

FOR: DELBERT WARKENTIN - 833 So. Hill Drive - REEDSPORT

MAJOR PARTITION MAP CITY OF REEDSPORT

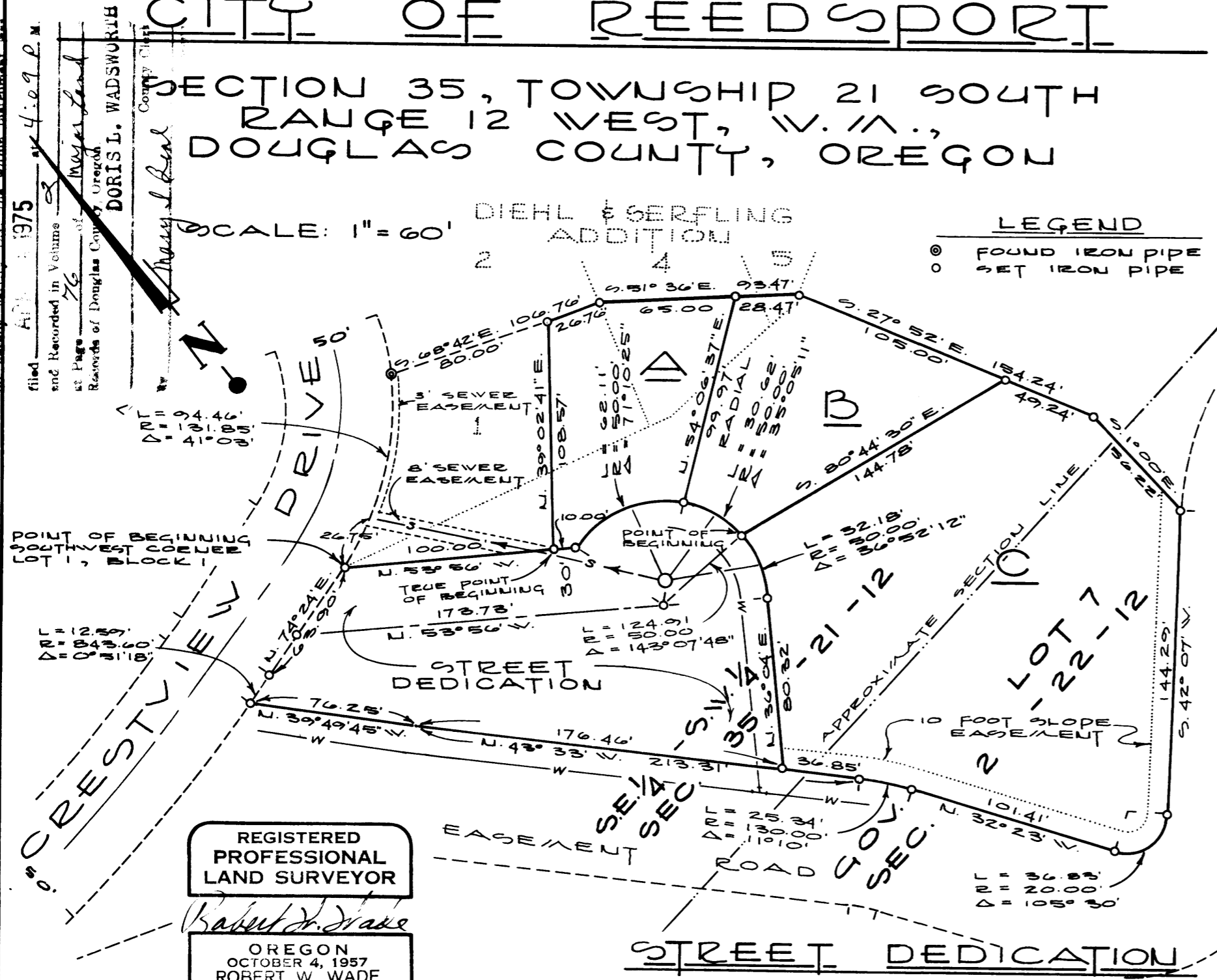
SECTION 35, TOWNSHIP 21 SOUTH
RANGE 12 WEST, W.M.,
DOUGLAS COUNTY, OREGON

SCALE: 1" = 60'

DIEHL & SERFLING
ADDITION

LEGEND

- ⊙ FOUND IRON PIPE
- SET IRON PIPE



REGISTERED
PROFESSIONAL
LAND SURVEYOR
Robert W. Wade
OREGON
OCTOBER 4, 1957
ROBERT W. WADE
433

REVISED MARCH 26, 1975

SURVEYORS AFFIDAVIT

I, ROBERT W. WADE, A REGISTERED PROFESSIONAL LAND SURVEYOR BY OCCUPATION, SAY THAT I HAVE CORRECTLY SURVEYED THE WITHIN PARCEL, AND THAT THE FIGURES THEREON ARE THE ACTUAL DISTANCES INTENDED AND THE SAME ARE THE ACTUAL TRUE DISTANCES AND DIMENSIONS.

APPROVALS

CITY OF REEDSPORT
PLANNING COMMISSION

APPROVED 3/31 1975
R. A. Chris PRESIDENT
Marilyn J. Townsend SECRETARY

APPROVED August 18th 1974
Roy H. Erickson
CITY ENGINEER

BEGINS AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, DIEHL AND SERFLING ADDITION TO THE CITY OF REEDSPORT, DOUGLAS COUNTY, OREGON, SAID POINT BEING LOCATED N. 40°09'44" E. A DISTANCE OF 296.39 FEET FROM THE IRON PIPE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 12 WEST, W.M., IN THE SAID DOUGLAS COUNTY; THENCE, S. 53°56'00" E. A DISTANCE OF 110.00 FEET; THENCE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 143°07'48" FOR AN ARC DISTANCE OF 124.91 FEET; THENCE, S. 36°04'00" W. A DISTANCE OF 80.32 FEET; THENCE, N. 43°33'00" W. A DISTANCE OF 176.46 FEET; THENCE, U. 39°49'45" W. A DISTANCE OF 76.25 FEET TO THE SOUTHERLY LINE OF CRESTVIEW DRIVE; THENCE, ALONG SAID LINE AS FOLLOWS, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 843.60 FEET, THROUGH A CENTRAL ANGLE OF 0°51'18" FOR AN ARC DISTANCE OF 12.59 FEET; THENCE, N. 74°24'00" E. A DISTANCE OF 63.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.48 ACRES, MORE OR LESS, AND BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 12 WEST, W.M., DOUGLAS COUNTY, OREGON.

TRACT DESCRIPTIONS

TRACT A

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, DIEHL AND SERFLING ADDITION TO THE CITY OF REEDSPORT, DOUGLAS COUNTY, OREGON, SAID POINT BEING LOCATED N. 40°09'44" E. A DISTANCE OF 296.39 FEET FROM THE IRON PIPE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 12 WEST, W.M., IN THE SAID DOUGLAS COUNTY; THENCE, S. 53°56' E. A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT; THENCE, N. 39°02'41" E. A DISTANCE OF 108.57 FEET; THENCE, S. 68°42' E. A DISTANCE OF 26.76 FEET; THENCE, S. 51°36' E. A DISTANCE OF 65.00 FEET; THENCE, S. 54°06'37" W. A DISTANCE OF 99.97 FEET; THENCE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 71°10'25" FOR AN ARC DISTANCE OF 62.11 FEET; THENCE, N. 53°56' W. A DISTANCE OF 10.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 0.18 ACRES, MORE OR LESS, AND BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 12 WEST, W.M., DOUGLAS COUNTY, OREGON.

TRACT B

BEGINNING AT A POINT LOCATED N. 71°36'23" E. A DISTANCE OF 363.31 FEET FROM THE IRON PIPE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 12 WEST, W.M., DOUGLAS COUNTY, OREGON; THENCE, S. 80°44'30" E. A DISTANCE OF 144.78 FEET; THENCE, N. 27°52'00" W. A DISTANCE OF 105.00 FEET TO THE SOUTHERLY LINE OF DIEHL AND SERFLING ADDITION; THENCE, N. 51°36'00" W. A DISTANCE OF 28.47 FEET; THENCE, S. 54°06'37" W. A DISTANCE OF 99.97 FEET; THENCE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 55°05'11" FOR AN ARC DISTANCE OF 30.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.21 ACRES, MORE OR LESS, AND BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 12 WEST, W.M., DOUGLAS COUNTY, OREGON.

TRACT C

BEGINNING AT A POINT LOCATED N. 71°36'23" E. A DISTANCE OF 363.31 FEET FROM THE IRON PIPE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 12 WEST, W.M., DOUGLAS COUNTY, OREGON; THENCE, S. 80°44'30" E. A DISTANCE OF 144.78 FEET; THENCE, S. 27°52'00" E. A DISTANCE OF 49.24 FEET; THENCE, S. 1°00'00" E. A DISTANCE OF 36.22 FEET; THENCE, S. 42°07'00" W. A DISTANCE OF 144.29 FEET; THENCE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 105°30' FOR AN ARC DISTANCE OF 36.83 FEET; THENCE, N. 52°23'00" W. A DISTANCE OF 101.41 FEET; THENCE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 130.00 FEET, THROUGH A CENTRAL ANGLE OF 11°10' FOR AN ARC DISTANCE OF 25.34 FEET; THENCE, N. 43°33'00" W. A DISTANCE OF 36.85 FEET; THENCE, N. 36°04'00" E. A DISTANCE OF 80.32 FEET; THENCE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 36°52'12" FOR AN ARC DISTANCE OF 32.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.77 ACRES, MORE OR LESS, AND BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 12 WEST, W.M., AND OF GOVERNMENT LOT 7, SECTION 2, TOWNSHIP 22 SOUTH, RANGE 12 WEST, W.M.; ALL IN DOUGLAS COUNTY, OREGON.

STATE OF OREGON
COUNTY OF DOUGLAS
I, Doris L. Wadsworth, County Clerk and ex officio Recorder of said County, do hereby certify that the foregoing is a true and correct copy of the original as filed in my office on this 26th day of March, 1975.
Doris L. Wadsworth, County Clerk and ex officio Recorder of said County
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