

M06-01782

Klamath County, Oregon

01/30/2006 01:44:39 PM

Pages 7 Fee: \$51.00

old City of Klamath Falls

**BEFORE THE COUNCIL OF THE
CITY OF KLAMATH FALLS, OREGON**

In the Matter of:

)
Dedicating Two 57-foot Wide Rights-of-Way)
From Valley Vista Development to NEW)
Way Across Parcels 2 and 3 of Land)
Partition No. 24-04)

ORDER OF DEDICATION

WHEREAS, Valley Vista Development ("Valley Vista") is a proposed 127-lot residential development adjoining and lying east of City-owned Parcels 2 and 3 of Land Partition No. 24-04; and

WHEREAS, there are topographical problems associated with developing the southerly Uhrmann Road connection to Northern Heights Boulevard to provide access to Valley Vista; and

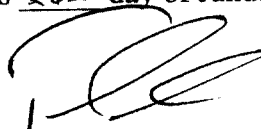
WHEREAS, the developer of Valley Vista has agreed to and will be responsible for all design and construction costs associated with the proposed access streets; and

WHEREAS, at its regular meeting on May 16, 2005, the City Council approved the dedication of an approximately 57-foot wide right-of-way across the northerly boundary of Parcel 2 and the southeasterly corner of Parcel 3;

NOW, THEREFORE, IT IS HEREBY ORDERED that the approximately 57-foot wide strips of property described and depicted in the attached Exhibit A are hereby dedicated as public rights-of-way under the jurisdiction of the City of Klamath Falls.

Approved by the Council of the City of Klamath Falls, Oregon the 16th day of May 2005.

Presented to the Mayor for approval and signed this 26th day of January, 2006.



Mayor Todd Kellstrom

ATTEST:



City Recorder Elisa D. Olson

ADKINSCONSULTING
ENGINEERS, INC

Engineers

▲ Planners

▲ Surveyors

▲ Testing

Description for Mara Way & Mountaineer Lane Right-of-Way
In Parcel 2 of Land Partition 24-04

A tract of land being a portion of Parcel 2 of Land Partition 24-04 according to the official plat thereof as recorded in the Office of the Klamath County Clerk, situated in the SE¼ NE¼ of Section 18, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at a point on the east line of New Way, said point being the northwest corner of said Parcel 2; thence along the north line of Parcel 2 South 87°53'45" East 521.54 feet; thence leaving said north line South 39°39'14" East 114.87 feet to the east line of said Parcel 2, thence along said east line South 01°14'18" West 77.91 feet; thence leaving said east line North 39°39'14" West 197.90 feet; thence 140.70 feet along the arc of a non-tangent 234.00 feet radius curve to the right having a delta angle of 34°27'05", the long chord of which bears South 74°52'43" West 138.59 feet to a point 57.00 feet from the north line of said Parcel 2 when measured at a right angle; thence parallel with and 57.00 feet distant from said north line North 87°53'45" West 333.18 feet to a point on the east line of New Way; thence along said east line 15.23 feet along the arc of a 500.00 feet radius non-tangent curve to the left with a delta angle of 1°44'44", the long chord of which bears North 00°52'09" East 15.23 feet; thence North 00°00'14" West 41.80 feet to the point of beginning, containing 0.76 acres, more or less, with bearings based on County Survey 7038.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

D E Adkins

OREGON
DECEMBER 15, 1978
DOUGLAS E. ADKINS
1794

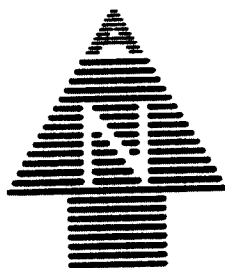
RENEWAL DATE 12/31/07

REGISTERED
PROFESSIONAL
LAND SURVEYOR

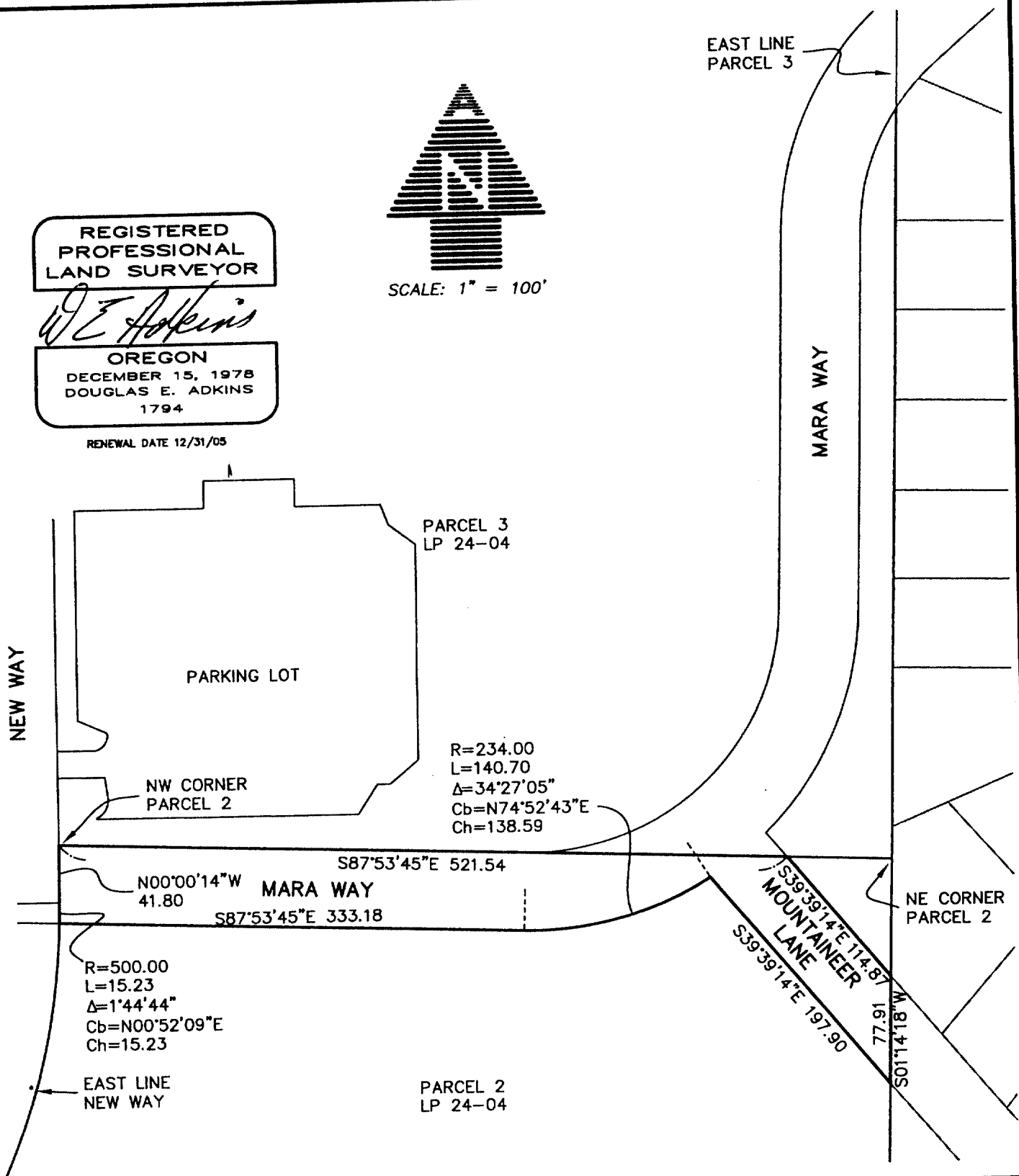
D. E. Adkins

OREGON
DECEMBER 15, 1978
DOUGLAS E. ADKINS
1794

RENEWAL DATE 12/31/05



SCALE: 1" = 100'



ADKINS



CONSULTING
ENGINEERS, INC.

Engineers ▲ Planners ▲ Surveyors

2950 Shasta Way · Klamath Falls, Oregon 97603 · (541) 884-4666 · FAX (541) 884-5335
Klamath Falls, OR · Medford, OR · Alturas, CA

DEC. 15, 2005

P3MARA ROW

2621-01

SKETCH SHOWING R.O.W.
FOR MARA WAY AND
MOUNTAINEER LANE IN
PARCEL 2 OF LP 24-04

CLOSURE P2 ROW.txt

PROJECT: 2621-01 gallica 1 valley vista

Figure Name: P2 ROW

Course: S 87-53-45 E	Distance: 521.54	
Course: S 39-39-14 E	Distance: 114.87	
Course: S 01-14-18 W	Distance: 77.91	
Course: N 39-39-14 W	Distance: 197.90	
Arc Length: 140.70	Radius: 234.00	Delta: 34-27-05
Course: N 87-53-45 W	Distance: 333.18	
Arc Length: 15.23	Radius: 500.00	Delta: -1-44-44
Course: N 00-00-14 W	Distance: 41.80	

Perimeter: 1443.13

Area: 33252.77

0.76 acres

Mapcheck Closure - (Uses listed courses & COGO Units)
 Error of Closure: 0.005
 Precision 1: 296491.98

Course: N 14-25-54 E

ADKINSCONSULTING
ENGINEERS, INC.

Engineers ▲

Planners ▲

Surveyors ▲

Testing

Description for Mara Way & Mountaineer Lane Right-of-Way
In Parcel 3 of Land Partition 24-04

A parcel of land being a portion of Parcel 3 of Land Partition 24-04 recorded in the Office of the Klamath County Clerk, situated in the SE¼ NE¼ of Section 18, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Commencing at a point on the east line of New Way, said point being the northwest corner of Parcel 2 of Land Partition 24-04; thence along the north line of said Parcel 2 South 87°53'45" East 335.05 feet to the true point of beginning for this description; thence leaving said north line 280.71 feet along the arc of a 177.00 feet radius curve to the left having a delta angle of 90°51'57", the long chord of which bears North 46°40'17" East 252.20 feet; thence North 01°14'18" East 277.13 feet; thence 185.40 feet along the arc of a 223.00 feet radius curve to the right having a delta angle of 47°38'09", the long chord of which bears North 25°03'22" East 180.11 feet; thence North 48°52'27" East 12.54 feet to a point on the east line of said Parcel 3; thence along said east line South 01°14'18" West 85.61 feet; thence leaving said east line 92.29 feet along the arc of a 166.00 feet non-tangent curve to the left having a delta angle of 31°51'14", the long chord of which bears South 17°09'55" West 91.10 feet; thence South 1°14'18" West 277.13 feet; thence 179.29 feet along the arc of a 234.00 feet radius curve to the right having a delta angle of 43°54'00", the long chord of which bears South 23°11'18" West 174.94 feet; thence South 39°39'14" East 23.21 feet to a point on the north line of said Parcel 2; thence along said north line North 87°53'45" West 186.50 feet to the true point of beginning, containing 0.85 acres, more or less, with bearings based on County Survey 7038.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

D E Adkins

OREGON
DECEMBER 15, 1978
DOUGLAS E. ADKINS
1794

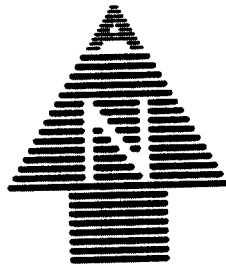
RENEWAL DATE 12/31/07

REGISTERED
PROFESSIONAL
LAND SURVEYOR

W E Adkins

OREGON
DECEMBER 15, 1978
DOUGLAS E. ADKINS
1794

RENEWAL DATE 12/31/05



SCALE: 1" = 100'

PARCEL 3
LP 24-04

NEW WAY

PARKING LOT

NW CORNER
PARCEL 2

S87°53'45"E 335.05

MARA WAY

EAST LINE
NEW WAY

PARCEL 2
LP 24-04

R=234.00
L=179.29
 $\Delta=43^{\circ}54'00''$
Cb=S23°11'18"W
Ch=174.94

R=177.00
L=280.71
 $\Delta=90^{\circ}51'57''$
Cb=N46°40'17"E
Ch=252.20

S39°39'14"E
23.21

N87°53'45"W 186.50

MOUNTAINEER
LANE

NE CORNER
PARCEL 2

EAST LINE
PARCEL 3

N48°52'27"E
12.54

R=223.00
L=185.40
 $\Delta=47^{\circ}38'09''$
Cb=N25°03'22"E
Ch=180.11

R=166.00
L=92.29
 $\Delta=31^{\circ}51'14''$
Cb=S17°09'55"W
Ch=91.10

N01°14'18"E 277.13
MARA WAY
S01°14'18"W 277.13

S01°14'18"W
85.61

ADKINS

CONSULTING
ENGINEERS, INC.

Engineers ▲ Planners ▲ Surveyors

2950 Shasta Way · Klamath Falls, Oregon 97603 · (541) 884-4666 · FAX (541) 884-5335
Klamath Falls, OR · Medford, OR · Alturas, CA

DEC. 15, 2005

P3MARA ROW

2621-01

SKETCH SHOWING R.O.W.
FOR MARA WAY AND
MOUNTAINEER LANE IN
PARCEL 3 OF LP 24-04

CLOSURE P3 ROW.txt

PROJECT: 2621-01 gallica 1 valley vista

Figure Name: P3 ROW

Course: S 87-53-45 E	Distance: 335.05	
Arc Length: 280.71	Radius: 177.00	Delta: -90-51-57
Course: N 01-14-18 E	Distance: 277.13	
Arc Length: 185.40	Radius: 223.00	Delta: 47-38-09
Course: N 48-52-27 E	Distance: 12.54	
Course: S 01-14-18 W	Distance: 85.61	Delta: -31-51-14
Arc Length: 92.29	Radius: 166.00	
Course: S 01-14-18 W	Distance: 277.13	Delta: 43-54-00
Arc Length: 179.29	Radius: 234.00	
Course: S 39-39-14 E	Distance: 23.21	
Course: N 87-53-45 W	Distance: 186.50	
Course: N 87-53-45 W	Distance: 335.05	

Perimeter: 2269.91

Area: 37057.24

0.85 acres

Mapcheck Closure - (Uses listed courses & COGO Units)
 Error of Closure: 0.002
 Precision 1: 969218.25

Course: N 58-55-59 E