

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

MINOR LAND PARTITION IN A PORTION OF LOTS 1 AND 2, BLOCK 2, PLAT C, SUTHERLIN LAND AND WATER CO., IN THE N.E. 1/4, SECTION 20, T. 25S., R. 5W., W.M., SUTHERLIN, OREGON

FOR · LEO M. WELTER
770 SCHUDEISKE RD.
SUTHERLIN, OR. 97479

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

DATE · MAY 1988

SCALE · 1" = 50'

Legend · \circ FD. 5/8" IRON ROD
· SET 5/8" x 30" IRON ROD W/CAP $\text{\textcircled{L.S. 1076}}$

NUMBER OF LOTS · 2

SEWER SUPPLY · CITY OF SUTHERLIN

WATER SUPPLY · CITY OF SUTHERLIN

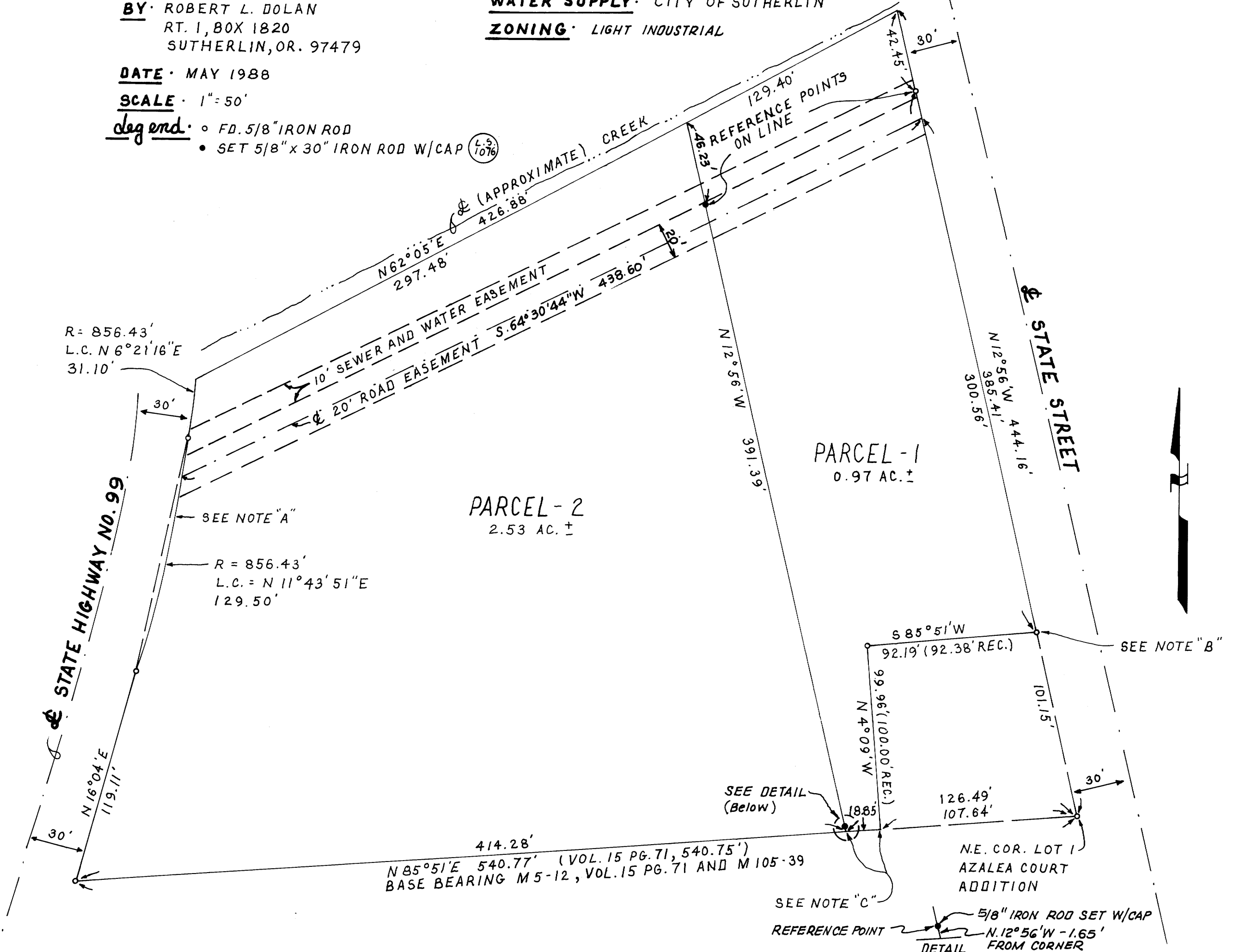
ZONING · LIGHT INDUSTRIAL

FILED

RL

JUN 16 1988 TF

COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON TF



NARRATIVE · SURVEY FOR MINOR LAND PARTITION.
CORNERS ESTABLISHED AT RECORD BEARINGS AND DISTANCES EXCEPT AS NOTED.

NOTE "A"
FD. POINTS ESTABLISHED AT THE BEGINNING OF AND ALONG THE ARC OF A CURVE, 30 FT. FROM CENTERLINE OF EXISTING ROAD.

NOTE "B"
POINT FALLS IN THE NORTHEAST CORNER OF A CONCRETE SLAB MARKED AN X WITH POINT IN THE CENTER.

NOTE "C"
POINTS NOT SET, FALLS UNDER A 1"x6"x7' BOARD FENCE.

THIS SURVEY CORRECTS ACREAGE ON M105-39 FROM 3.25 TO 3.50 AC.±.

APPROVALS

Ben Shupf 6-3-88
CITY PLANNING COMMISSION DATE

Francis L. Ingram 6-16-88
DOUGLAS COUNTY SURVEYOR DATE

REGISTERED PROFESSIONAL LAND SURVEYOR
Robert L. Dolan
OREGON JULY 30, 1976
ROBERT L. DOLAN 1076

Bl. 10-39 734

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

**MINOR LAND PARTITION IN A PORTION OF LOTS 1 AND 2,
BLOCK 2, PLAT C, SUTHERLIN LAND AND WATER CO.,
IN THE N.E. 1/4, SECTION 20, T.25S., R.5W., W.M.,
SUTHERLIN, OREGON**

FILED

JUN 16 1988 TF

COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON

LEGAL DESCRIPTION

PARCEL - 1

A PARCEL OF LAND IN A PORTION OF LOTS 1 AND 2, BLOCK 2, PLAT C, SUTHERLIN LAND AND WATER CO., IN THE N.E. 1/4, SECTION 20, T.25S., R.5W., W.M., SUTHERLIN, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT BEARS N12°56'W, 101.15 FT. FROM THE N.E. CORNER OF LOT 1, AZALEA COURT ADDITION, THENCE S85°51'W, 92.19 FT. TO A 5/8" IRON ROD THENCE S4°09'E, 99.96 FT. TO A POINT, THENCE S85°51'W, 18.85 FT. TO A POINT, THENCE N12°56'W, 391.39' TO A POINT IN THE CENTER OF SUTHERLIN CREEK, THENCE UP THE CENTER OF SUTHERLIN CREEK, N62°05'E, 129.40 FT. TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF STATE STREET, THENCE ALONG SAID RIGHT-OF-WAY LINE S12°56'E, 343.01 FT. TO THE POINT OF BEGINNING AND CONTAINING 0.97 ACRES MORE OR LESS.

SUBJECT TO A 20.00 FT. WIDE ROAD EASEMENT, THE CENTERLINE OF WHICH BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE STREET THAT BEARS N12°56'W, 385.41 FT. FROM THE N.E. CORNER OF LOT 1, AZALEA COURT ADDITION, THENCE S64°30'44"W, 438.60 FT. TO THE EASTERLY RIGHT-OF-WAY OF STATE HIGHWAY NO. 99.

ALSO SUBJECT TO A 10.00 FT. WIDE SEWER AND WATER EASEMENT AS DESCRIBED IN DOUGLAS COUNTY DEED RECORDS NO. 72-14001 AND A SUTHERLIN CREEK CHANNEL IMPROVEMENT EASEMENT DESCRIBED IN DOUGLAS COUNTY DEED RECORDS NO. 69-10665.

PARCEL - 2

A PARCEL OF LAND IN A PORTION OF LOTS 1 AND 2, BLOCK 2, PLAT C, SUTHERLIN LAND AND WATER CO., IN THE N.E. 1/4, SECTION 20, T.25S., R.5W., W.M., SUTHERLIN, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT BEARS S85°51'W, 126.49 FT. FROM THE N.E. CORNER OF LOT 1, AZALEA COURT ADDITION, THENCE S85°51'W, 414.28 FT. TO A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 99, THENCE ALONG SAID RIGHT-OF-WAY LINE N16°04'E, 119.11 FT. TO A 5/8" IRON ROD, THENCE ALONG THE ARC OF A 856.43 FT. RADIUS CURVE LEFT (THE LONG CHORD OF WHICH BEARS N11°43'51"E, 129.50 FT.) TO A 5/8" IRON ROD, THENCE ALONG THE ARC OF A 856.43 FT. RADIUS CURVE LEFT (THE LONG CHORD OF WHICH BEARS N6°21'16"E, 31.10 FT.) TO A POINT IN THE CENTER OF SUTHERLIN CREEK, THENCE UP THE CENTER OF SUTHERLIN CREEK, N62°05'E, 297.48 FT. TO A POINT, THENCE S12°56'E, 391.39 FT. TO THE POINT OF BEGINNING AND CONTAINING 2.53 ACRES MORE OR LESS.

TOGETHER WITH AND SUBJECT TO A 20.00 FT. WIDE ROAD EASEMENT, THE CENTERLINE OF WHICH BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE STREET THAT BEARS N12°56'W, 385.41 FT. FROM THE N.E. CORNER OF LOT 1, AZALEA COURT ADDITION, THENCE S64°30'44"W, 438.60 FT. TO THE EASTERLY RIGHT-OF-WAY OF STATE HIGHWAY NO. 99.

ALSO SUBJECT TO A 10.00 FT. WIDE SEWER AND WATER EASEMENT AS DESCRIBED IN DOUGLAS COUNTY DEED RECORD NO. 72-14001 AND A SUTHERLIN CREEK CHANNEL IMPROVEMENT EASEMENT DESCRIBED IN DOUGLAS COUNTY DEED RECORDS NO. 69-10665.

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

1988 JUN 17 AM 8:09

DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Carol Cooper*
DEPUTY

FEE 10.00

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Robert L. Dolan
OREGON
JULY 30, 1976
ROBERT L. DOLAN
1076

Pl. 10-89-73B