

A MINOR LAND PARTITION located in the NE $\frac{1}{4}$ of Section 16, Township 25 South, Range 5 West, Willamette Meridian

PARTITIONER & OWNER: Al Koleno

SURVEYOR: Romanso E. Ware, LS
2771 N.W. Garden Valley Road
Roseburg, OR 97470

SCALE: 1" = 50'
DATE: MARCH 1983

FILED *BS*
RECEIVED *1/8*

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

SEWER & WATER:
City of Sutherlin COUNTY SURVEYOR
DOUGLAS COUNTY, ORE. *BS*

PARCEL 1:

A parcel of land being a portion of that property described in Instrument No. 76-10452 in the Deed Records of Douglas County, Oregon, lying in Lots 9 and 10, Block 1, PLAT "A", SUTHERLIN LAND & WATER CO. as recorded in Volume 1, Page 59 in the Plat Records of Douglas County, Oregon, said parcel being more particularly described as follows:

Beginning at a 5/8" iron rod from which point a 2" iron pipe at the Initial Point of the THIRD ADDITION TO CASCADE ESTATES, as recorded in Volume 16, Page 38 in the Plat Records of Douglas County, Oregon bears S38°57'23"E 183.31 feet; thence S84°33'54"W 111.84 feet to a 1 1/4" iron pipe on the east line of that property described in Instrument No. 72-15650 as recorded in the Deed Records of Douglas County, Oregon; thence along said east line N0°35'W 126.52 feet, more or less, to the south line of 6th Avenue; thence along said south line N71°06'07"E 61.76 feet and N78°37'04"E 52.18 feet; thence leaving said south line S1°11'27"E 146.26 feet, more or less, to the point of beginning and containing 0.35 acres of land, more or less, all lying in Section 16, Township 25 South, Range 5 West, Willamette Meridian.

PARCEL 2:

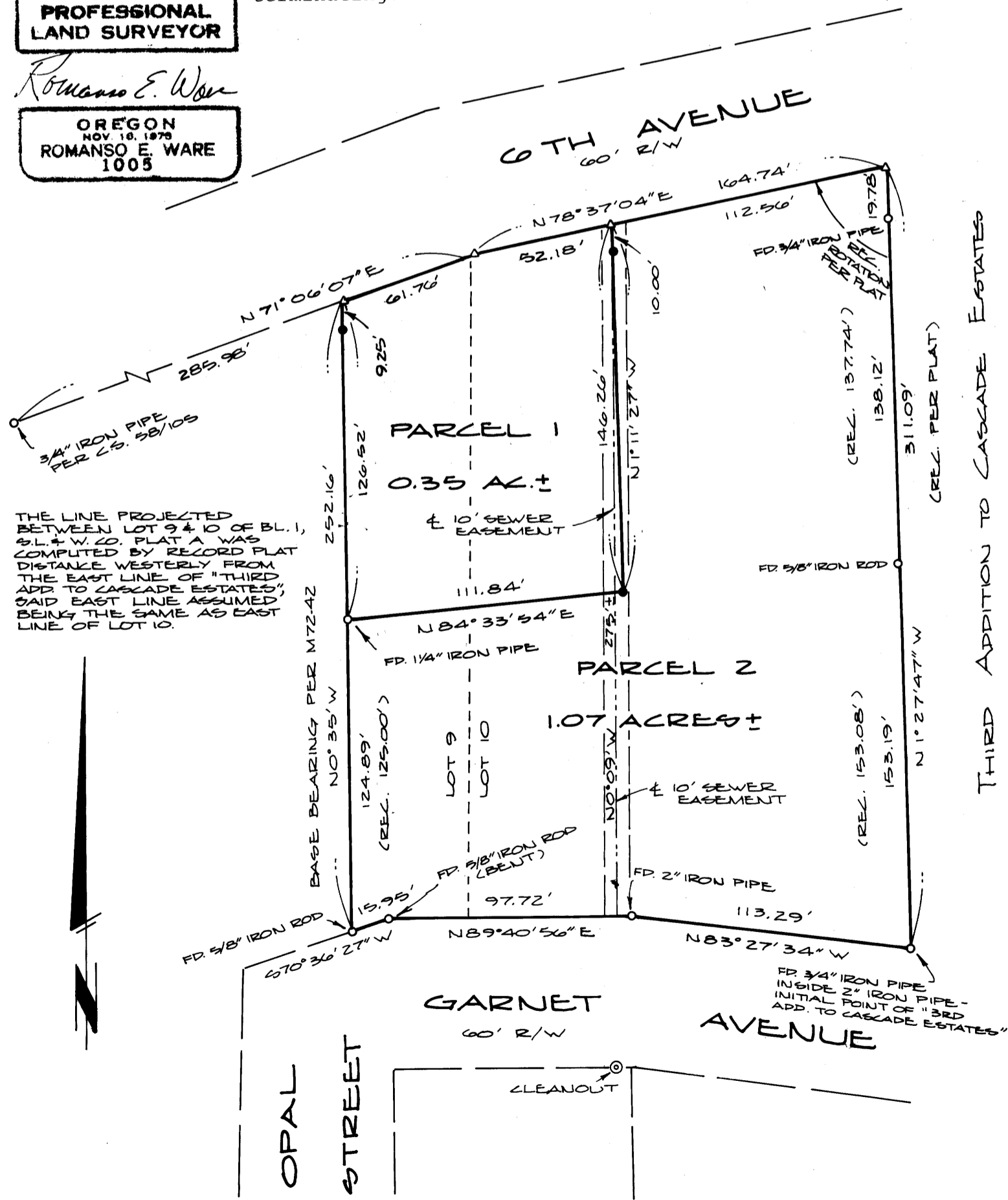
A parcel of land being a portion of that property described in Instrument No. 76-10452 in the Deed Records of Douglas County, Oregon, lying in Lots 9 and 10, Block 1, PLAT "A", SUTHERLIN LAND & WATER CO. as recorded in Volume 1, Page 59 in the Plat Records of Douglas County, Oregon, said parcel being more particularly described as follows:

Beginning at a 2" iron pipe at the Initial Point of THIRD ADDITION TO CASCADE ESTATES, as recorded in Volume 16, Page 38 in the Plat Records of Douglas County, Oregon; thence along the north line of Garnet Avenue N83°27'34"W 113.29 feet to a 2" iron pipe, S89°40'56"W 97.72 feet to a 5/8" iron rod, and S70°36'27"W 15.95 feet to a 5/8" iron rod on the east line of that property described in Instrument No. 72-15650 in the Deed Records of Douglas County, Oregon; thence along said east line N0°35'W 124.89 feet to a 1 1/4" pipe; thence leaving said east line N84°33'54"E 111.84 feet to a 5/8" iron rod; thence N1°11'27"W 146.26 feet, more or less, to the south line of 6th Avenue; thence along said south line N78°37'04"E 112.56 feet to the westerly line of said THIRD ADDITION TO CASCADE ESTATES; thence along said westerly line S1°27'47"E 311.09 feet to the point of beginning and containing 1.07 acres of land, more or less, all lying in Section 16, Township 25 South, Range 5 West, Willamette Meridian.

The above described parcels are subject to a sewer easement, 10 feet in width, 5 feet each side of a centerline more particularly described as follows:

Beginning at a point on the north line of Garnet Avenue from which point a 2" iron pipe at the Initial Point of the FIRST ADDITION TO CASCADE ESTATES, as recorded in Volume 15, Page 25 in the Plat Records of Douglas County, Oregon, bears S89°40'56"E 5.00 feet; thence along said centerline N0°09'W 275 feet, more or less, to the southerly right-of-way of 6th Avenue and there terminating.

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**
Romanso E. Ware
**OREGON
NOV 10, 1970
ROMANSO E. WARE
1005**



NARRATIVE:

Survey to partition that property described in Instrument No. 76-10452 in the Deed Records of Douglas County, Oregon. The south line of 6th Avenue was established by extending the "alignment" westerly from the THIRD ADDITION TO CASCADE ESTATES to a point computed from record plat distance across Lot 10 of PLAT "A", of SUTHERLIN LAND & WATER CO. An inverse was then made from the computed point to the location of the 3/4" iron pipe shown per C.S. 58/105. Due to a lack of available control on the alignment of 6th Avenue, this survey represents this surveyor's best efforts (under the budget allowed) to locate said alignment and it is his opinion that the location as shown is subject to any change a more extensive survey may reveal.

For record Bearings and Distances see M72-42, C.S. 58/105, and the plat of THIRD ADDITION TO CASCADE ESTATES recorded in Volume 16, Page 38.

APPROVAL:

Jerry T. M... **DEPUTY** **4-12-83**
DOUGLAS COUNTY SURVEYOR DATE

LEGEND:

- - FOUND MONUMENT AS NOTED
- - SET 5/8" x 30" IRON WITH CAP MKD. "R.E. WARE, L.S. 1005"
- △ - COMPUTED POINT ONLY
- ⊙ - SANITARY SEWER CLEANOUT