

MINOR LAND PARTITION IN LOTS 1 AND 2, MARDONNA HOMESITES, IN THE N.W. 1/4, SECTION 16, T.25S., R.5W., W.M., SUTHERLIN, OREGON

FILED TF

MAY 7 1986 TF

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

TF

PARTITIONER AND LEGAL OWNER OF RECORD

DEE J. ATTERBURY
720 E 6TH STREET
SUTHERLIN, OR. 97479

Legend - ○ FD AS NOTED
● SET 5/8" X 30" IRON ROD W/CAP (L.S. 1076)
() RECORD

SURVEYOR

ROBERT L. DOLAN
RT. 1 BOX 1820
SUTHERLIN, OR. 97479

NUMBER OF LOTS - 3

WATER SUPPLY - CITY

SEWER SUPPLY - CITY

NARRATIVE IS SEPARATE DOCUMENT

DATE - APRIL 1986

SCALE - 1" = 50'

LEGAL DESCRIPTION

PARCEL 1 - A PARCEL OF LAND IN A PORTION OF LOT 1, MARDONNA HOMESITES IN THE NW 1/4, SECTION 16, T.25S., R.5W., W.M., SUTHERLIN OREGON. BEGINNING AT A 5/8" IRON ROD THAT BEARS S 20° 10' E, 149.61 FT. FROM THE NORTHWEST CORNER OF LOT 1, MARDONNA HOMESITES, THENCE N 71° 05' 44" E, 81.68 FT. TO A 5/8" IRON ROD, THENCE S 19° 34' 13" E, 159.31 FT. TO A 5/8" IRON ROD, THENCE S 71° 05' 44" W, 80.02 FT. TO A 5/8" IRON ROD THAT IS THE SOUTHWEST CORNER OF LOT 1, MARDONNA HOMESITES, THENCE N 20° 10' W, 159.34 FT. TO A POINT OF BEGINNING.

CONTAINS 0.30 ACRES MORE OR LESS.

INCLUDES AND IS SUBJECT TO A 25.00 FOOT ROADWAY EASEMENT, THE CENTERLINE OF SAID EASEMENT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT BEARS N.79°10'E. 12.67 FT. FROM THE NORTHWEST CORNER OF LOT 1, MARDONNA HOMESITES, THENCE S.20°10'E. 160.33 FT., THENCE N.71°05'44"E., 69.05 FT.

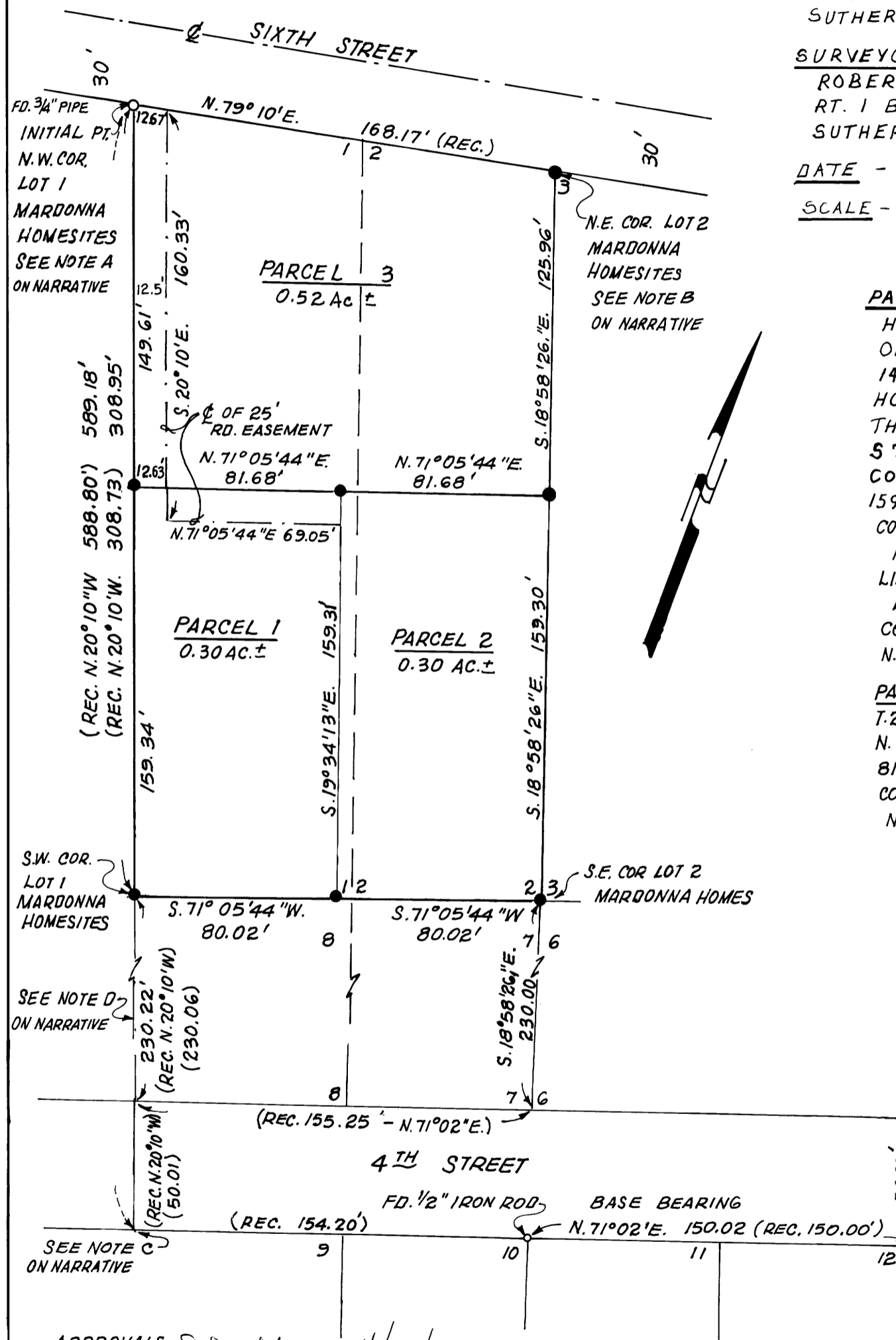
PARCEL 2 - A PARCEL OF LAND IN A PORTION OF LOTS 1 AND 2, MARDONNA HOMESITES IN THE N.W. 1/4, SECTION 16, T.25S., R.5W., W.M., SUTHERLIN, OREGON. BEGINNING AT A 5/8" IRON ROD THAT BEARS S.20°10'E., 149.61 FT. AND N.71°05'44"E., 81.68 FT. FROM THE NORTHWEST CORNER OF LOT 1, MARDONNA HOMESITES, THENCE N.71°05'44"E., 81.68 FT. TO A 5/8" IRON ROD, THENCE S.18°58'26"E., 159.30 FT. TO A 5/8" IRON ROD THAT IS THE SOUTHEAST CORNER OF LOT 2, MARDONNA HOMESITES, THENCE S.71°05'44"W., 80.02 FT. TO A 5/8" IRON ROD, THENCE N.19°34'13"W., 159.31 FT. TO THE POINT OF BEGINNING.

CONTAINS 0.30 ACRES MORE OR LESS.

INCLUDES A 25.00 FOOT ROADWAY EASEMENT, THE CENTERLINE OF SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT BEARS N.79°10'E., 12.67 FT. FROM THE NORTHWEST CORNER OF LOT 1, MARDONNA HOMESITES, THENCE S.20°10'E., 160.33 FT., THENCE N.71°05'44"E., 69.05 FT.

PARCEL 3 - A PARCEL OF LAND IN A PORTION OF LOTS 1 AND 2, MARDONNA HOMESITES, IN THE N.W. 1/4 SECTION 16, T.25S., R.5W., W.M., SUTHERLIN, OREGON. BEGINNING AT THE NORTHWEST CORNER OF LOT 1, MARDONNA HOMESITES, THENCE N.79°10'E., 168.17 FT. TO THE NORTHEAST CORNER OF LOT 2, MARDONNA HOMESITES, THENCE S.18°58'26"E., 125.96 FT. TO A 5/8" IRON ROD, THENCE S.71°05'44"W., 163.36 FT. TO A 5/8" IRON ROD, THENCE N.20°10"W., 149.61 FT. TO THE POINT OF BEGINNING.

SUBJECT TO A 25.00 FOOT ROADWAY EASEMENT, THE CENTERLINE OF SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT BEARS N.79°10'E., 12.67 FT. FROM THE NORTHWEST CORNER OF LOT 1, MARDONNA HOMESITES, THENCE S.20°10'E., 160.33 FT., THENCE N.71°05'44"E., 69.05 FT.



STATE OF OREGON)
COUNTY OF DOUGLAS) SS.

I, DORIS L. WADSWORTH, COUNTY CLERK AND RECORDER OF CONVEYANCES, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS RECORDED THIS DAY:

1986 MAY -7 AT 9:41

DOUGLAS COUNTY CLERK

BY: Mary J. Seal
DEPUTY

NO. _____ FEE 40⁰⁰

DOUGLAS COUNTY OFFICIAL RECORDS

APPROVALS
Shoultz 4/30/86
CITY PLANNING COMMISSION DATE
Robert L. Dolan DEPUTY 5-7-86
COUNTY SURVEYOR DATE

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert L. Dolan
OREGON
JULY 30, 1976
ROBERT L. DOLAN
1076

MICC - 64
63, 25(n)

MICC - 64
63/25(n)

M100 - 64

NARRATIVE

Minor Land Partition survey in Lots 1 and 2 Mardonna Homesites in the NW 1/4, Section 16, T25S, R5W, W.M., Sutherlin, Oregon.

This survey was performed April 1986 for Dee Atterbury to establish property corners for parcels 1, 2 and 3. Said corners were established from found corners in Mardonna Homesites.

Note A: I found a 3/4" pipe at this corner, it was encased in brick and concrete. I excavated about 18" below the brick and found a pipe going on down. Mr. Atterbury stated that he had preserved the corner over the years as the street was built up. I have accepted this as the initial point.

Note B: I found a 1/2" pipe at this corner, Mr. Atterbury said it had been moved so a concrete wall could be constructed, I computed this point by record bearing and distance. Point is approximately 1.0 ft. north of wall. Set a 5/8" x 30" iron rod with cap.

Note C: This point was computed by bearing-bearing intersection.

Note D: Distances on this line computed by Single Proportionate Measurement.

Instruments: distance meter and theodolite.

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COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

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Robert L. Dolan
Rt. 1 Box 1820
Sutherlin, Or. 97479

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PROFESSIONAL
LAND SURVEYOR

ROBERT L. DOLAN
JULY 30, 1976
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C.S. File No. 63/25(3)