

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

A MINOR LAND PARTITION

SE1/4 NW1/4 SECTION 16, TOWNSHIP 25 SOUTH, RANGE 05 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

REGISTERED
PROFESSIONAL
LAND SURVEYOR
J. D. Artman
OREGON
JULY 16, 1987
JAMES D. ARTMAN
2268

FILED *JP*

MAR 15 1991 *JP*

COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON
JP

PARTITIONER/OWNER: FRED PALERMO
1087 E. 2nd STREET
SUTHERLIN, OREGON 97479
(503) 459-5828

SURVEY BY: JAMES ARTMAN SURVEYING
P.O. BOX 576
WINSTON, OREGON 97496
(503) 679-7176

PARCEL 1

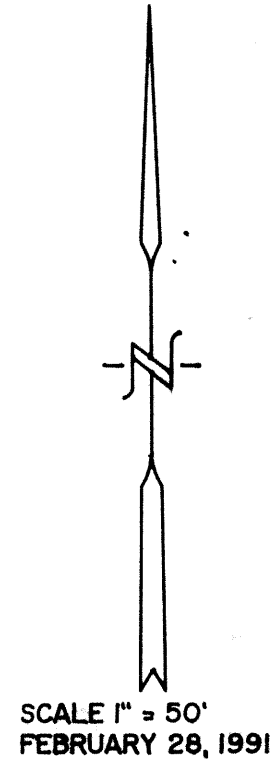
BEGINNING AT A 6"x8" STONE WITH AN "X" AND BEING THE SOUTHEAST CORNER OF LOT 21, BLOCK ONE, PLAT J, SUTHERLIN LAND AND WATER COMPANY, TOWNSHIP 25 SOUTH, RANGE 05 WEST, SECTION 16, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE N 0°04'52" E, 405.12 FEET ALONG THE EAST LINE OF SAID LOT 21 TO A 5/8" IRON ROD; THENCE LEAVING SAID EAST LOT LINE S 46°34'24" W, 198.12 FEET TO A 5/8" IRON ROD; THENCE S 75°25'12" E, 64.76 FEET TO A 5/8" IRON ROD; THENCE S 76°10'10" E, 51.15 FEET TO A 5/8" IRON ROD; THENCE S 75°44'58" W, 75.53 FEET TO A 5/8" IRON ROD ON THE WEST LOT LINE OF LOT 22 OF SAID PLAT J, THENCE S 0°11'20" W, 200.02 FEET ALONG SAID WEST LOT LINE TO A 5/8" IRON ROD, THENCE LEAVING WEST LOT LINE N 75°24'31" E, 87.30 FEET TO A 5/8" IRON ROD; THENCE S 8°03'44" E, 87.41 ALONG THE WESTERLY LINE OF A 50 FOOT ROAD EASEMENT, TO A 5/8" IRON ROD; THENCE N 86°50'49" E, 5.42 FEET ALONG THE NORTHERLY LINE OF A 50 FOOT ROAD EASEMENT TO A 5/8" IRON ROD; THENCE S 0°04'51" W, 115.28 FEET ALONG THE WESTERLY LINE OF A 50 FOOT ROAD EASEMENT TO A 3/4" IRON PIPE ON THE NORTHERLY RIGHT OF WAY OF SIXTH STREET; THENCE N 75°22'00" E, 51.63 FEET ALONG SAID SIXTH STREET RIGHT OF WAY TO A 5/8" IRON ROD; THENCE N 0°07'37" W, 115.16 FEET LEAVING SAID SIXTH STREET RIGHT OF WAY AND ALONG THE EASTERLY LINE OF A 50 FOOT ROAD EASEMENT TO A 5/8" IRON ROD; THENCE N 89°36'38" W, 5.14 FEET ALONG THE NORTHERLY LINE OF A 50 FOOT ROAD EASEMENT TO A 5/8" IRON ROD; THENCE N 8°03'50" W, 56.00 FEET ALONG THE EASTERLY LINE OF A 50 FOOT ROAD EASEMENT TO A 5/8" IRON ROD WITH CAP; THENCE LEAVING SAID ROAD EASEMENT N 37°29'29" E, 77.65 FEET TO A 5/8" IRON ROD WITH CAP; THENCE N 76°27'54" E, 59.09 FEET TO A 5/8" IRON ROD WITH CAP; THENCE S 20°58'26" E, 96.87 FEET TO A 5/8" IRON ROD WITH CAP; THENCE S 18°38'15" E, 48.31 FEET TO A 5/8" IRON ROD WITH CAP ON THE NORTHERLY RIGHT OF WAY LINE OF SIXTH STREET; THENCE N 45°54'38" E, 50.09 FEET ALONG SAID NORTHERLY RIGHT OF WAY TO THE POINT OF BEGINNING AND CONTAINING 2.06 ACRES MORE OR LESS.
AND SUBJECT TO A 50 FOOT ROAD EASEMENT OF RECORD..

PARCEL 2

BEGINNING AT A 5/8" IRON ROD WITH CAP WHICH BEARS S 45°54'38" W, 50.09 FEET AND N 18°38'15" W, 48.31 FEET FROM THE SOUTHEAST CORNER OF LOT 21, BLOCK ONE, PLAT J, SUTHERLIN LAND AND WATER COMPANY; THENCE N 20°58'26" W, 96.87 FEET TO A 5/8" IRON ROD WITH CAP; THENCE S 76°27'54" W, 59.09 FEET; THENCE S 37°29'29" W, 77.65 FEET TO A 5/8" IRON ROD WITH CAP ON THE EASTERLY LINE OF A 50 FOOT ROAD EASEMENT; THENCE S 8°03'50" E, 56.00 FEET ALONG THE EASTERLY LINE OF A 50 FOOT ROAD EASEMENT TO A 5/8" IRON ROD; THENCE S 89°36'38" E, 5.14 FEET ALONG THE NORTHERLY LINE OF A 50 FOOT ROAD EASEMENT TO A 5/8" IRON ROD; THENCE S 0°07'37" E, 39.16 FEET ALONG THE EASTERLY LINE OF A 50 FOOT ROAD EASEMENT TO A 5/8" IRON ROD WITH CAP; THENCE LEAVING SAID ROAD EASEMENT N 42°47'00" E, 96.93 FEET TO A 5/8" IRON ROD WITH CAP; THENCE N 82°00'31" E, 61.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 12,005 SQUARE FEET MORE OR LESS.
TOGETHER WITH A 25 FOOT ROAD EASEMENT PARALLEL WITH AND ADJACENT TO THE WEST LINE OF PARCEL 2 AND PARCEL 3 DESCRIBED HEREON.
TOGETHER WITH A 10 FOOT SANITARY SEWER AND WATER LINE EASEMENT ALONG THE WESTERLY 10 FEET OF PARCEL 3 DESCRIBED HEREON.

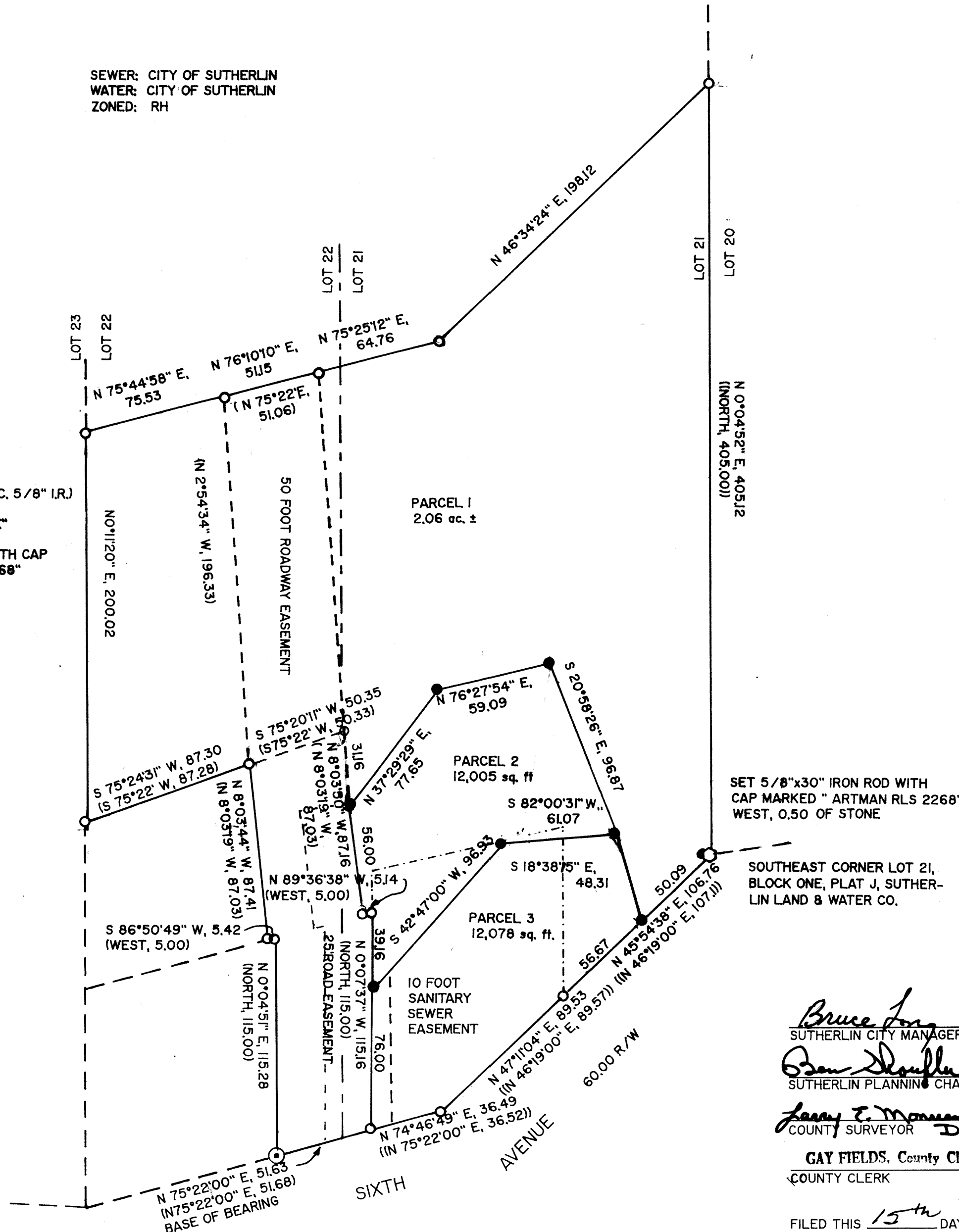
PARCEL 3

BEGINNING AT A 5/8" IRON ROD WITH CAP WHICH BEAR S 45°54'38" W, 50.09 FEET FROM THE SOUTHEAST CORNER OF LOT 21, BLOCK ONE, PLAT J, SUTHERLIN LAND AND WATER COMPANY; THENCE N 18°38'15" W, 48.31 FEET TO A 5/8" IRON ROD WITH CAP; THENCE S 82°00'31" W, 61.07 FEET TO A 5/8" IRON ROD WITH CAP; THENCE S 42°47'00" W, 96.93 FEET TO A 5/8" IRON ROD WITH CAP ON THE EASTERLY LINE OF A 50 FOOT ROAD EASEMENT; THENCE S 0°07'37" E, 76.00 FEET ALONG SAID EASTERLY LINE TO A 5/8" IRON ROD ON THE NORTHERLY RIGHT OF WAY OF SIXTH STREET; THENCE N 74°46'49" E, 36.49 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF SIXTH STREET TO A 5/8" IRON ROD; THENCE N 47°11'04" E, 89.53 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID SIXTH STREET TO A 5/8" IRON ROD; THENCE N 45°54'38" E, 56.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 12,076 SQUARE FEET MORE OR LESS.
TOGETHER WITH A 25 FOOT ROAD EASEMENT PARALLEL WITH AND ADJACENT TO THE WEST LINE OF PARCEL 3 DESCRIBED HEREON.
SUBJECT TO A 10 FOOT SANITARY SEWER AND WATER EASEMENT ALONG THE WESTERLY 10 FEET OF PARCEL 3 DESCRIBED HEREON.



SEWER: CITY OF SUTHERLIN
WATER: CITY OF SUTHERLIN
ZONED: RH

- FOUND 5/8" IRON ROD
- ⊙ FOUND 3/4" IRON PIPE REC. 5/8" I.R.
- FOUND 6"x8" STONE W/ "X"
- SET 5/8"x30" IRON ROD WITH CAP MARKED "ARTMAN RLS 2268"
- () RECORD PER M 53-23
- (()) RECORD PER M 39-28



Bruce Long 3/11/91
SUTHERLIN CITY MANAGER DATE

Brian Douglas 3/11/91
SUTHERLIN PLANNING CHAIRPERSON DATE

James E. Mowen 3-15-91
COUNTY SURVEYOR DEPUTY DATE

GAY FIELDS, County Clerk *Gloria L. Bennett*
COUNTY CLERK DEPUTY

FILED THIS 15th DAY OF MARCH, 1991

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

1991 MAR 15 PM 2:28

GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY *Gloria L. Bennett*
DEPUTY
FEE 10⁰⁰ 28

6100 - 1661

1991 - 0015