

COUNTY SURVEYORS FILE DATA MINOR LAND PARTITION IN LOT 26 AND 27, IN BLOCK ONE OF DO NOT REMOVE FROM OFFICE BLOCKS 1, 2 AND A, B AND C, PLAT J, SUTHERLIN LAND AND WATER CO., IN THE N.W. 1/4, SECTION 16, T.25S., R.5W., W.M., DOUGLAS COUNTY, OREGON

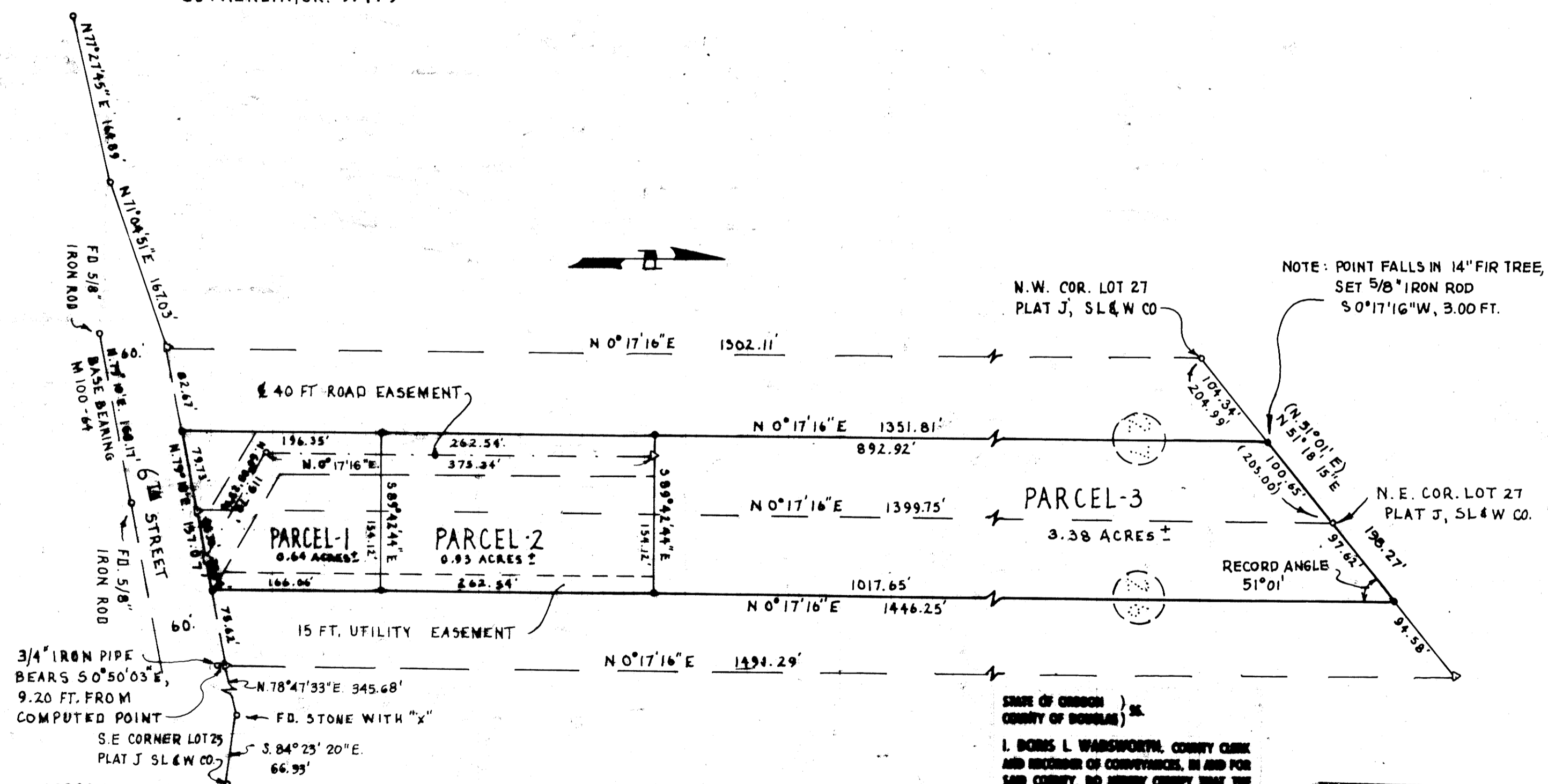
C.S. File No. 63/25(A) MAP FILE M102-46A

FILED
SEP 15 1986 TF
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE. TF

PARTITIONER:
LARRY WALLER
613 E. CENTRAL
SUTHERLIN, OR. 97479
LEGAL OWNER:
STEVE K. WALLER &
GORDON ATTERBURY
RT. 1 BOX 4250
SUTHERLIN, OR. 97479

SURVEYOR:
ROBERT L. DOLAN
RT. 1 BOX 1820
SUTHERLIN, OR. 97479
DATE: SEPTEMBER 1986
SCALE: 1"=100'

Legend:
○ FD 3/4" IRON PIPES OR AS NOTED
● SET 5/8" x 30" IRON ROD W/CAP (L.S. 1076)
△ POINTS COMPUTED - NOT SET
NARRATIVE IS SEPARATE DOCUMENT
NUMBER OF LOTS: 3
WATER SUPPLY: CITY
SEWER SUPPLY: CITY



APPROVALS
Ben Shuefle 9/12/86
CITY PLANNING COMMISSION DATE
Angie E. ... 9-15-86
COUNTY SURVEYOR DATE

STATE OF OREGON)
COUNTY OF DOUGLAS)
I, BORIS L. WADSWORTH, COUNTY CLERK
AND RECORDER OF CONVEYANCES, IN AND FOR
SAID COUNTY, DO HEREBY CERTIFY THAT THE
WHICH INSTRUMENT WAS RECORDED THIS DAY:
1986 SEP 16 PM 3:30
BORIS L. WADSWORTH
DOUGLAS COUNTY CLERK

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Robert L. Dolan
ROBERT L. DOLAN
1976

MAP FILE M102-46A

C.S. File No. 63/25(A)

88-12520

NO. *Margaret ...* FILE 18-028

BK. 9-16. 105B

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

**MINOR LAND PARTITION IN LOT 26 AND 27, IN BLOCK ONE
OF BLOCK 1, 2 AND A, B AND C, PLAT J, SUTHERLIN LAND
AND WATER CO., IN THE N.W. 1/4, SECTION 16, T.25S., R.5W.,
W.M., DOUGLAS COUNTY, OREGON**

FILED
72
SEP 15 1986 TF
COUNTY SURVEYOR
DOUGLAS COUNTY, ORE TF

C.S. File No. 63/25(N)
MAP FILE M/02-46B

PARCEL - 1

A PARCEL OF LAND IN A PORTION OF LOTS 26 AND 27, BLOCK 1 OF BLOCKS 1, 2 AND A, B & C, PLAT J, SUTHERLIN LAND AND WATER CO., IN THE N.W. 1/4, SECTION 16, T.25S., R.5W., W.M. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD THAT BEARS N 51°18'15"E, 97.62 FT. AND S 0°17'16"W, 1280.19 FT. FROM THE N.E. CORNER OF LOT 27, BLOCK 1 OF BLOCKS 1, 2 AND A, B & C, PLAT J, SUTHERLIN LAND AND WATER CO., THENCE S 0°17'16"W, 166.06 FT. TO A 5/8" IRON ROD, THENCE S 79°10'00"W, 157.07 FT. TO A 5/8" IRON ROD, THENCE N 0°17'16"E, 196.35 FT. TO A 5/8" IRON ROD, THENCE S 89°42'44"E, 154.12 FT. TO THE POINT OF BEGINNING AND CONTAINING 0.64 ACRES MORE OR LESS.

TOGETHER WITH AND SUBJECT TO THE ROAD AND UTILITY EASEMENTS DESCRIBED BELOW.

PARCEL - 2

A PARCEL OF LAND IN A PORTION OF LOTS 26 AND 27, BLOCK 1 OF BLOCKS 1, 2 AND A, B & C, PLAT J, SUTHERLIN LAND AND WATER CO., IN THE N.W. 1/4, SECTION 16, T.25S., R.5W., W.M. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD THAT BEARS N 51°18'15"E, 97.62 FT. AND S 0°17'16"W, 1017.65 FT. FROM THE N.E. CORNER OF LOT 27, BLOCK 1 OF BLOCKS 1, 2 AND A, B & C, PLAT J, SUTHERLIN LAND AND WATER CO., THENCE S 0°17'16"W, 262.54 FT. TO A 5/8" IRON ROD, THENCE N 89°42'44"W, 154.12 FT. TO A 5/8" IRON ROD, THENCE N 0°17'16"E, 262.54 FT. TO A 5/8" IRON ROD, THENCE S 89°42'44"E, 154.12 FT. TO THE POINT OF BEGINNING AND CONTAINING 0.93 ACRES MORE OR LESS.

TOGETHER WITH AND SUBJECT TO THE ROAD AND UTILITY EASEMENTS DESCRIBED BELOW.

PARCEL - 3

A PARCEL OF LAND IN A PORTION OF LOTS 26 AND 27, BLOCK 1 OF BLOCKS 1, 2 AND A, B & C, PLAT J, SUTHERLIN LAND AND WATER CO., IN THE N.W. 1/4, SECTION 16, T.25S., R.5W., W.M., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD THAT BEARS N 51°18'15"E, 97.62 FT. FROM THE N.E. CORNER OF LOT 27, BLOCK 1 OF BLOCKS 1, 2 AND A, B & C PLAT J, SUTHERLIN LAND AND WATER CO., THENCE S 0°17'16"W, 1017.65 FT. TO A 5/8" IRON ROD, THENCE N 89°42'44"W, 154.12 FT. TO A 5/8" IRON ROD, THENCE N 0°17'16"E, 892.92 FT. TO A POINT, THENCE N 51°18'15"E, 198.27 FT. TO THE POINT OF BEGINNING AND CONTAINING 3.38 ACRES MORE OR LESS.

TOGETHER WITH AND SUBJECT TO THE ROAD AND UTILITY EASEMENTS DESCRIBED BELOW.

ALL THREE PARCELS SUBJECT TO AND INCLUDING:

A 40-FT. ROAD ACCESS EASEMENT, THE CENTERLINE OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT BEARS N 51°18'15"E, 97.62 FT. AND S 0°17'16"W, 1446.25 FT. AND S 79°10'00"W, 30.64 FT. FROM THE N.E. CORNER OF LOT 27, BLOCK 1 OF BLOCKS 1, 2 AND A, B & C, PLAT J, SUTHERLIN LAND AND WATER CO., THENCE ALONG CENTERLINE OF SAID EASEMENT, N 60°05'23"W, 119.70 FT., THENCE N 0°17'16"E, 375.34 FT. TO POINT ON THE SOUTH LINE OF PARCEL 3.

CONDITIONS OF SAID ROAD ACCESS ARE THAT ALL ADJOINING OWNERS WILL SHARE EQUALLY IN THE MAINTENANCE AND REPAIR OF SAID ROAD ACCESS.

A 15 FT. UTILITY EASEMENT, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD THAT BEARS N 51°18'15"E, 97.62 FT. AND S 0°17'16"W, 1017.65 FT. FROM THE N.E. CORNER OF LOT 27, BLOCK 1 OF BLOCKS 1, 2 AND A, B & C, PLAT J, SUTHERLIN LAND AND WATER CO., THENCE S 0°17'16"W, 428.60 FT. TO A 5/8" IRON ROD THENCE S 79°10'00"W, 15.29 FT. THENCE N 0°17'16"E, 431.54 FT. THENCE S 89°42'44"E, 15.00 FT.

MAP FILE M/02-46B

C.S. File No. 63/25(N)

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Robert L. Dolan
OREGON
JULY 30, 1978
ROBERT L. DOLAN
1078

86-12520

M 102-46 A:B

FILED

72
SEP 15 1986 TF

Narrative

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE.

Minor Land Partition in a portion of Lots 26 and 27, Block 1 of
Blocks 1, 2 and AB&C, Plat J, Sutherlin Land and Water Co. in the
NW 1/4, Section 16, T25S, R5W, W.M., Douglas County, Oregon. TF

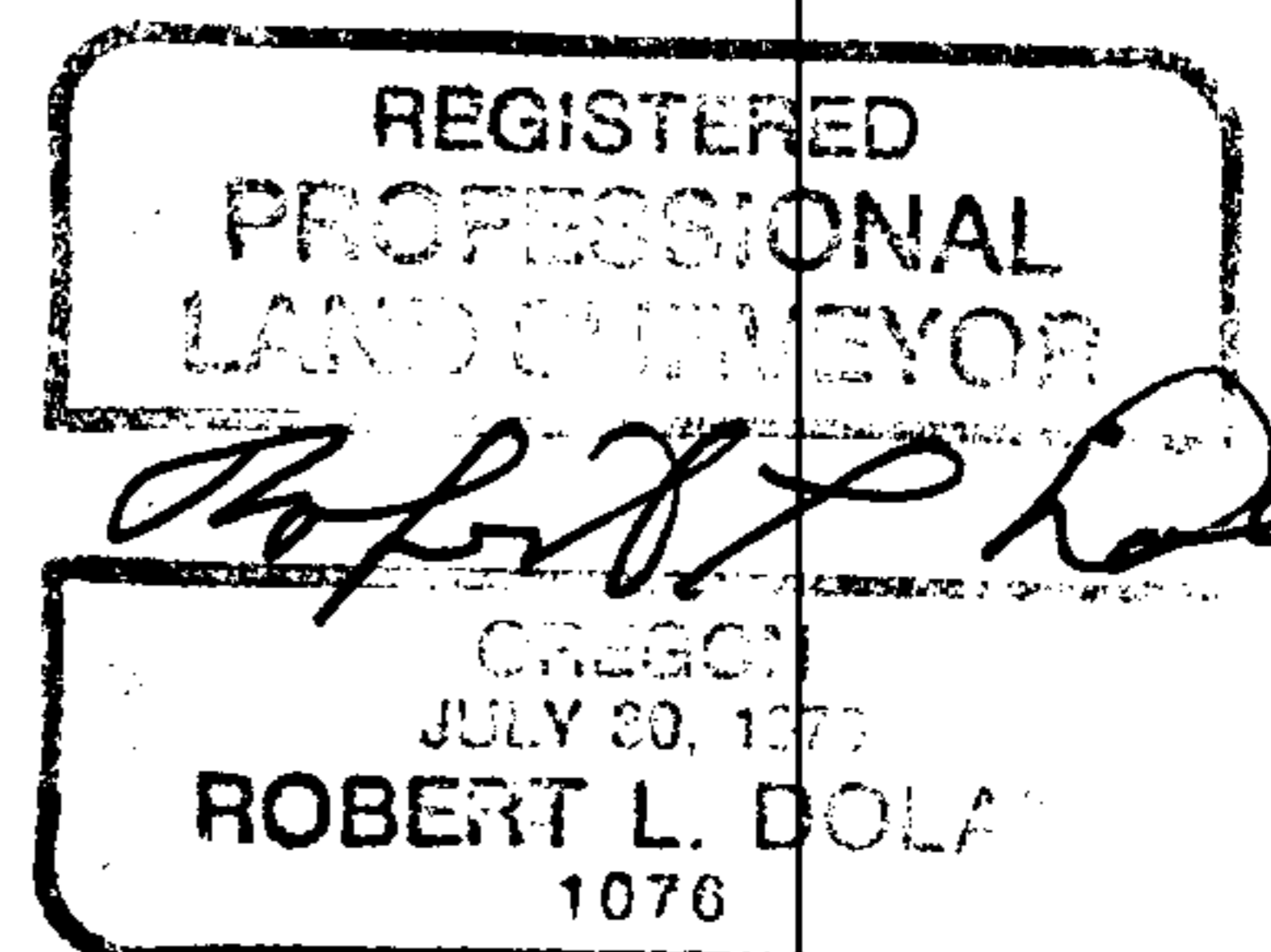
This survey was performed September 1986 for Larry Waller to
establish property corners and lines for Parcels 1, 2 and 3.
A closed traverse was ran from the Northerly line of Parcel 3
on survey No. M 100-64 to the Northerly line of Lots 26 and 27.
I computed the Southerly line of these Lots as 60.00 ft.

perpendicular to and parallel to the above mentioned line on
Survey No. M 100-64. I computed the North-South lines of Lots
26 and 27 from found pipes on the Northerly line of Lot 27. I
used the record angle from this line for bearing and computed
bearing-bearing intersection to the Southerly line.

Deed No. 73-09064 calls for the West 1/2 of Lot 26 and the E 1/2
of Lot 27. I used the predetermined area method to compute the
parcel. I partitioned this parcel as directed by Larry Waller.

See Map filed separately.

Larry L. Dolan
Rt. 1 Box 1820
Sutherlin, OR 97479



C.S. File No. 63/25 (n)