

Taxlot 3901

Taxlot 3900

30' wide Access Esmt

Taxlot 4200

Taxlot 3902

Taxlot 4100

17827
RR Hwy
GP

Jessica Couris
Doc# 2015-37260
Taxlot 2700

Septic
Esmt

125.00'

100.00'

Taxlot 2701

2700



SCALE

1" = 100'



97-32344

more or less, to the interior oil corner of tract described in Volume 278, page 106, Jackson County, Oregon, Deed Records; thence South 49°52' West along the Southerly line of said tract to a point on the Northeasterly line of tract described in Volume 534, page 66, Jackson County, Oregon, Deed Records; thence South 46°29' East along the Northeasterly line of said tract to a point that bears North 40°08' West from the true point of beginning; thence South 40°08' East 207.5 feet; thence South 49°52' West, 290 feet, more or less, to a point on the Northeasterly line of Parcel 1 as described in Document No. 77-24581, Official Records of Jackson County, Oregon; thence South 38°25' East along the Northeasterly line of said tract, 625 feet, more or less, to the Southeast corner of Section 20, said Township and Range; thence North 0°08' West along the East line of said Section, 481.5 feet to the true point of beginning.

TRACT B:

The Westerly 25.0 feet of that portion lying between the Southerly bank of Rogue River, and the Northerly right of way line of the Pacific Highway, of property described as: From the section corner common to Sections 20, 21, 28 and 29 in Township 36 South, Range 4 West of the Willamette Meridian, Jackson County, Oregon; run thence North 0°08' West on the section line between Section 20 and 21, said Township and Range, a distance of 481.5 feet; thence North 40°08' West 442.5 feet to an iron pipe for the true point of beginning; thence North 40°08' West 746.2 feet, to the Southeasterly line of the Pacific Highway; thence North 40°08' West 100.0 feet, more or less, to the Northerly line of Government Lot 1, in said Section 20; thence along said lot line, South 42°25' West 76.0 feet; thence South 40°08' East, 120.0 feet, more or less, to the Southeasterly line of the Pacific Highway; thence South 45°18' East 300.0 feet; thence South 40°29' East 443.6 feet to the true point of beginning. EXCEPTING THEREFROM land conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded in Volume 433, page 6, Jackson County, Oregon, Deed Records.

TOGETHER WITH an easement appurtenant to the herein described property for sanitary sewer, including terms and provisions thereof, as set forth in instrument recorded in Document no. 81-02156 and re-recorded as Document no. 81-04125, Official Records of Jackson County, Oregon.

TOGETHER WITH an easement appurtenant to the herein described property for ingress and egress, 20 feet in width, including the terms and provisions thereof, as set forth in instrument recorded in Document No. 81-02156 and re-recorded

30 FT