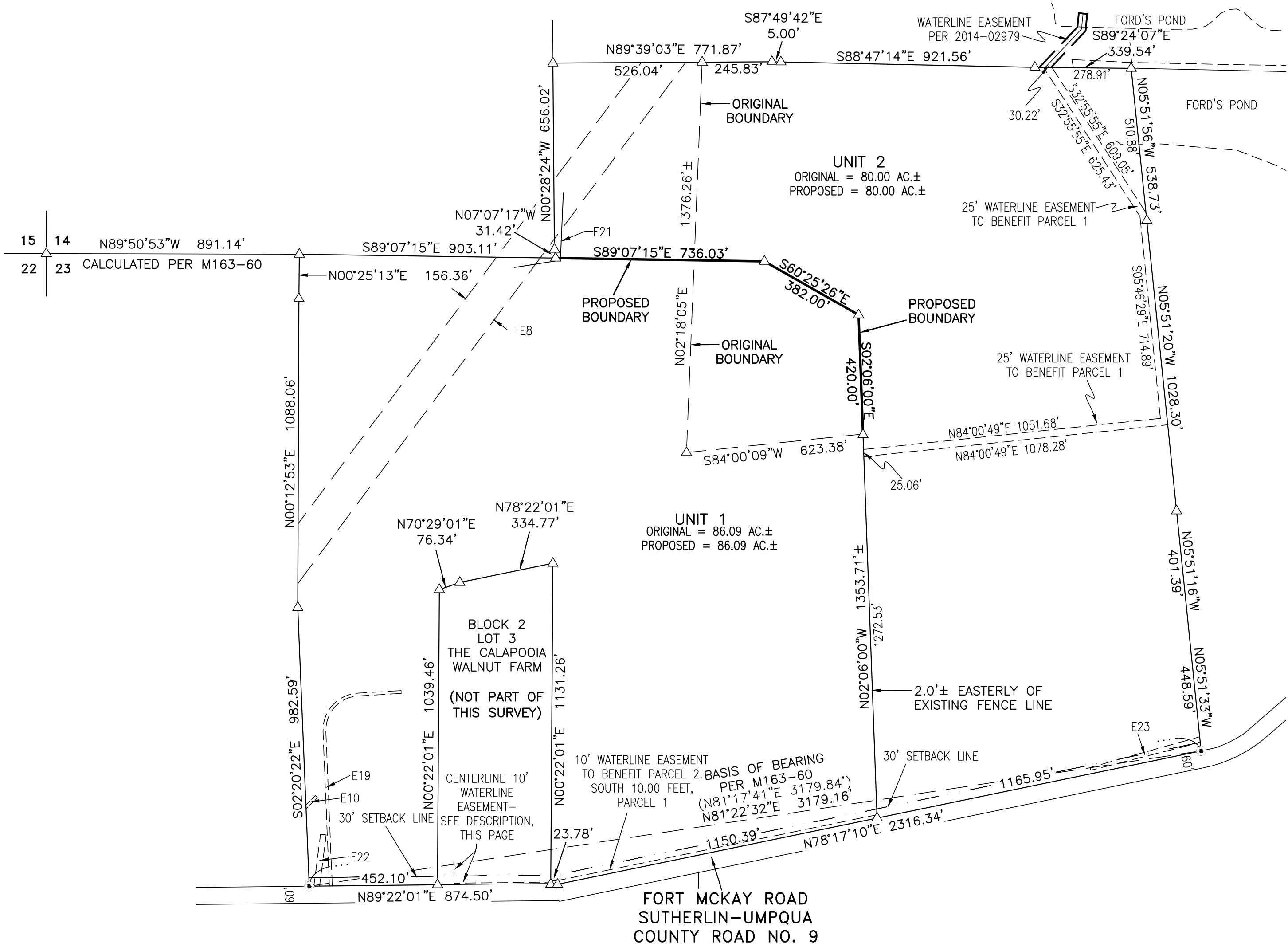
THE FOLLOWING ITEMS LISTED PER A PUBLIC RECORD REPORT FOR
NEW SUBDIVISION OR LAND PARTITION PREPARED BY FIRST AMERICAN
TITLE COMPANY OF OREGON, ORDER NO. 7399-3021673 DATED
MARCH 15, 2018 THAT ENCUMBER THE TRACT BEING PARTITIONED
HEREON HAVE BEEN ADDRESSED AS FOLLOWS:

- POWER EASEMENT PER BOOK 91, PAGE 501, RECORDER'S NO. 77330
(UNABLE TO SHOW EASEMENT - ONLY DESCRIBED AS BEING IN THE NORTH 1/2 OF SEC. 23 & A NARROW STRIP IN THE NE 1/4 OF SEC. 23)
- TRANSMISSION LINE AND ACCESS ROAD EASEMENT PER BOOK 259, PAGE 949, RECORDER'S NO. 223950
(APPROXIMATE LOCATION OF 125' TRANSMISSION LINE EASEMENT SHOWN - UNABLE TO PLOT EXACT LOCATION OF ACCESS EASEMENTS DUE TO POOR QUALITY OF DOCUMENT)
- POWER EASEMENT PER BOOK 330, PAGE 771, RECORDER'S NO. 333338
(EXACT LOCATION NOT DESCRIBED. 10-FOOT EASEMENT TO BE CENTERED OVER PACIFIC POWER'S POLES AND WIRES ON TRACT)
- WELL AND PIPELINE EASEMENT PER INSTRUMENT NO. 97-17836
(APPROXIMATE LOCATION OF 10' EASEMENT SHOWN)
- POWER EASEMENT PER INSTRUMENT NO. 2012-016785
(APPROXIMATE LOCATION OF 10' EASEMENT SHOWN)
- ACCESS EASEMENT PER INSTRUMENT NO. 2014-010898
(APPROXIMATE CENTERLINE LOCATION OF 20' ACCESS EASEMENT SHOWN)
- POWER EASEMENT PER INSTRUMENT NO. 2015-007600
(APPROXIMATE LOCATION OF 20' EASEMENT SHOWN)
- POWER EASEMENT PER INSTRUMENT NO. 2015-007601
(APPROXIMATE LOCATION OF EASEMENT SHOWN - EASEMENT 20' ON EAST END & TAPERS TO 10' ON WEST END)

WATERLINE EASEMENT DESCRIPTION-
LOT 3, BLOCK 2, CALAPOOIA WALNUT FARM

A 10.00-FOOT WIDE STRIP OF LAND BEING A PORTION OF LOT 3, BLOCK 2, CALAPOOIA WALNUT FARM, VOLUME 1B, PAGE 56, PLAT RECORDS OF DOUGLAS COUNTY, BEING A PORTION OF PARCEL 2, INSTRUMENT NUMBER 2013-02990, DEED RECORDS OF DOUGLAS COUNTY, BEING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE EAST BOUNDARY OF SAID LOT 3 FROM WHICH THE SOUTHEAST CORNER OF SAID LOT 3 BEARS SOUTH 00°22'01" WEST, 5.00 FEET; THENCE LEAVING SAID EAST BOUNDARY, BEING 5.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH BOUNDARY OF SAID LOT 3, COINCIDENT WITH THE NORTH RIGHT-OF-WAY BOUNDARY OF FORT MCKAY ROAD (DOUGLAS COUNTY ROAD NUMBER 9), SOUTH 89°22'01" WEST, 340.82 FEET; THENCE, AT RIGHT ANGLES TO SAID SOUTH BOUNDARY, NORTH 00°37'59" WEST 75.00 FEET TO THE CENTER OF AN EXISTING PUMP HOUSE AND THERE TERMINATING.



LEGEND

- FOUND 5/8" IRON ROD W/ALUMINUM CAP PER M124-59
- △ CALCULATED POINT ONLY - NO MONUMENT FOUND OR SET
- () RECORD INFORMATION PER M163-60
- E# EASEMENTS OF RECORD AS SHOWN



SCALE: 1"=300'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY

OREGON
NOVEMBER 10, 2010
BRENT H. KNAPP
81116

EXPIRES: 6/30/2021

i.e.
ENGINEERING

SHEET 1 OF 2
JOB NO. 2552-01 T2

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