

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 *7/8*  
JUN 16 1988 *TF*  
COUNTY SURVEYOR  
DOUGLAS COUNTY, OREGON *TF*

**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*