

SEP 18 1990
JP

COUNTY SURVEYOR
DOUGLAS COUNTY, ORE

MINOR LAND PARTITION

A PORTION OF BLOCKS 57, 58, 68, 69, 70, 89, 91, AND ALL OF BLOCK 90, TOGETHER WITH THOSE PORTIONS OF VACATED 12TH STREET, 13TH STREET, 14TH STREET, GREENWOOD AVENUE, AND FIR AVENUE ADJUTING SAID LANDS EXCEPTING THEREFROM ALL LAND LYING WITHIN THE RIGHT OF WAY OF U.S. HIGHWAY 101. ALL BEING IN THE AMENDED PLAT OF RAILROAD ADDITION TO THE CITY OF REEDSPORT, DOUGLAS COUNTY, OREGON. BEING A PORTION OF THE S.E. 1/4 OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 12 W.W.M., DOUGLAS COUNTY, OREGON.

NARRATIVE -
THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND MONUMENT THE BOUNDARIES OF THE PARCELS TO BE CREATED IN THIS LAND PARTITION THE 5/8" IRON ROD FOUND AT THE S.W. CORNER OF LOT 8, BLOCK 70 AND THE 5/8" IRON ROD FOUND AT THE S.E. CORNER OF LOT 9, BLOCK 91, SERVED AS A BASIS OF BEARING, ASSUMED FROM C.S. M 86-5, H.G. & E., SEPT. 1980.
BECAUSE NO MONUMENTATION COULD BE FOUND ALONG U.S. HIGHWAY 101, MONUMENTS SET ALONG SAID HIGHWAY ARE NEAR THE RIGHT OF WAY LINE, NOT NECESSARILY ON SAID RIGHT OF WAY.
FOR FURTHER INFORMATION SEE C.S. M 109-35, KOOS ENGINEERING, FILED DEC. '89, DOUGLAS COUNTY, OREGON.
THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY

REFERENCE -
C.S. M 86-5 H.G. & E. SEPT. 1980
C.S. M 109-35 KOOS ENGINEERING DEC. 1989
AMENDED PLAT OF RAILROAD ADDITION TO THE CITY OF REEDSPORT - DOUGLAS COUNTY PLAT RECORDS VOL. 5 PG. 42

LEGEND
⊙ FOUND 5/8" IRON ROD (UNLESS OTHERWISE NOTED)
○ SET 5/8" x 30" IRON ROD w/CAP # 1331

APPROVALS
Debra J. Smart
REEDSPORT PLANNING DIRECTOR
William R. McShew
REEDSPORT CITY ENGINEER
Larry E. Morrison
DOUGLAS COUNTY SURVEYOR DEPUTY

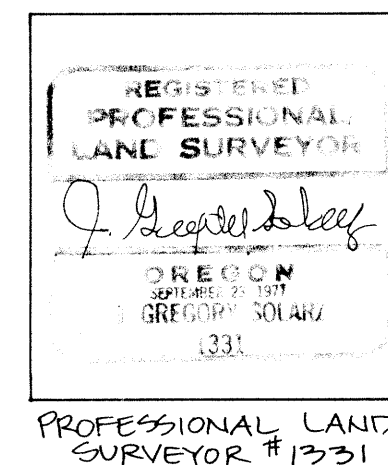
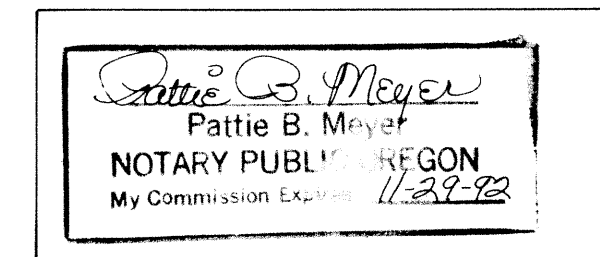
SURVEYOR'S CERTIFICATE

STATE OF OREGON }
COUNTY OF DOUGLAS } S.S.

I, J. GREGORY SOLARZ, A REGISTERED LAND SURVEYOR, CERTIFY THAT I HAVE SURVEYED AND MARKED WITH 5/8" x 30" IRON RODS WITH PLASTIC CAPS MARKED "L.S. 1331" A MINOR LAND PARTITION OF THE FOLLOWING PARCEL OF LAND: BEGINNING AT A 5/8" IRON ROD WHICH MARKS THE S.W. CORNER OF LOT 8, BLOCK 70, AMENDED PLAT OF RAILROAD ADDITION TO THE CITY OF REEDSPORT, DOUGLAS COUNTY, OREGON; THENCE SOUTH 70° 18' WEST - 109.92 FEET; THENCE SOUTH 19° 42' 05" EAST - 159.90 FEET; THENCE SOUTH 70° 18' WEST - 249.82 FEET; THENCE SOUTH 19° 42' 05" EAST - 115.93 FEET, TO THE NORTHERLY BOUNDARY OF WINCHESTER AVENUE; THENCE SOUTH 70° 18' WEST ALONG SAID NORTHERLY BOUNDARY - 498.01 FEET; THENCE ALONG THE ARC OF A 50 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 60° 40' 45", OF WHICH THE LONG CHORD BEARS NORTH 79° 21' 38" WEST - 50.51 FEET; THENCE NORTH 49° 01' 15" WEST - 155.78 FEET TO THE SOUTHERLY BOUNDARY OF U.S. HIGHWAY 101; THENCE NORTH 40° 57' 52" EAST - ALONG SAID SOUTHERLY BOUNDARY - 386.08 FEET; THENCE SOUTH 49° 02' 08" EAST - 314.92 FEET; THENCE NORTH 40° 57' 52" EAST - 150.0 FEET; THENCE NORTH 49° 02' 08" WEST - 314.92 FEET BACK TO THE SOUTHERLY BOUNDARY OF U.S. HIGHWAY 101; THENCE NORTH 40° 57' 52" EAST ALONG SAID SOUTHERLY BOUNDARY - 291.78 FEET; THENCE SOUTH 49° 02' 08" EAST - 240.0 FEET; THENCE NORTH 40° 57' 52" EAST - 112.80 FEET; THENCE NORTH 19° 42' 05" WEST - 131.33 FEET; THENCE NORTH 40° 34' 35" WEST - 126.89 FEET TO THE SOUTHERLY BOUNDARY OF U.S. HIGHWAY 101; THENCE NORTH 40° 57' 52" EAST ALONG SAID SOUTHERLY BOUNDARY - 40.44 FEET; THENCE SOUTH 40° 34' 35" EAST - 140.21 FEET; THENCE SOUTH 19° 42' 05" EAST - 275.83 FEET TO THE POINT OF BEGINNING.

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18th DAY OF September, 1990
Pattie B. Meyer
NOTARY PUBLIC FOR OREGON

J. Gregory Solarz
J. GREGORY SOLARZ



GEODETIC CORNER - SC-3 (DISK IN SIDEWALK)
DOUGLAS CO. SURVEYORS OFFICE - 1973

DEDICATION -

KNOW ALL MEN BY THESE PRESENTS THAT "THE RICHARD K. BOAS FAMILY TRUST", "E. & E. INVESTMENTS, A CALIFORNIA PARTNERSHIP", PAUL ZISKIN AND ELSIE ZISKIN, HUSBAND AND WIFE, ESTHER M. KAHN, ARTHUR S. FREED AND NINETTE F. FREED, HUSBAND AND WIFE, DAVID USLANER AND MARTHA USLANER, HUSBAND AND WIFE, AND THE MATZNER TRUST, ARE THE OWNERS OF THE LAND REPRESENTED HEREIN, AND HAVE CAUSED THE SAME TO BE SURVEYED AND DIVIDED AS SHOWN.

THIS ___ DAY OF ___, 1990

<i>Richard K. Boas</i> RICHARD K. BOAS TRUSTEE RICHARD K. BOAS FAMILY TRUST	<i>Edward Gorelick</i> EDWARD GORELICK PARTNER E. & E. INVESTMENTS	<i>Edith Nupoll</i> EDITH NUPOLL PARTNER E. & E. INVESTMENTS	<i>Sidney J. Matzner</i> SIDNEY J. MATZNER TRUSTEE MATZNER TRUST
<i>Paul Ziskin</i> PAUL ZISKIN	<i>Elsie Ziskin</i> ELSIE ZISKIN	<i>Arthur S. Freed</i> ARTHUR S. FREED	<i>Ninette F. Freed</i> NINETTE F. FREED
<i>David Uslander</i> DAVID USLANER	<i>Martha Uslander</i> MARTHA USLANER	<i>Esther M. Kahn</i> ESTHER M. KAHN	

ACKNOWLEDGEMENT -

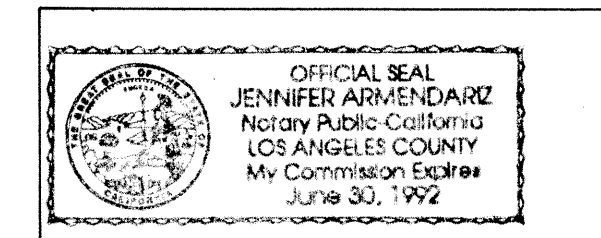
STATE OF CALIFORNIA }
COUNTY OF } S.S.

ON THIS ___ DAY OF ___, 1990 BEFORE ME APPEARED RICHARD K. BOAS, EDWARD GORELICK, EDITH NUPOLL, PAUL ZISKIN, ELSIE ZISKIN, ESTHER M. KAHN, ARTHUR S. FREED, NINETTE F. FREED, DAVID USLANER, MARTHA USLANER, AND SIDNEY J. MATZNER, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN DID SAY THAT THEY SIGNED THE ACCOMPANYING DEDICATION AS THEIR FREE AND VOLUNTARY ACT AND DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS DAY AND YEAR FIRST WRITTEN ABOVE.

SUBSCRIBED AND SWORN TO BEFORE ME
THIS ___ DAY OF ___, 1990

SUBSCRIBED AND SWORN TO BEFORE ME
THIS ___ DAY OF ___ 19___
NOTARY PUBLIC

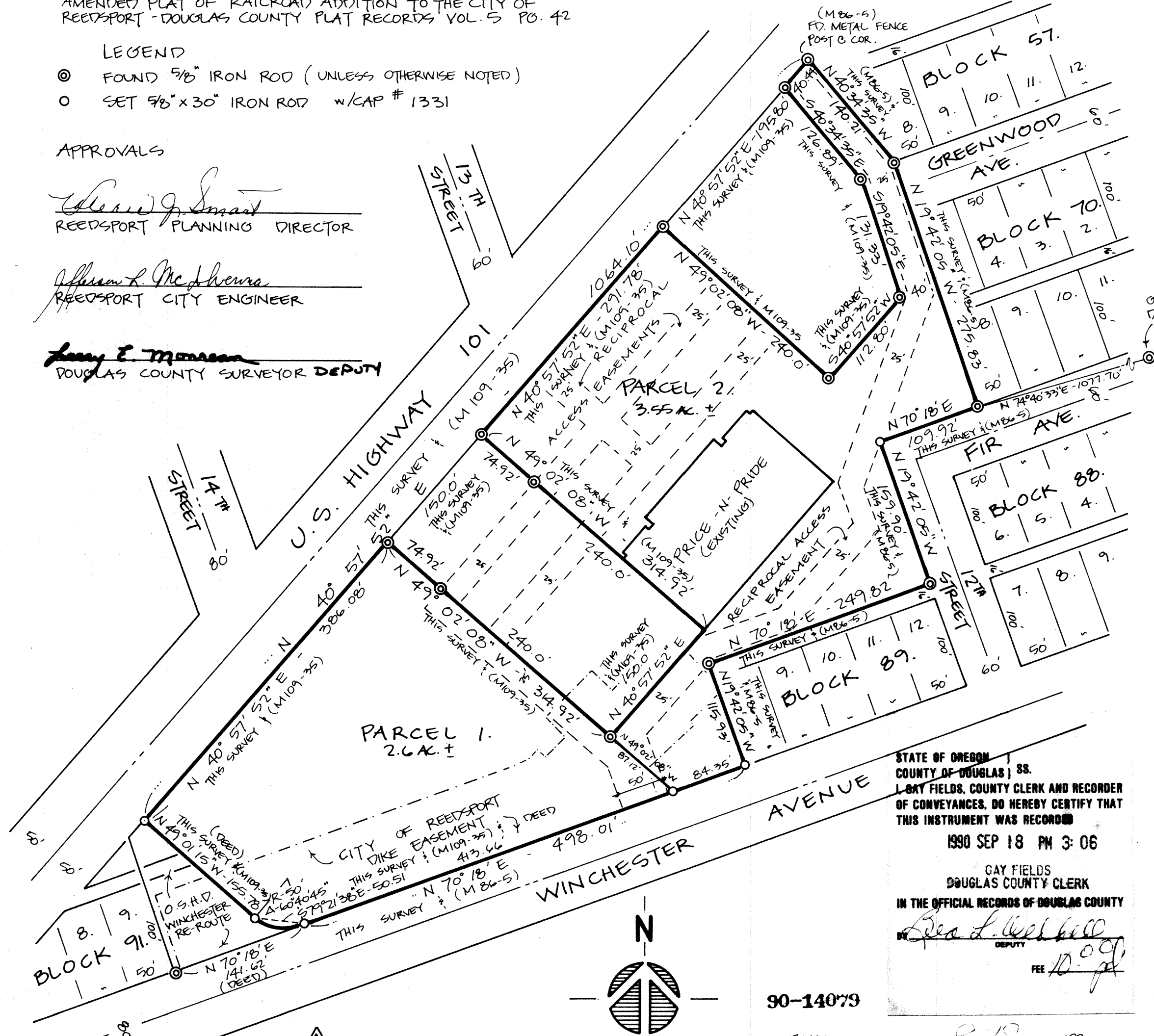
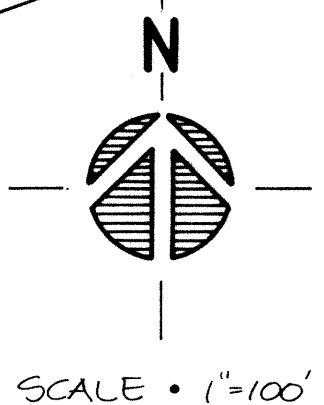
SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18th DAY OF September, 1990
Jennifer Armendarz
NOTARY PUBLIC



STATE OF OREGON }
COUNTY OF DOUGLAS } S.S.
J. GAY FIELDS, COUNTY CLERK AND RECORDER
OF CONVEYANCES, DO HEREBY CERTIFY THAT
THIS INSTRUMENT WAS RECORDED
1990 SEP 18 PM 3:06
GAY FIELDS
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
J. Gay Fields
DEPUTY
FEE \$0.09

39-14079
FILED _____, 1990
GAY FIELDS, County Clerk
GAY FIELDS, DOUGLAS CO. CLERK

KE
KOOS ENGINEERING
2524 BROADWAY
NORTH BEND, OREGON



1990 - 0045

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