

**For: Monday, December 19, 2011, City Council Meeting**

## **Supplemental Packet Information**

Dated: 12-16-11

Included in this supplemental packet is documentation to support the following Agenda item, added to the December 19, 2011 agenda:

- D. 3.** Authorization to execute bargain and sale deed, two right-of-way dedications and a sidewalk/curb easement in conjunction with the Cove Road vacation and Cove Road/Railroad Street realignment. [Pg. 2]
- a. Bargain and Sale Deed. [Pg. 3]
  - b. Right-of-Way Dedication #1. [pg. 8]
  - c. Right-of-Way Dedication #2. [pg. 13]
  - d. Sidewalk/curb easement. [pg. 17]

\*Obtain Public Comment Forms and view the agenda and packet information on-line at [www.brookings.or.us](http://www.brookings.or.us), or at City Hall. Return completed Public Comment Forms to the City Recorder before the start of meeting or during regular business hours.

All public meetings are held in accessible locations. Auxiliary aids will be provided upon request with advance notification. Please contact 541-469-1102 if you have any questions regarding this notice.

# CITY OF BROOKINGS

## COUNCIL AGENDA REPORT

Meeting Date: December 19, 2011

Dianne Morris

Signature (submitted by)

Originating Dept: Planning

City Manager Approval

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Subject: Cove Rd. Right-of-Way Documents.

Recommended Motion: Motion to authorize the City Manager to execute the Bargain and Sale Deed and Easement Agreement for the Vacation of Cove Rd., dedication for re-aligned Cove Rd. right-of-way and a small area to be added to Railroad St. right-of-way, and a sidewalk easement.

Financial Impact: Minimal recording costs.

Background/Discussion: This matter was approved during the hearing process for VAC-1-11. Execution of the attached deed, dedications, and easements as shown on the attached maps prepared by Dyer Engineering will finalize this matter

Policy Considerations: N/A

Materials: Right-of-Way Deed and documents  
Vacation #1 dedication and documents  
Vacation #2 dedication and documents  
Sidewalk easement and documents

AFTER RECORDING RETURN TO AND  
TAX STATEMENTS TO BE SENT TO:

John Hance, Successor Trustee  
63 Paseo Dorado  
Pueblo West, CO 81007

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**BARGAIN AND SALE DEED**

City of Brookings, an Oregon Municipal Corporation ("Grantor"), conveys to John Hance, Successor Trustee of the Eugene V. Hance Trust dated March 16, 2001 ("Grantee"), the following described real property:

See Exhibit "A" attached hereto, and further depicted in Figure 1, also attached hereto, as Vacation No. 1, consisting of approximately 5,049 square feet.

Also see Exhibit "A" attached hereto, and further depicted in Figure 3, also attached hereto, as a 20 ft. wide Public Utility Easement, benefiting the City of Brookings.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

There is no consideration for this conveyance in terms of dollars and cents.

IN WITNESS WHEREOF, the City of Brookings, a municipal corporation of the State of Oregon, has caused this Deed to be executed this \_\_\_\_ day of \_\_\_\_\_ 20\_\_.

By: \_\_\_\_\_  
Gary Milliman, City Manager

STATE OF OREGON  
COUNTY OF CURRY

This instrument was acknowledged before me on \_\_\_\_\_ (date), by  
GARY MILLIMAN (name), CITY MANAGER (title) of the CITY OF BROOKINGS,  
an Oregon Municipal Corporation.

\_\_\_\_\_  
Notary Public for Oregon  
My commission expires:

Notary Public for Oregon  
My commission expires:

**EXHIBIT A**

**CITY OF BROOKINGS  
VACATION NO. 1**

A vacation of a portion of Cove Road right-of-way located in the Southeast quarter of the Southeast quarter Section 6, Township 41 South, Range 13 West of the Willamette Meridian, City of Brookings, Curry County, Oregon more particularly described as follows:

Beginning at the northwest corner of Parcel 1 of Partition Plat 2005-32, Plat Records of Curry County, marked by a 5/8-inch rebar with plastic cap which bears South 47° 30' 13" West of the northeast corner of said Parcel 1, marked by a 5/8-inch rebar, said line being the Basis of Bearings;

Thence South 47° 30' 13" West 9.67 feet to an angle point on the easterly right-of-way of said Cove Road;

Thence North 27° 08' 18" East 51.37 feet along said easterly right-of-way to the TRUE POINT OF BEGINNING of said vacation;

Thence continuing North 27° 08' 18" West 13.62 feet to an angle point on said easterly right-of-way of Cove Road.;

Thence North 40° 43' 33" West 136.63 feet along said easterly right-of-way of Cove Road;

Thence South 80° 56' 39" West 35.77 feet to a point on the westerly right-of-way of Cove Road;

Thence South 40° 53' 20" East 151.88 feet to an angle point on the westerly right-of-way of Cove Road, marked by a 5/8-inch rebar.;

Thence South 27° 08' 18" East 10 feet, along said westerly right-of-way of Cove Rd.;

Thence North 62° 51' 42" East 30 feet to the point of beginning, containing 4,708 square feet, more or less, all as specified on the attached Figure No. 1.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 26, 1988  
MICHAEL W. ERICKSON  
2340

EXPIRES: 12-31-11

Vacation #1

9/25/2011



**Exhibit B**

**CITY OF BROOKINGS  
PUBLIC UTILITY EASEMENT**

A 20-foot easement for the purpose of construction, replacement, operation, inspection, repair and maintenance of underground utilities, that affects the portion of Cove Road right-of-way that is being vacated by the City; Deeds Records of Curry County, located in the Southeast quarter of the Southeast quarter of Section 6, Township 41 South, Range 13 West of the Willamette Meridian, City of Brookings, Curry County, Oregon with said easement being more particularly described as follows:

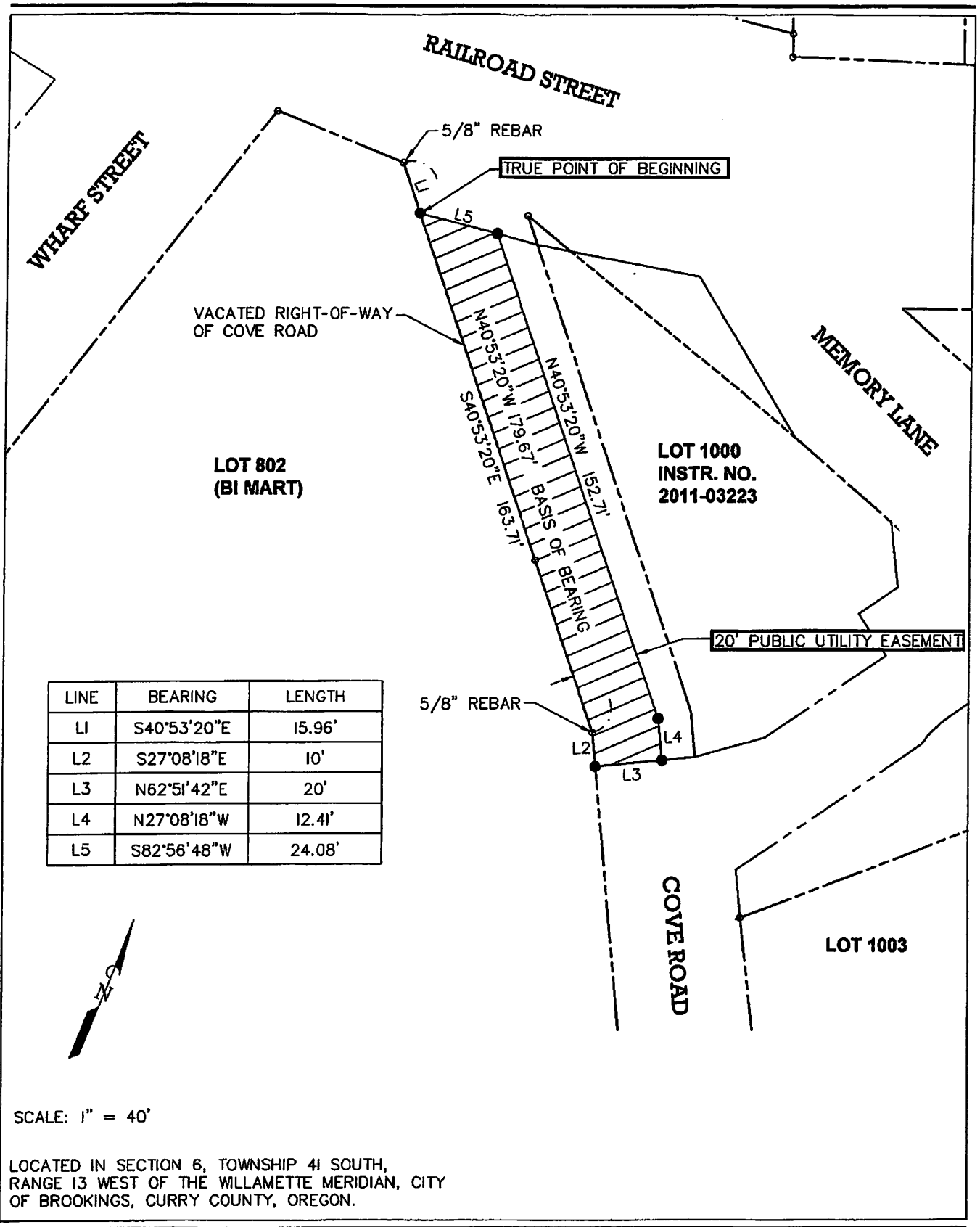
The westerly 20-foot of said right-of-way of Cove Road that is being vacated, all as specified on the attached Figure No. 3.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 26, 1988  
MICHAEL W. ERICKSON  
2340

EXPIRES: 12-31-11

\\Dyer\projects\01Active\145.35\dwg\Survey Map.dwg 12/14/2011 9:54:57 AM PST



<b>THE DYER PARTNERSHIP ENGINEERS &amp; PLANNERS, INC.</b>	<b>CITY OF BROOKINGS CURRY COUNTY, OREGON</b>	<b>FIGURE NO.  2</b>
<b>DATE: DEC, 2011</b>	<b>PUBLIC UTILITY EASEMENT</b>	
<b>PROJECT NO.: 145.00A</b>		

AFTER RECORDING RETURN TO  
AND MAIL TAX STATEMENTS TO:

City of Brookings  
898 Elk Drive  
Brookings, OR 97415

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**DEDICATION OF RIGHT OF WAY**

John Hance, Successor Trustee of the Eugene V. Hance Trust dated March 16, 2001 ("Grantor") hereby dedicates to the City of Brookings, an Oregon municipal corporation, ("Grantee"), for use forever as a public vehicle and pedestrian right of way, that certain real property, including the improvements thereon, situated in the City of Brookings, County of Curry, State of Oregon, more particularly described as follows:

See Exhibit "A" attached hereto, and further depicted in Figure B, also attached hereto, as R-O-W Dedication No.1, consisting of approximately 3,602 square feet,

to have and to hold the above-described and dedicated rights unto the public forever for uses and purposes hereinabove stated.

The Grantor(s) warrants that the property described in this instrument is free and clear of taxes, liens and encumbrances.

There is no consideration for this easement in terms of dollars and cents as it is given freely and voluntarily to Grantee for use as a public right-of-way and thereby providing direct and/or indirect benefit to Grantor.

DATED \_\_\_\_\_

\_\_\_\_\_  
Grantor: John Hance, Successor Trustee

**ACCEPTED BY GRANTEE:**

\_\_\_\_\_  
Gary Milliman, City Manager  
City of Brookings, Oregon



**ACKNOWLEDGMENT**

STATE OF OREGON

*County of Curry*

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_,  
by Gary Milliman, City Manager of the City of Brookings, as the City of Brookings' voluntary act and  
deed and accepted the dedication of right-of-way on behalf of the City of Brookings pursuant to ORS  
92.014.

\_\_\_\_\_  
Notary Public for Oregon  
My commission expires:

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_,  
by John Hance, as his voluntary act and deed as Successor Trustee of the Eugene V. Hance Trust dated  
March 16, 2001.

\_\_\_\_\_  
Notary Public for \_\_\_\_\_ (state)

My commission expires:

## **EXHIBIT A**

### **CITY OF BROOKINGS RIGHT-OF-WAY DEDICATION No. 1**

A right-of-way dedication which affects a parcel of land owned by John Hance, Successor Trustee of the Eugene V. Hance Trust dated March 16, 2001 as described in Instrument No. 2011-03223; Deeds Records of Curry County, located in the Southeast quarter of the Southeast quarter of Section 6, Township 41 South, Range 13 West of the Willamette Meridian, City of Brookings, Curry County, Oregon with said dedication being more particularly described as follows:

Beginning at the southeast corner of said parcel marked by a 5/8" rebar, which bears North 47° 30' 13" East 110.99 feet from the northwest corner of Parcel 1 of Partition Plat 2005-32, Plat Records of Curry County, marked by a 5/8" rebar with a plastic cap, said line being the Basis of Bearings;

Thence North 56° 25' West 34.77 feet along the westerly right-of-way of Memory Lane to the TRUE POINT OF BEGINNING.;

Thence continuing North 56° 25' West 47.33 feet along said westerly right-of-way of Memory Lane;

Thence North 71° 07' West 16.97 feet along said westerly right-of-way of Memory Lane;

Thence South 28° 05' 07" East 19.52 feet;

Thence South 34° 08' 51" West 14.13 feet;

Thence South 55° 51' 09" East 15 feet;

Thence South 34° 08' 51" West 44 feet;

Thence South 52° 33' 31" West 21.31 feet;

Thence South 27° 08' 18" East 51.37 feet along said easterly right-of-way of Cove Road to the southwest corner of said parcel;

Thence North 47° 30' 13" East 9.67 feet along the southerly property line of said parcel;

Thence North 27° 08' 18" West 14.32 feet;

Thence North 34° 08' 51" East 66.81 feet;

Thence easterly 12.78 feet on a concave curve to the North having a radius of 40.5 feet through a central angle of 18 ° 04' 53" whose chord bears North 25° 06' 24" East 12.73 feet;

Thence North 34° 08' 51" East 7.48 feet;

Thence easterly 15.28 feet on a concave curve to the North having a radius of 20.5 feet through a central angle of  $42^{\circ} 42' 39''$  whose chord bears North  $55^{\circ} 30' 10''$  East 14.93 feet to the point of beginning, containing 3,602 square feet, more or less, all as specified on the attached Figure No. 1.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 26, 1988  
MICHAEL W. ERICKSON  
2340

EXPIRES: 12-31-11

LOCATED IN SECTION 6, TOWNSHIP 41 SOUTH,  
RANGE 13 WEST OF THE WILLAMETTE MERIDIAN, CITY  
OF BROOKINGS, CURRY COUNTY, OREGON.

CURVE	Δ	RADIUS	LENGTH	CH. BEAR.	CH. LENGTH
C1	18°04'53"	40.5'	12.78'	N25°06'24"E	12.73'
C2	42°42'39"	20.5'	15.28'	N55°30'10"E	14.93'

SCALE: 1" = 40'

Parcel 1 is a triangular area bounded by Cove Road to the north, Railroad Street to the west, and Memory Lane to the south. The map shows the locations of 15 rebar points (L1 to L15) and two curve points (C1 and C2). The map also shows various easements and dedications, including a 20' public utility easement, a 5/8" rebar easement, and a 50' rebar easement. The map is divided into three sections: Parcel 1, Parcel 2, and Parcel 3. Parcel 1 is the central area, Parcel 2 is to the north, and Parcel 3 is to the south. The map includes a north arrow and a scale of 1" = 40'.

LINE	BEARING	LENGTH
L1	S27°08'18"E	10'
L2	N27°08'18"W	13.62'
L3	N71°07'W	16.97'
L4	S28°05'07"E	19.52'
L5	S34°08'51"W	14.13'
L6	S55°51'09E	15'
L7	S52°33'31"W	21.31'
L8	N47°30'13"E	9.67'
L9	N27°08'18"W	14.32'
L10	N34°08'51"E	7.48'
L11	N71°07'W	55.4'
L12	N71°07'W	19.7'
L13	N72°55'39"W	16.83'
L14	S40°43'33"E	9.12'
L15	N78°59'49"E	10.32'

AFTER RECORDING RETURN TO  
AND MAIL TAX STATEMENTS TO:

City of Brookings  
898 Elk Drive  
Brookings, OR 97415

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**DEDICATION OF RIGHT OF WAY**

John Hance, Successor Trustee of the Eugene V. Hance Trust dated March 16, 2001 ("Grantor") hereby dedicates to the City of Brookings, an Oregon municipal corporation, ("Grantee"), for use forever as a public vehicle and pedestrian right of way, that certain real property, including the improvements thereon, situated in the City of Brookings, County of Curry, State of Oregon, more particularly described as follows:

See Exhibit "A" attached hereto, and further depicted in Figure B, also attached, as R-O-W Dedication No.2, consisting of approximately 41 square feet,

to have and to hold the above-described and dedicated rights unto the public forever for uses and purposes hereinabove stated.

The Grantor(s) warrants that the property described in this instrument is free and clear of taxes, liens and encumbrances.

There is no consideration for this easement in terms of dollars and cents as it is given freely and voluntarily to Grantee for use as a public right-of-way and thereby providing direct and/or indirect benefit to Grantor.

DATED \_\_\_\_\_

\_\_\_\_\_  
Grantor: John Hance, Successor Trustee

**ACCEPTED BY GRANTEE:**

\_\_\_\_\_  
Gary Milliman, City Manager  
City of Brookings, Oregon

**ACKNOWLEDGMENT**

STATE OF OREGON

*County of Curry*

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by Gary Milliman, City Manager of the City of Brookings, as the City of Brookings' voluntary act and deed and accepted the dedication of right-of-way on behalf of the City of Brookings pursuant to ORS 92.014.

\_\_\_\_\_  
Notary Public for Oregon  
My commission expires:

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by John Hance, as his voluntary act and deed as Successor Trustee of the Eugene V. Hance Trust dated March 16, 2001.

\_\_\_\_\_  
Notary Public for \_\_\_\_\_ (state)

My commission expires:

**EXHIBIT A**

**CITY OF BROOKINGS  
RIGHT-OF-WAY DEDICATION No. 2**

A right-of-way dedication which affects a parcel of land owned by John Hance, Successor Trustee of the Eugene V. Hance Trust dated March 16, 2001 as described in Instrument No. 2011-03223; Deeds Records of Coos County, located in the Southeast quarter of the Southeast quarter Section 6, Township 41 South, Range 13 West of the Willamette Meridian, City of Brookings, Curry County, Oregon more particularly described as follows:

Beginning at the north corner of said parcel marked by a 5/8" rebar;

Thence South 40° 43' 33" East 9.12 feet along the westerly line of said parcel;

Thence North 78° 59' 49" East 10.32 feet to the east line of said parcel;

Thence North 72° 55' 39" West 16.83 feet to the point of beginning, containing 41 square feet, more or less, all as specified on the attached map Fig. No. 1.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

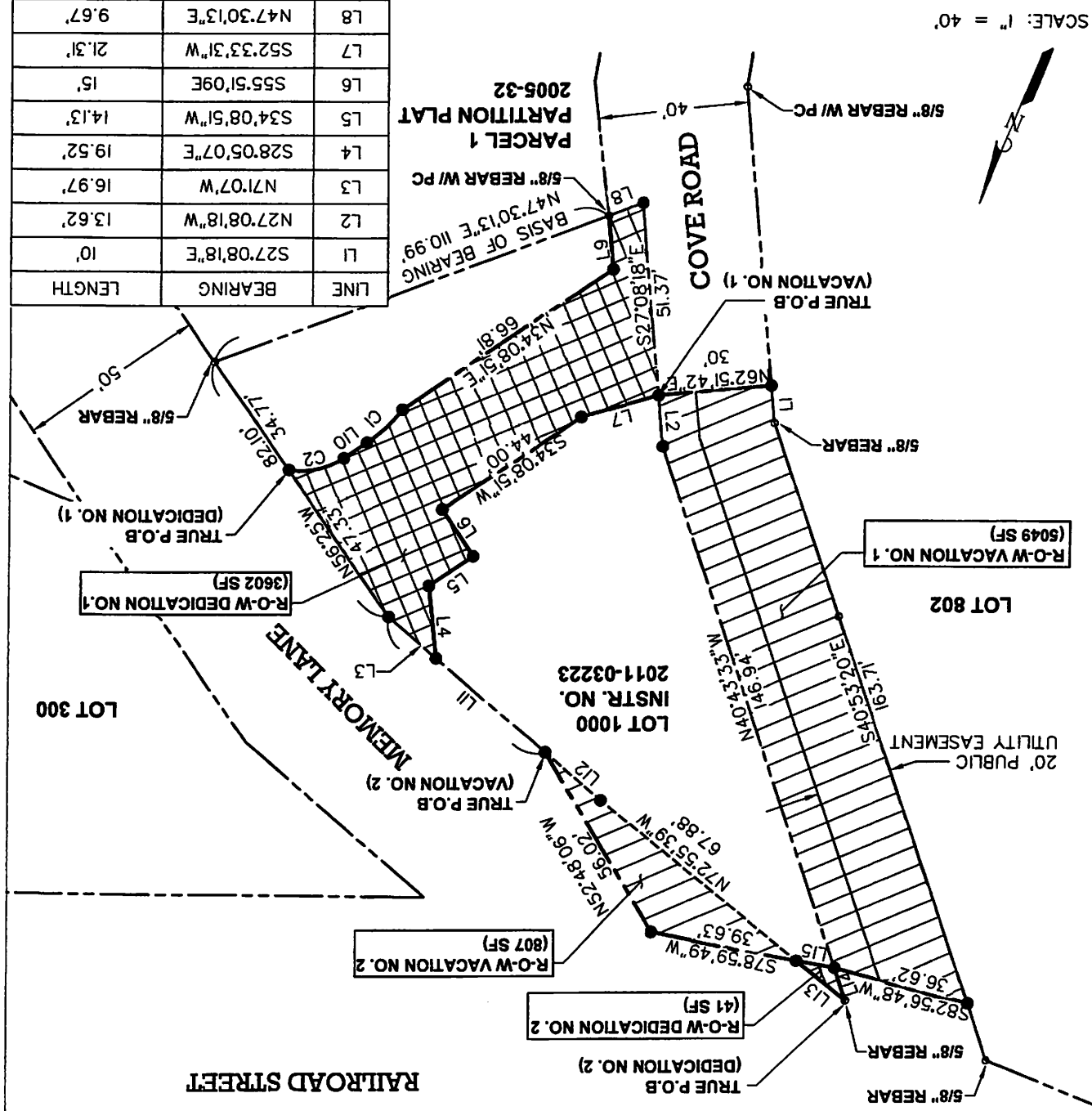
OREGON  
JULY 28, 1988  
MICHAEL W. ERICKSON  
2340

EXPIRES: 12-31-11

CURVE	Δ	RADIUS	LENGTH	CH. BEAR.	CH. LENGTH
C1	18°04'53"	40.5'	12.78'	N25°06'24"E	12.73'
C2	42°42'39"	20.5'	15.28'	N55°30'10"E	14.93'

LOCATED IN SECTION 6, TOWNSHIP 41 SOUTH,  
RANGE 13 WEST OF THE WILLAMETTE MERIDIAN, CITY  
OF BROOKINGS, CURRY COUNTY, OREGON.

L10	N34°08'51"E	7.48'
L11	N71°07'W	55.4'
L12	N71°07'W	19.7'
L13	N72°55'39"W	16.83'
L14	S40°43'33"E	9.12'
L15	N78°59'49"E	10.32'





**Recording Requested by And  
After Recorded Return To:**  
City of Brookings  
898 Elk Drive  
Brookings, OR 97415

Mail Tax Statements To: No Change

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**SIDEWALK/CURB EASEMENT**

John Hance, Successor Trustee of the Eugene V. Hance Trust dated March 16, 2001 ("Grantor") hereby grants to the City of Brookings, an Oregon municipal corporation ("Grantee") a perpetual easement for the construction, maintenance and public use of a sidewalk and curb on the property as set forth herein in the City of Brookings, Curry County, State of Oregon, more particularly described as follows:

See attached Exhibit A and Figure 2.

There is no consideration for this easement in terms of dollars and cents as it is given freely and voluntarily to allow Grantee to make public sidewalk improvements and thereby providing direct and/or indirect benefit to Grantor.

This easement is granted on the following terms and conditions:

1. The easement shall be a permanent right of Grantee, its officer, agents, employees and contractors to ingress and egress upon, over and across the property for the purposes of constructing and maintaining a sidewalk and curb.
2. Grantor agrees not to plant, build, construct or create, nor permit others to plant, build, construct or create any flora, buildings or other structures, including fences, on the easement that may interfere with the use of the easement for the purposes set forth herein or with the normal use and maintenance of the sidewalk and curb.

This easement shall be binding upon Grantor, its successors and assigns, and shall inure to the benefit of Grantee, its successors and assigns.

DATED \_\_\_\_\_

\_\_\_\_\_  
John Hance, Successor Trustee

STATE OF \_\_\_\_\_

County of \_\_\_\_\_

Personally appeared before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, John Hance and acknowledged the foregoing instrument as his/her voluntary act and deed.

\_\_\_\_\_  
Notary Public for \_\_\_\_\_

My commission expires:

**ACCEPTED BY GRANTEE:**

\_\_\_\_\_  
Gary Milliman, City Manager  
City of Brookings, Oregon

STATE OF OREGON

*County of Curry*

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_,  
by Gary Milliman, City Manager of the City of Brookings, as the City of Brookings' voluntary act and  
deed and accepted the easement on behalf of the City of Brookings.

\_\_\_\_\_  
Notary Public for Oregon  
My commission expires:

## EXHIBIT A

### CITY OF BROOKINGS SIDEWALK/CURB EASEMENT

An easement for the purposes of construction, replacement, and maintenance of a sidewalk and curb consisting of two separate easements, which affects a parcel of land owned by John Hance, Successor Trustee of the Eugene V. Hance Trust dated March 16, 2001 as described in Instrument No. 2011-03223; Deeds Records of Curry County, located in the Southeast quarter of the Southeast quarter of Section 6, Township 41 South, Range 13 West of the Willamette Meridian, City of Brookings, Curry County, Oregon being more particularly described as follows:

#### SIDEWALK/CURB EASEMENT A:

Beginning at the southeast corner of said parcel marked by a 5/8" rebar, which bears North 47° 30' 13" East 110.99 feet from the northwest corner of Parcel 1 of Partition Plat 2005-32, Plat Records of Curry County, marked by a 5/8" rebar with plastic cap said line being the Basis of Bearings;

Thence North 56° 25' West 23.41 feet along the westerly right-of-way of Memory Lane to the TRUE POINT OF BEGINNING of sidewalk/curb easement A;

Thence continuing North 56° 25' West 11.35 feet along said westerly right-of-way of Memory Lane;

Thence westerly 15.28 feet on a concave curve to the South having a radius of 20.5 feet through a central angle of 42° 42' 39" whose chord bears South 55° 30' 10" West 14.93 feet along the new southerly right-of-way of the re-aligned Cove Road;

Thence South 34° 08' 51" West 7.48 feet along said southerly right-of-way of the re-aligned Cove Road;

Thence westerly 12.78 feet on a concave curve to the South having a radius of 40.5 feet through a central angle of 18° 04' 49" whose chord bears South 25° 06' 22" West 12.73 feet along the new southerly right-of-way of the re-aligned Cove Road;

Thence South 34° 08' 51" West 5.43 feet;

Thence South 06° 22' 09" West 15.02 feet;

Thence South 34° 08' 51" West 44 feet;

Thence South 61° 06' 18" West 6.96 feet;

Thence South 27° 08' 18" East 9.94 feet to the northwest corner of Parcel 1, marked by a 5/8" rebar;

Thence North 47° 30' 13" East 10.56 feet along the southerly line of said parcel;

Thence North 34° 08' 51" East 50.74 feet;

Sidewalk-Curb Easement

12/14/2011

Thence easterly 28.34 feet on a concave curve to the North having a radius of 34.5 feet through a central angle of 47° 03' 56" whose chord bears North 10° 36' 52" East 27.55 feet;

Thence North 34° 08' 51" East 7.48 feet;

Thence easterly 19.02 feet on a concave curve to the North having a radius of 14.5 feet through a central angle of 75° 10' 03" whose chord bears North 71° 43' 52" East 17.69 feet to the true point of beginning A, all as specified on the attached Figure No. 2.

ALSO AND:

SIDEWALK/CURB EASEMENT B:

Beginning at the, northwest corner of said Parcel 1 of Partition Plat 2005-32, marked by a 5/8" rebar with plastic cap, which bears South 47° 30' 13" West 110.99 feet from the southeast corner of said parcel owned by John Hance, marked by a 5/8" rebar, said line being the Basis of Bearings;

Thence South 47° 30' 13" West 9.67 feet along the southerly line of said parcel;

Thence North 27° 08' 18" West 51.37 feet along the old easterly right-of-way of Cove Road to the TRUE POINT OF BEGINNING of sidewalk/curb easement B;

Thence North 52° 33' 31" East 5.74 feet along the new right-of-way of the re-aligned Cove Road;

Thence easterly 20.14 feet on a concave curve to the North having a radius of 97.5 feet through a central angle of 11° 51' 44" whose chord bears North 28° 12' 58" East 20.15 feet;

Thence North 34° 08' 51" East 38.73 feet;

Thence North 55° 51' 09" West 8 feet to the along said new right-of-way of the re-aligned Cove Road;

Thence South 34° 08' 51" West 38.73 feet;

Thence westerly 32.19 feet on a concave curve to the South having a radius of 105.5 feet through a central angle of 17° 28' 47" whose chord bears South 25° 24' 27" West 32.06 feet;


Thence North 62° 51' 43" East 7.07 feet to the true point of beginning B, all as specified on the attached Figure No. 2.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 26, 1988  
MICHAEL W. ERICKSON  
2340

EXPIRES: 12-31-11

CURVE	Δ	RADIUS	LENGTH	CH. BEAR.	CH. LENGTH
C1	42°42'39"	20.5'	15.28'	S55°30'10"W	14.93'
C2	18°04'49"	40.5'	12.78'	S25°06'22"W	12.73'
C3	47°03'56"	34.5'	28.34'	N10°36'52"E	27.55'
C4	75°10'03"	14.5'	19.02'	N71°43'52"E	17.69'
C5	11°51'44"	97.5'	20.14'	N2812°58"E	20.15'
C6	17°28'47"	105.5'	32.19'	S25°24'27"W	32.06'



SCALE: 1" = 40'

LOCATED IN SECTION 6, TOWNSHIP 41 SOUTH,  
RANGE 13 WEST OF THE WILLAMETTE MERIDIAN, CITY  
OF BROOKINGS, CURRY COUNTY, OREGON.

LINE	BEARING	LENGTH
L1	S34°08'51"W	7.48'
L2	S34°08'51"W	5.43'
L3	S06°22'09"W	15.02'
L4	S61°06'18"W	6.96'
L5	S27°08'18"E	9.94'
L6	N47°30'13"E	10.56'
L7	N34°08'51"E	7.48'
L8	N47°30'13"E	9.67'
L9	N52°33'31"E	5.74'
L10	N55°51'09"W	8'
L11	N62°51'43"E	7.07'

