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08/25/2016 09:39:41 AM

DOUGLAS COUNTY CLERK



CERTIFICATE PAGE

DO NOT REMOVE THIS PAGE FROM ORIGINAL DOCUMENT

THIS PAGE MUST BE INCLUDED IF DOCUMENT IS RE-RECORDED

FILED
Date: 8/30/2016 By: X
FOR This survey consists of:
Map: V 6 PG 54
Narrative: _____
Gen. Rpt: C567/43-3

DOUGLAS COUNTY
SURVEYOR

C.S. File No 67/43-3
(4)

ORDINANCE NO. 3471

AN ORDINANCE GRANTING A PLAT AND STREET VACATION INVOLVING A PORTION OF CECIL STREET RIGHT-OF-WAY, RUTTER LANE RIGHT-OF-WAY, BETHEL STREET RIGHT-OF-WAY AND THE INTERIOR LOT LINE AND RIGHTS-OF-WAY LOCATED WITHIN MULHOLLAND MEADOWS SUBDIVISION IN THE CITY OF ROSEBURG

WHEREAS, pursuant to Roseburg Municipal Code Chapter 4.06, upon receipt of a report from the Community Development Department, the City Recorder initiated proceedings to grant a plat and street vacation involving a portion of Cecil Street Right-of-Way, Rutter Lane Right-of-Way, Bethel Street Right-of-Way and the interior lot line and rights-of-way located within Mulholland Meadows Subdivision in the City of Roseburg, more particularly described in Section 1 of this ordinance and shown on the map attached hereto as Exhibit "A" of this ordinance; and

WHEREAS, the City Recorder published a notice of a public hearing on the proposed vacation to be held before the Roseburg City Council on July 11, 2016, in The News-Review, a newspaper of general circulation in the City of Roseburg, Oregon, on June 26 and July 3, 2016, posted said notice at or near each end of the vacation area and mailed the same to all affected property owners, not less than 14 days prior to the date of the hearing, all of which more fully appear in the proof of publication, posting and mailing on file in the City Recorder's Office; and

WHEREAS, such public hearing was duly held before the Roseburg City Council on the above-mentioned date, and all persons desiring to be heard on said matter were heard;

NOW, THEREFORE, THE CITY OF ROSEBURG ORDAINS AS FOLLOWS:

Section 1. A plat and street vacation involving a portion of Cecil Street right-of-way, Rutter Lane right-of-way, Bethel Street right-of-way and the interior lot line and rights-of-way located within Mulholland Meadows Subdivision in the City of Roseburg is hereby granted. The right-of-way area can be found on the County Assessor's Map as Township 27 South, Range 06 West, Willamette Meridian, Section 13BA, Tax Lot 04200, and Section 12CD, Tax Lots 06301, 06900, 07000, 071000, 07200, 07300, 07400, 07500, 07600, 07700, 07800, 07900 and 08000, and is further described as follows:

A tract of land being a portion of LOTS 1 through 8, a portion of LOT 11 and all of LOTS 9, 10, and 12 through 16, all of BLOCK 2, Mulholland Meadows, Volume 6, Page 54, Douglas County Plat Records, and all of those portions of the Bethel Street, Cecil Street, and Rutter Lane Right-of-Ways as dedicated to the City of Roseburg, located in the Southeast Quarter of Section 12 and Northeast Quarter of Section 13, Township 27 South, Range 6 West, Willamette Meridian, City of Roseburg, Douglas County, Oregon, all lying within the following described boundary:

Beginning at a point on the Easterly Right-of-Way boundary of Interstate 5, being the intersection of said Easterly Right-of-Way boundary and the North Right-of-Way boundary of said Cecil Street; Thence leaving said Easterly Right-of-Way boundary, along said Northerly Right-of-Way boundary, South 89°29'42" East, 263.22 feet to a point being on the Westerly Right-of-Way boundary of Mullholland Drive; Thence Southerly along the said Westerly Right-of-Way boundary and the Easterly boundary of that tract of land described in Instrument Number 2015-16613, Deed Records of Douglas County, the following courses: South 33°27'29" East, 48.23 feet to the beginning of a 263.73-foot radius curve, concave Easterly; Thence along said curve an arc distance of 42.89 feet, through a central angle of 09°19'06"; Thence South 42°46'35" East, 33.40 feet to the beginning of a 34.50-foot radius curve, concave Westerly; Thence along said curve an arc distance of 64.38 feet, through a central angle of 106°55'00"; Thence South 64°08'25" West, 18.02 feet to the beginning of a 85.25-foot radius curve, concave Northerly; Thence along said curve an arc distance of 39.16 feet, through a central angle of 26°19'02", to the most Southerly Southwest corner of said Instrument Number 2015-16613; Thence North 89°32'34" West, 183.86 feet to a point on the West boundary of LOT 11, said BLOCK 2, and the West boundary of that tract described in Instrument Number 1981-14789, Deed Records of Douglas County; Thence Southerly along said West boundary, South 00°32'17" West, 50.00 feet to the Southwest corner of said LOT 11; Thence Easterly along the South boundaries of said LOT 11 and LOT 6, said BLOCK2, South 89°32'34" East, 321.14 feet to a point on the aforementioned Westerly Right-of-Way boundary of Mullholland Drive; Thence Southerly along said Westerly Right-of-Way boundary the following courses: South 14°42'15" East, 57.37 feet; Thence South 07°36'39" East, 60.17 feet; Thence South 05°54'17" East, 59.97 feet; Thence South 02°21'37" East, 59.72 feet; Thence South 00°07'45" West, 42.02 feet; Thence South 00°20'47" East, 75.94 feet to the most Easterly Northeast corner of that that land described in Instrument Number 2013-04081, Deed Records of Douglas County; Thence leaving said Westerly Right-of-Way boundary and Northerly along the Easterly boundary of said Instrument Number 2013-04081 the following courses: North 40°56'49" West, 20.96 feet; Thence North 01°06'40" East, 7.35 feet to the most Northerly Northeast corner of said Instrument Number 2013-04081; Thence Westerly along the North boundary of said Instrument Number 2013-04081, South 89°41'01" West 382.21 feet; Thence North 00°32'17" East, 38.22 feet; Thence North 71°04'04" West, 25.41 feet to a point on the aforementioned Easterly Right-of-Way of Interstate 5; Thence Northerly along said Easterly Right-of-Way boundary the following courses: North 06°47'25" West, 362.81 feet; Thence North 07°31'32" East, 148.65 feet to the Point of Beginning and there terminating.

The above described tract contains 4.61 Acres (200,908.32 Square Feet), more or less.

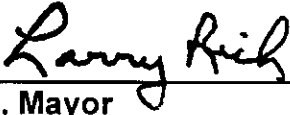
Section 2. A public utility easement is hereby granted and reserved over the entire property described in the above Section 1 and being vacated by this ordinance to allow for possible future utility installation and maintenance.

Section 3. The title to the property being vacated by this ordinance shall attach to the lands bordering on such equal portions in accordance with ORS 271.140.

Section 4. Pursuant to ORS 271.150, the City Recorder is hereby directed to file a certified copy of this ordinance and the map attached hereto as Exhibit "A" with the Douglas County Clerk, Douglas County Assessor and Douglas County Surveyor.

ADOPTED BY THE CITY COUNCIL THIS 25th DAY OF JULY, 2016.

APPROVED BY THE MAYOR THIS 25th DAY OF JULY, 2016.



Larry Rich, Mayor

ATTEST:



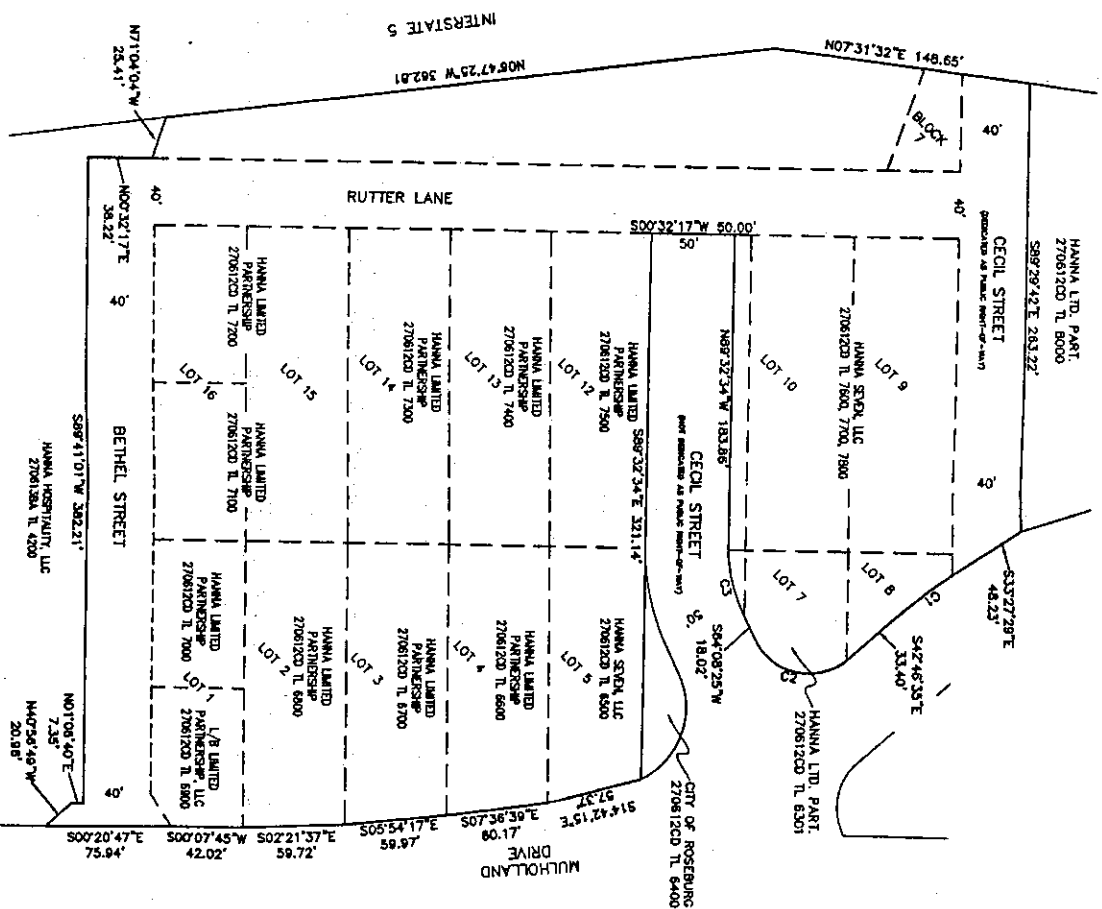
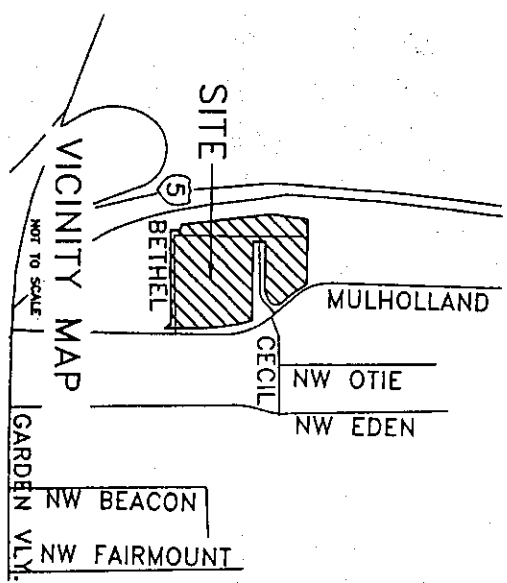
Sheila R. Cox, City Recorder

VACATION EXHIBIT OF A PORTION OF LOTS 1 THROUGH 8, LOTS 9 AND 10, AND LOTS 12-16, BLOCK 2, MULHOLLAND MEADOWS, VOLUME 6, PAGE 54, DOUGLAS COUNTY PLAT RECORDS, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12 AND THE NORTHEAST OF SECTION 13, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILMETTE MERIDIAN, CITY OF ROSEBURG, DOUGLAS COUNTY, OREGON.

TRACT: 4.81 ACRES
 TAX ACCOUNT NO.: R83724, R83787, R83789, R83773, R83759, R83766, R83871, R83884,
 TAX ID: 27081200, R83820, R83833, R83830, R83830, R83830, R83830, R83830, R83830, R83830,
 07290, 07300, 07300, 07300, 07300, 07300, 07300, 07300, 07300, 07300, 07300,
 ZONE: MU MIXED USE
 COME: PLANNED
 FIRE: CITY OF ROSEBURG FIRE DEPARTMENT
 WATER: CITY OF ROSEBURG
 SWIMMER: ROSEBURG URBAN SENIOR AUTHORITY

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH	DELTA
C1	S89°07'02"E	42.84	263.73	42.89'	97.19°05'
C2	S10°40'55"W	55.44	34.50'	64.36'	108°55'00"
C3	S77°17'58"W	38.81	85.25'	39.16'	28°19'02"

NOTE:
 AGREES PER PHYSICALLY SURVEYED BOUNDARY



SURVEYED BY: I.C. ENGINEERS, Inc. 1000 SE Pine Street, Roseburg, OR 97430. Phone: (541) 873-0186. Fax: (541) 440-5282. Email: land@icengineers.com

SURVEYED FOR: HANNA HOSPITALITY N, LLC, PO BOX 1305, ROSEBURG, OR 97470

DATE: 7/09/16

SCALE: 1"=50'

PAGE: 1 OF 1

PROJECT: VACATION EXHIBIT

LOCATION: LOCATED IN THE SE QUARTER OF SECTION 12, TOWNSHIP 27 SOUTH, RANGE 06 WEST, WILMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR: GREGGON, ROSEBURG, OREGON, LICENSE NO. 8116, EXPIRES: 6/30/2017



CERTIFICATION

STATE OF OREGON)
COUNTY OF DOUGLAS)ss
CITY OF ROSEBURG)

I, Sheila R. Cox, City Recorder for the City of Roseburg, Oregon, hereby certify that the attached copy of Ordinance No. 3471, granting a plat and street vacation involving a portion of Cecil Street right-of-way, Rutter Lane right-of-way, Bethel Street right-of-way and the interior lot line and rights-of-way located within Mulholland Meadows Subdivision in Roseburg, is a true copy of the original document. I further certify that the ordinance became effective today, August 25, 2016 upon recording with the Douglas County Clerk's Office.



Sheila R. Cox, City Recorder

Dated: August 25, 2016.

CS 67143-3
(F)