

M98-64

May 15, 1985

SURVEY OF Kent Minor Partition, SE $\frac{1}{4}$  SE $\frac{1}{4}$ , Section 34  
and SW $\frac{1}{4}$  SW $\frac{1}{4}$ , Section 35, T. 21 S., R. 12 W., WM.,  
Douglas County, Oregon.

The survey was made to establish the exterior  
boundary and partition lines of the minor partition  
for Mr. and Mrs. Kenneth Kent, 207 Schofield  
Drive, Reedsport, Oregon.

The basis for bearing is the plat bearing of  
Winchester Avenue from the Amended Plat of the  
Railroad Addition to Reedsport, according to the  
monumentation in existence along the southerly  
right of way line of Winchester Avenue as shown  
on the map accompanying the narrative. This varies  
from the reference surveys listed. The reference  
surveys show a 6.0' error of closure which stems  
from a difference in the West line of the Partition.  
This has been corrected in this survey.

In addition Mr. Kent furnished a map of a  
survey by Mr Stuntzner detailing the center line  
of the S.P. RR and establishing the radius shown  
for the chord on the Road Easement. The radius  
has no effect on the limiting boundary of the  
Road Easement.

The section corner tie shown on the map is  
based on the figures shown on the Amended Plat  
of the Railroad Addition.

Instrumentation used was a Ziess Th2 theodolite,  
and a Mac 1h distance measuring instrument.

Map filed.

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MAY 28 1985

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE

Yours truly,

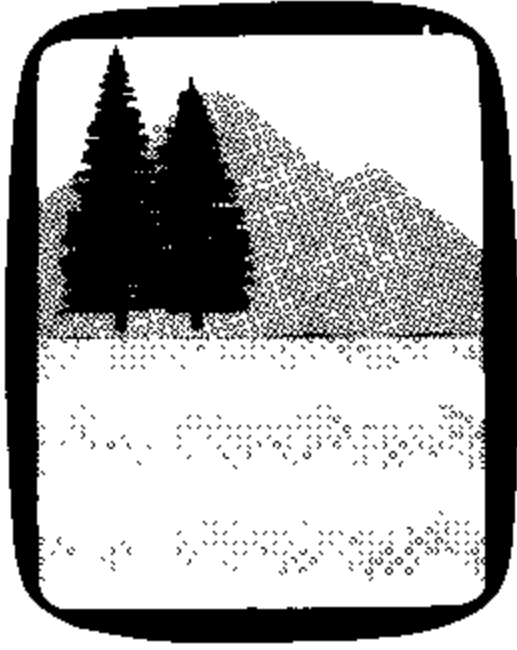
*Warren D. Hootman*

Warren D. Hootman  
1940 Wriston Springs Road  
Coos Bay, Oregon, 97420

PROFESSIONAL  
LAND SURVEYOR  
*Warren D. Hootman*  
OREGON  
1985

C.S. File No. 63/16A

M 98-64



# CITY OF REEDSPORT

451 WINCHESTER AVE. REEDSPORT, OREGON 97467  
TELEPHONE (503) 271-3603

May 28, 1985

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MAY 28 1985

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

Mr. Ken Kent  
207 Schofield Drive  
Reedsport, Or97467

Dear Ken:

Your minor partition on Tax Lot 10300, Township 21 Range 12 South 34DD has been reviewed by myself and City Engineer Jeff McIlvenna and is found to be in compliance with Reedsport Subdivision Ordinance No. 437-C.

As requested by the Ordinance 437-C, the partition must be surveyed and recorded within one year of this date.

If you have any questions, please contact us.

Cordially,

Valerie Smart  
City Planner

Jefferson L. McIlvenna  
Director of Public Works

VS:JA

*207.9  
PC 16 B*

M 98-64

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MAY 28 1985

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

STREET OR HIGHWAY EASEMENT

THIS INDENTURE, made this \_\_\_\_\_ day of \_\_\_\_\_, 1985, by and between KENNETH M. KENT and MARY A. KENT, herein termed "Grantor," and CITY OF REEDSPORT, a municipal corporation of the State of Oregon, address: City Hall, Reedsport, Oregon, herein termed "Grantee";

WITNESSETH:

1. Grantor hereby grants to Grantee the right to construct, reconstruct, maintain and use a street or highway, hereinafter termed "highway," upon and across that certain real property situate, lying and being in the City of Reedsport, County of Douglas, State of Oregon, as more particularly described in Exhibit "A," attached and hereby made a part hereof.

2. There is reserved unto Grantor, its successors and assigns, the right to construct, reconstruct, maintain, use and remove existing and future transportation, communication, power and pipeline facilities in, upon, over, under, across or along said property.

3. This grant is subject to all licenses, leases, easements, restrictions, conditions, covenants, encumbrances, liens and claims of title which may affect said property and the word "grant" as used herein shall not be construed as a covenant against the existence thereof.

4. Should Grantee at any time abandon the use of said property, or any part thereof, or fail to use same for said purpose for a continuous period of one (1) year, the rights granted shall cease to the extent of the use so abandoned or discontinued, and Grantor shall at once have the right to resume exclusive possession of the said property, or the part thereof the use of which is so discontinued or abandoned.

5. The parties intend that the promises and obligations

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MAY 28 1985

COUNTY SURVEYOR

of this indenture shall constitute covenants running with the land so as to bind and benefit their respective successors and assigns. **DOUGLAS COUNTY, ORE.**

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in duplicate the day and year first herein written.

By \_\_\_\_\_  
Kenneth M. Kent

\_\_\_\_\_  
Mary A. Kent

On this \_\_\_\_\_ day of \_\_\_\_\_, 1985,  
before me appeared the above-named Kenneth M. Kent and  
Mary A. Kent and acknowledged the foregoing instrument to be  
their voluntary act and deed.

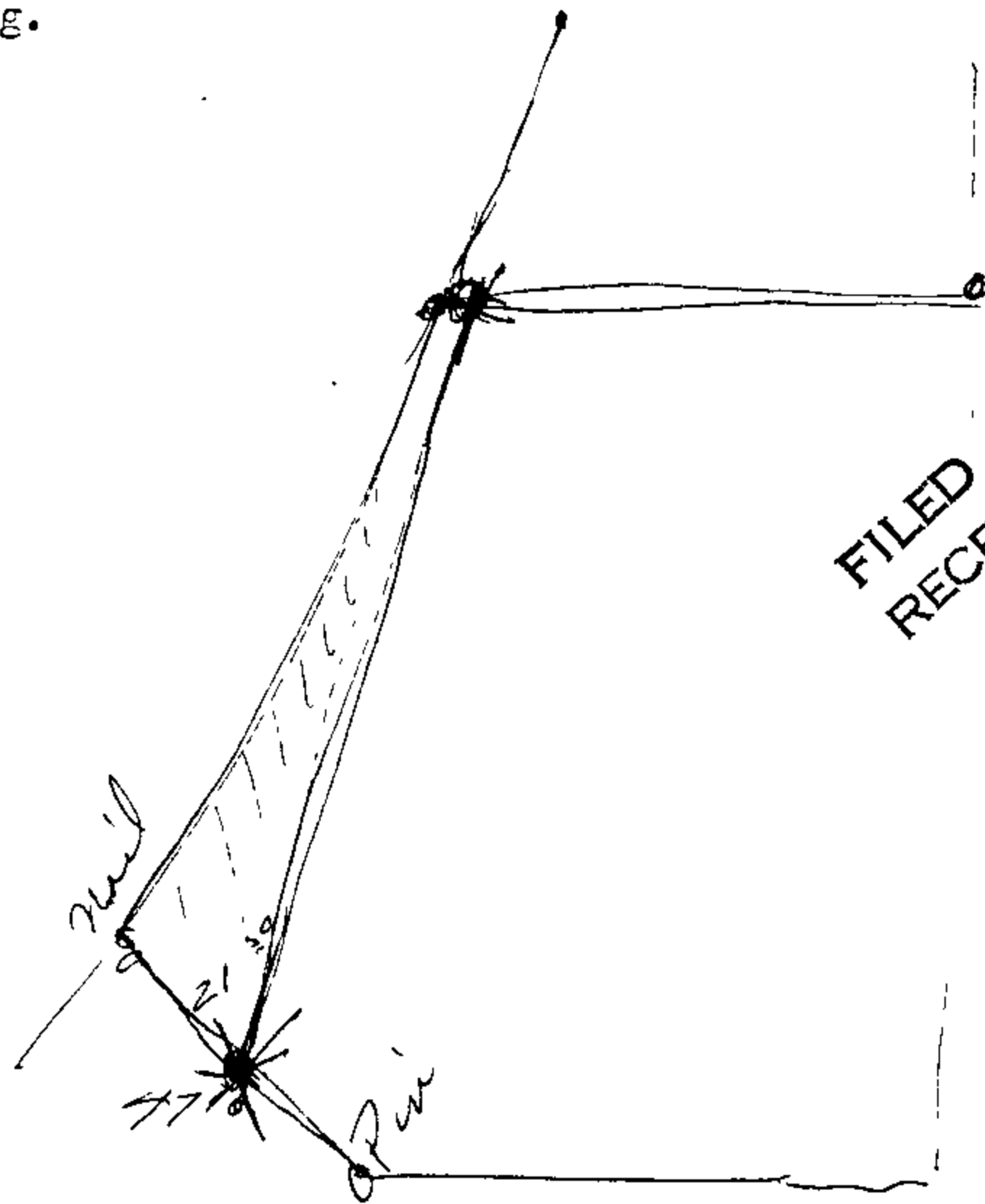
In testimony whereof, I have hereunto set my hand and  
affixed my official seal the day and year last above written.

\_\_\_\_\_  
NOTARY PUBLIC  
My commission expires \_\_\_\_\_

EXHIBIT A

A parcel of land situated in Section 35, Township 21 South, Range 12 West, Willamette Meridian, Douglas County, Oregon, more particularly described as follows:

Beginning at the Initial Point of the Amended Plat of Railroad Addition to the City of Reedsport, said point being on the Southerly boundary of Winchester Avenue of Reedsport; thence, North  $70^{\circ} 22'$  East along said boundary a distance of 254.20 feet; thence, South  $67^{\circ} 50'$  East a distance of 25.60 feet to the True Point of Beginning of the following described tract; thence, South  $11^{\circ} 31' 05''$  East a distance of 339.57 feet to a  $\frac{1}{4}$ " I.P., said iron pipe being South  $53^{\circ} 16' 30''$  East a distance of 415.22 feet from the Initial Point of the Amended Plat of Railroad Addition Reedsport, thence, Northwesterly along the Westerly right-of-way line of the Southern Pacific Transportation Company a distance of 335.0 feet, more or less, to a point; thence, North  $87^{\circ} 50'$  West a distance of 21.50 feet to the True Point of Beginning.



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