

1998-0047

LAND PARTITION PLAT

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, GREENWOOD AVENUE, AND FIR AVENUE ABUTTING SAID LANDS EXCEPTING THEREFROM ALL THE 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, IN THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 12 WEST OF THE WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

NARRATIVE-

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND MONUMENT THE BOUNDARIES OF THE PARCELS BEING 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. M86-5, HGE, INC., 1980. MONUMENTS FOUND ALONG SAID HIGHWAY ARE NEAR THE RIGHT OF WAY LINE, NOT NECESSARILY ON SAID RIGHT OF WAY. FOR FURTHER INFORMATION, SEE CS M104-35, KOOS ENGINEERING, 1984, DOUGLAS COUNTY, OREGON. FEBRUARY 9, 1998

APPROVALS-

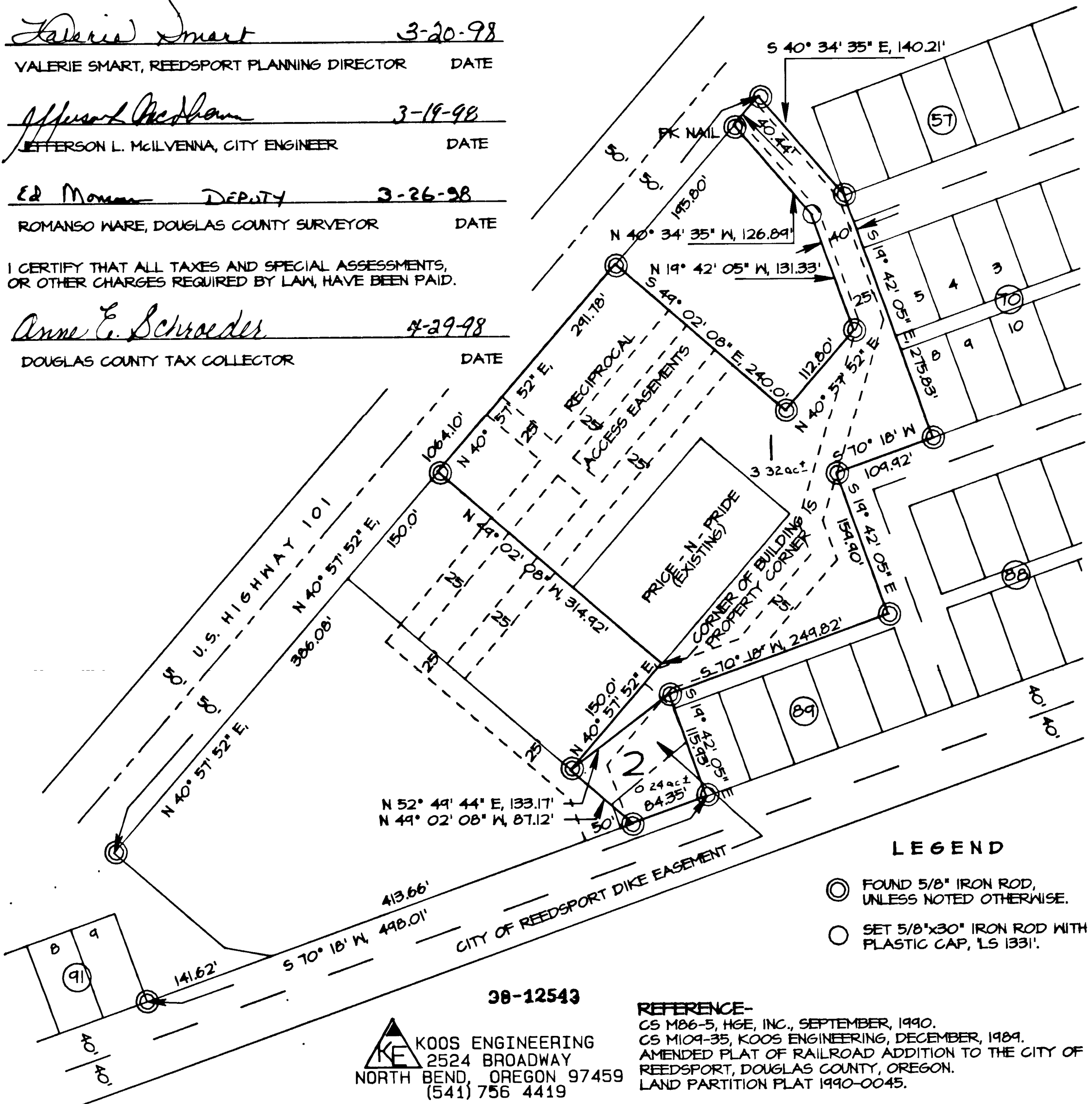
Valerie Smart 3-20-98
VALERIE SMART, REEDSPORT PLANNING DIRECTOR DATE

Jefferson L. McIlvenna 3-19-98
JEFFERSON L. McILVENNA, CITY ENGINEER DATE

Ed Romano DEPUTY 3-26-98
ROMANSO WARE, DOUGLAS COUNTY SURVEYOR DATE

Anne E. Schroeder 4-29-98
DOUGLAS COUNTY TAX COLLECTOR DATE

I CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS, OR OTHER CHARGES REQUIRED BY LAW, HAVE BEEN PAID.



- LEGEND**
- FOUND 5/8" IRON ROD, UNLESS NOTED OTHERWISE.
 - SET 5/8"x30" IRON ROD WITH PLASTIC CAP, 'LS 1331'.

38-12543
KOOS ENGINEERING
 2524 BROADWAY
 NORTH BEND, OREGON 97459
 (541) 756 4419

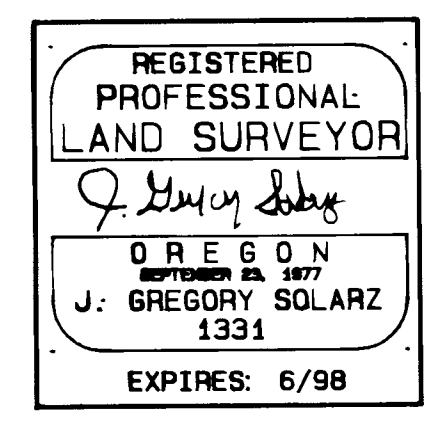
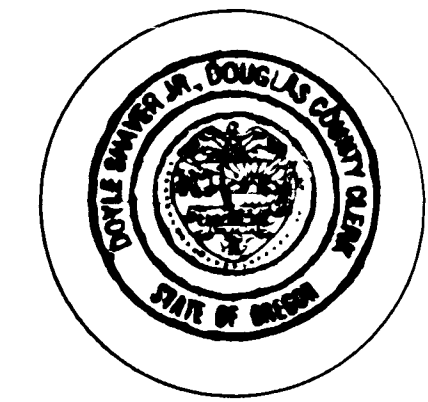
REFERENCE-
 CS M86-5, HGE, INC., SEPTEMBER, 1990.
 CS M104-35, KOOS ENGINEERING, DECEMBER, 1984.
 AMENDED PLAT OF RAILROAD ADDITION TO THE CITY OF REEDSPORT, DOUGLAS COUNTY, OREGON.
 LAND PARTITION PLAT 1990-0045.

SURVEYOR'S CERTIFICATE STATE OF OREGON } SS
 COUNTY OF DOUGLAS }

I, J. GREGORY SOLARZ, A REGISTERED LAND SURVEYOR, CERTIFY THAT I HAVE SURVEYED AND MARKED WITH 5/8" IRON RODS WITH PLASTIC CAPS MARKED 'LS 1331' A LAND PARTITION PLAT OF THE FOLLOWING PARCEL OF LAND: BEGINNING AT A 5/8" IRON ROD WHICH MARKS THE S.W. CORNER OF LOT 8, BLOCK 70, 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 154.90 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 84.35 FEET; THENCE LEAVING SAID WINCHESTER AVENUE, NORTH 49° 02' 08" WEST 87.12 FEET; THENCE NORTH 40° 57' 52" EAST 150.00 FEET; THENCE NORTH 49° 02' 08" WEST 314.92 FEET TO THE SOUTHERLY BOUNDARY OF U.S. HIGHWAY 101; THENCE ALONG SAID HIGHWAY 101, NORTH 40° 57' 52" EAST 291.78 FEET; THENCE LEAVING SAID HIGHWAY 101, SOUTH 49° 02' 08" EAST 240.00 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 SOUTH BOUNDARY OF THE SAID U.S. HIGHWAY 101; THENCE ALONG SAID HIGHWAY BOUNDARY, NORTH 40° 57' 52" EAST 40.44 FEET; THENCE LEAVING SAID HIGHWAY 101 BOUNDARY, SOUTH 40° 34' 35" EAST 140.21 FEET; THENCE SOUTH 19° 42' 05" EAST 275.83 FEET, TO THE PLACE OF BEGINNING.

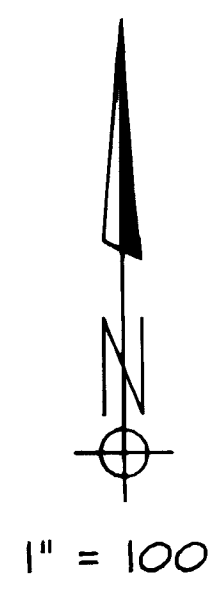
J. Gregory Solarz
 J. GREGORY SOLARZ

FILED THIS 14th DAY OF June 1998, AT 11:48 O'CLOCK A.M.
 by Carl Enges, Deputy
 DOUGLAS COUNTY CLERK



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE RICHARD K. BOAS FAMILY TRUST, E & E INVESTMENTS, PAUL ZISKIN, ELSIE ZISKIN, ESTHER M. KAHN, ARTHURS. FREED, NINETTE FREED, GORELICK USLANER AND FREED REAL ESTATE PARTNERSHIP, DAVID USLANER, AND MARTHA USLANER ARE THE OWNERS OF THE REPRESENTED HEREIN, AND HAVE CAUSED THE SAME TO BE SURVEYED AND DIVIDED AS SHOWN THIS _____ DAY OF _____, 1998.



Richard K. Boas March 10 1998
 RICHARD K. BOAS DATE
 TRUSTEE, RICHARD K. BOAS FAMILY TRUST; ALSO WITH POWER OF ATTORNEY FOR E & E INVESTMENTS, PAUL ZISKIN, ELSIE ZISKIN, ESTHER M. KAHN, ARTHUR S. FREED, NINETTE FREED, GORELICK USLANER AND FREED REAL ESTATE PARTNERSHIP, DAVID USLANER AND MARTHA USLANER

STATE OF OREGON } SS
 COUNTY OF DOUGLAS }
 I, DOYLE SHAVER JR., COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED

98 JUN -1 AM 11:48
 DOYLE SHAVER JR.
 DOUGLAS COUNTY CLERK
 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
 BY Carl Enges
 DEPUTY
 98-12543

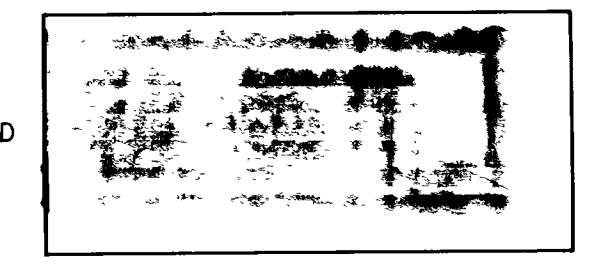
ACKNOWLEDGEMENT STATE OF CALIFORNIA } SS
 COUNTY OF LOS ANGELES }

ON THIS 10th DAY OF March, 1998, BEFORE ME APPEARED RICHARD K. BOAS, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY HE SIGNED THE ACCOMPANYING DEDICATION AS HIS 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 10th DAY OF March, 1998.

Man to ...
 NOTARY PUBLIC FOR OREGON, Los Angeles

SEE ATTACHED



1998-0047