

FINAL

Blk 7 - Pg 55

# MINOR LAND PARTITION

LOCATED IN LOTS 1 & 2, BLOCK 47, AMENDED PLAT OF RAILROAD ADDITION TO REEDSPORT, A PORTION OF GOVERNMENT LOT 3, SECTION 35, TOWNSHIP 21 SOUTH, RANGE 12 WEST, W.M., DOUGLAS COUNTY, OREGON.

## PARTITIONER AND LEGAL OWNER:

Name: THE CITY OF REEDSPORT  
 Address: 451 WINCHESTER AVE.  
 REEDSPORT, OR 97467  
 Phone: (503) 271-3603

FILED  
 RECEIVED  
 JUL 8 1981  
 COUNTY SURVEYOR  
 DOUGLAS COUNTY, OREGON

TOTAL NUMBER LOTS: 3

WATER SUPPLY: CITY OF REEDSPORT

SEWAGE DISPOSAL: CITY OF REEDSPORT

## MAP PREPARED BY:

Name: H.G.E., INC.  
 Address: 375 PARK AVE.  
 COOS BAY, OR  
 97420

Phone: (503) 269-1166

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

## LEGEND

- ⊙ FOUND MONUMENT (AS NOTED)
- SET MONUMENT (5/8" x 30" IRON ROD)
- △ SET MONUMENT (CHIP IN CONCRETE)

## NARRATIVE

- 1.) BASIS OF BEARING BEING SURVEY DONE BY H.G.E., INC. FOR THE CITY OF REEDSPORT, DATED JAN. 2, 1979, DOUGLAS COUNTY SURVEY FILE NO. C.S. 58/104.
- 2.) BASIS OF SURVEY BEING FOUND MONUMENTS IN BLOCK 46, AMENDED PLAT OF RAILROAD ADDITION TO REEDSPORT, DOUGLAS COUNTY, OREGON.
- 3.) PURPOSE: TO MINOR LAND PARTITION LOTS 1 AND 2, BLOCK 47, AMENDED PLAT OF RAILROAD ADDITION TO REEDSPORT, DOUGLAS COUNTY, OREGON.
- 4.) INSTRUMENT: HEWLETT/PACKARD 3810A TOTAL STATION (0.1 MINUTE) NO. 816.
- 5.) DEED: PROVIDED BY CITY REEDSPORT.

## LEGAL DESCRIPTION

### PARCEL I

The following parcel being a portion of Lot 1, Block 47, Amended Plat of Railroad Addition to Reedsport, in Government Lot 3, Section 35, Township 21 South, Range 12 West, W.M., Douglas County, Oregon described as follows:

Beginning at the Southwest corner of Lot 1, Block 47, Amended Plat of Railroad Addition to Reedsport, Douglas County, Oregon; thence, along the West line of said Lot 1, North 38° 03' 00" East a distance of 202.30 feet, more or less, to the Northwest corner of said Lot 1; thence, along the North line of said Block 47, South 49° 37' 00" East a distance of 45.31 feet to a point being measured at right angles from the East line of said Lot 1 a distance of 15.40 feet; thence, parallel to the East line of said Lot 1, South 42° 23' 00" West a distance of 203.30 feet, more or less, to the South line of said Block 47; thence, along the South line of said Block 47 North 47° 37' 00" West a distance of 30.00 feet, more or less, to the point of beginning.

Containing 0.17 acres, more or less, and basis of bearing being the Amended Plat of Railroad Addition to Reedsport, Douglas County, Oregon as recorded in Town Plats Volume 5, Page 42, Douglas County, Oregon.

### PARCEL II

The following parcel being a portion of Lot 1 and Lot 2, Block 47, Amended Plat of Railroad Addition to Reedsport, in Government Lot 3 of Section 35, Township 21 South, Range 12 West, W.M., Douglas County, Oregon, described as follows:

Beginning at the Southeast corner of Lot 2, Block 47, Amended Plat of Railroad Addition to Reedsport, Douglas County, Oregon; thence, along the South line of said Lot 2 North 47° 37' 00" West a distance of 10.00 feet; thence, parallel to the East line of said Lot 2, North 42° 23' 00" East a distance of 60.00 feet; thence, parallel to the South line of said Lot 2, North 47° 37' 00" West a distance of 55.40 feet; thence, parallel to the East line of said Lot 2, North 42° 23' 00" East a distance of 143.40 feet, more or less, to the North line of said Block 47; thence, along the North line of said Block 47, South 49° 37' 00" East a distance of 65.44 feet, more or less, to the Northeast corner of said Lot 2; thence, along the East line of said Lot 2, South 42° 23' 00" West a distance of 205.6 feet, more or less, to the point of beginning.

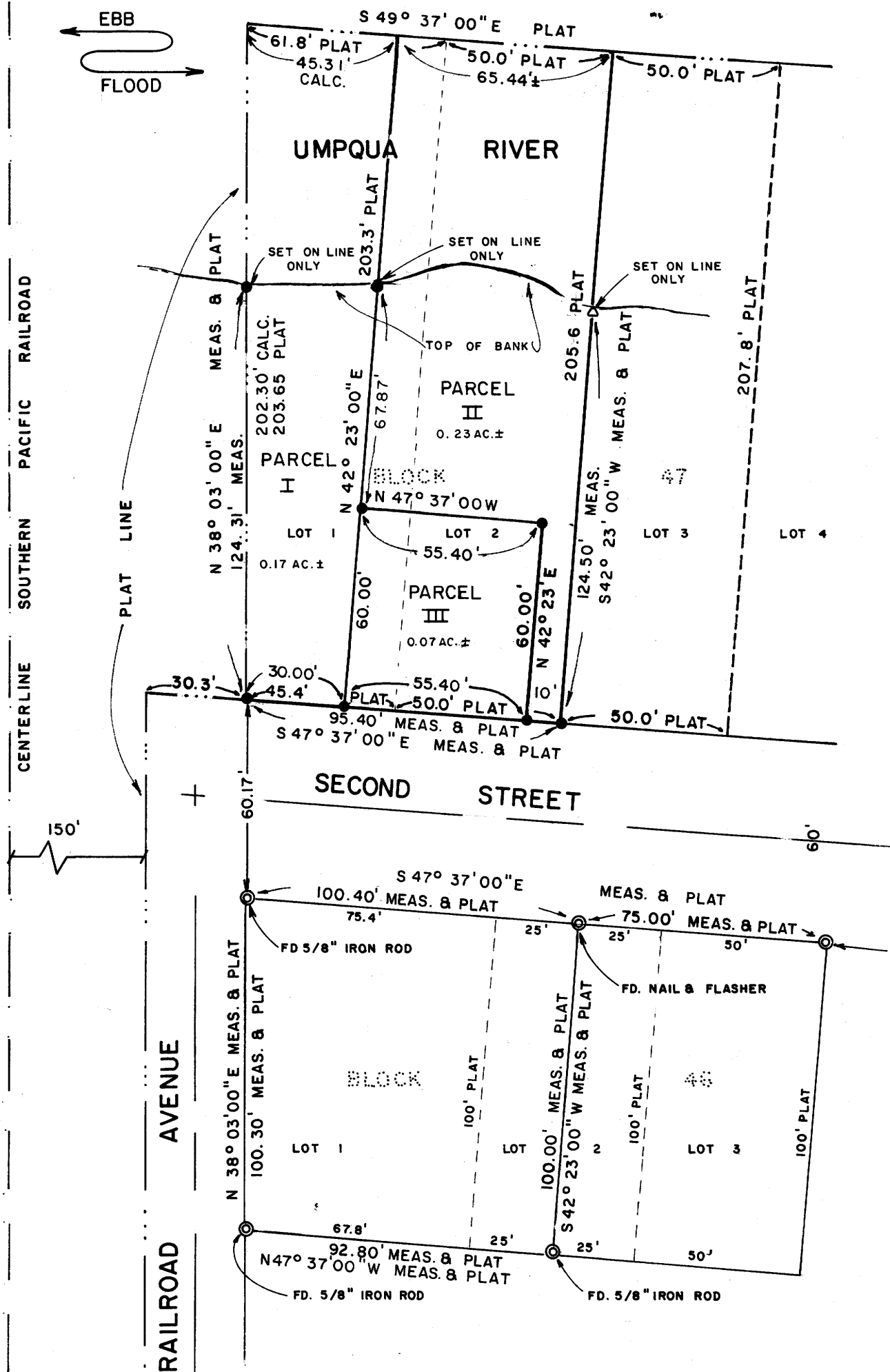
Containing 0.23 acres, more or less, and basis of bearing being the Amended Plat of Railroad Addition to Reedsport, Douglas County, Oregon, as recorded in Town Plats Volume 5, Page 42, Douglas County, Oregon.

### PARCEL III

The following parcel being a portion of Lot 1 and Lot 2, Block 47, Amended Plat of Railroad Addition to Reedsport, in Government Lot 3 of Section 35, Township 21 South, Range 12 West, W.M., Douglas County, Oregon, described as follows:

Beginning at the Southeast corner of Lot 2, Block 47, Amended Plat of Railroad Addition to Reedsport, Douglas County, Oregon; thence, along the South line of said Lot 2 North 47° 37' 00" West a distance of 10.00 feet to the true point of beginning of the following described parcel: thence, parallel to the East line of said Lot 2, North 42° 23' 00" East a distance of 60.00 feet; thence, parallel to the South line of said Lot 2, North 47° 37' 00" West a distance of 55.40 feet; thence, parallel to the East line of said Lot 2, South 42° 23' 00" West a distance of 60.00 feet, more or less, to the South line of said Block 47; thence, along the South line of said Block 47, South 47° 37' 00" East a distance of 55.40 feet, more or less, to the true point of beginning.

Containing 0.07 acres, more or less, and basis of bearing being the Amended Plat of Railroad Addition to Reedsport as recorded in Town Plats Volume 5, Page 42, Douglas County, Oregon.



STATE OF OREGON )  
 COUNTY OF DOUGLAS ) SS.

I, DORIS L. WADSWORTH, COUNTY CLERK AND RECORDER OF CONVEYANCES, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS RECORDED THIS DAY:

JUL 24 AM 9 58

BY *Maryl Beal*  
 No. \_\_\_\_\_ FEE 6.00  
 DOUGLAS COUNTY OFFICIAL RECORDS

81-09272

SCALE: 1" = 40'

DATE: MARCH 17, 1981  
 REVISED: MAY 22, 1981 LC  
 JUNE 26, 1981 KT

## APPROVALS

*Valerie J. Smart* 7-6-81  
 CITY OF REEDSPORT PLANNING DEPARTMENT DATE

*Francis L. Ingram* 7-8-81  
 DOUGLAS COUNTY SURVEYOR DATE

MAP FILE M 88-2

**ENGINEERS & PLANNERS**  
 375 PARK AVE./COOS BAY, OR 97420  
 300 ELLSWORTH ST./ALBANY, OR 97321  
 19 N W. FIFTH ST./PORTLAND, OR 97209