

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 TF
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.

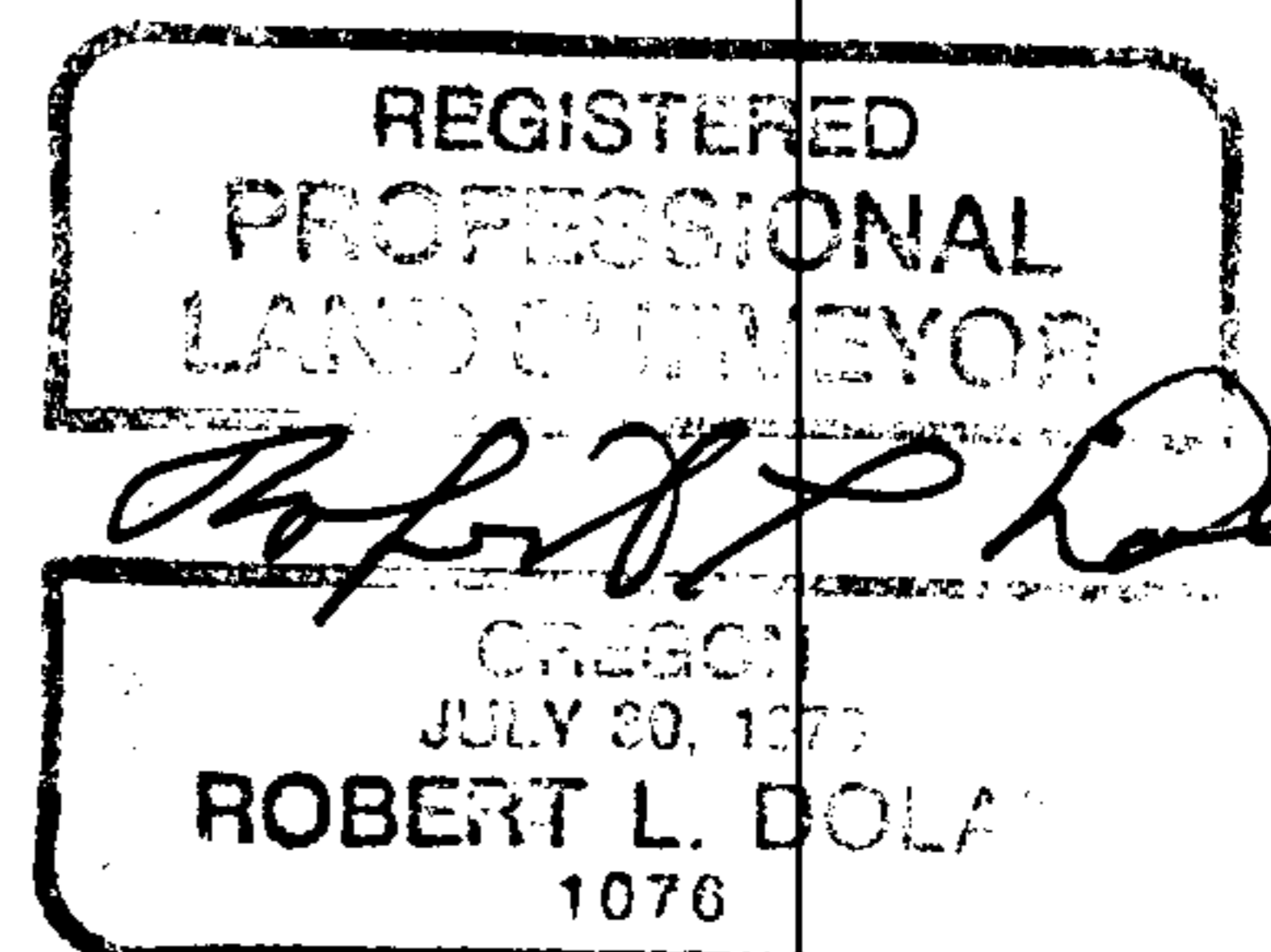
This survey was performed September 1986 for Larry Waller to
establish property corners and lines for Parcels 1, 2 and 3.
A closed traverse was ran from the Northerly line of Parcel 3
on survey No. M 100-64 to the Northerly line of Lots 26 and 27.
I computed the Southerly line of these Lots as 60.00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