DWG INDEX:
TBS SITEPLAN03003

GENERAL INFORMATION

PLANNING AND SURVEYING:	W&H PACIFIC 1004 MAIN STREET KLAMATH FALLS, OR 97601 (541) 884-3042
DATE:	SEPTEMBER 2005
CURRENT ZONING:	MIXED USE
TOTAL PROPOSED LOTS:	FOURTEEN LOTS
PROPOSED USE:	MIXED USE
PRESENT USE:	VACANT MILL SITE
TOPOGRAPHY:	EXTREMELY FLAT, PAVEMENT
DOMESTIC WATER:	CITY OF KLAMATH FALLS
SEWAGE COLLECTION:	CITY OF KLAMATH FALLS
STORM WATER:	CITY OF KLAMATH FALLS
FLOOD ZONE:	FLOOD ZONE B & C PER FEMA PANEL NO. 410112-0005-B, DATED 06/05/1985.
SETBACKS:	NO SETBACKS PER MIXED USE ZONING

SALES MAP
TRACT 1430 - TIMBERMILL SHORES

LOCATED IN THE SOUTHWEST ONE-QUARTER, THE SOUTHEAST ONE-QUARTER, AND THE NORTHEAST ONE-QUARTER, SECTION 32, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.
SEPTEMBER 2005

N

SCALE
100 0 50 100 200
(FEET)
1 INCH = 100 FT

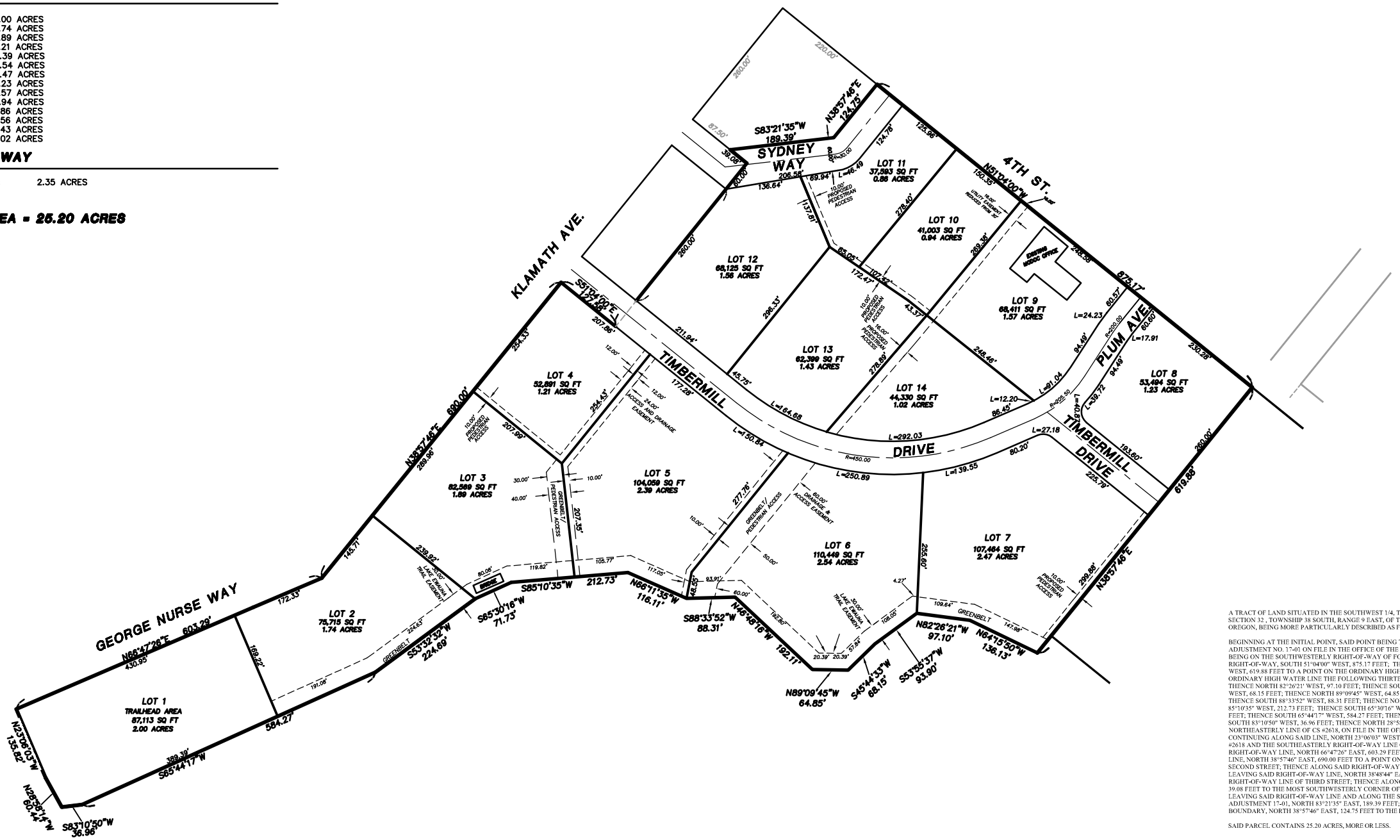
LOTS

LOT 1:	2.00 ACRES
LOT 2:	1.74 ACRES
LOT 3:	1.89 ACRES
LOT 4:	1.21 ACRES
LOT 5:	2.39 ACRES
LOT 6:	2.54 ACRES
LOT 7:	2.47 ACRES
LOT 8:	1.23 ACRES
LOT 9:	1.57 ACRES
LOT 10:	0.94 ACRES
LOT 11:	0.86 ACRES
LOT 12:	1.56 ACRES
LOT 13:	1.43 ACRES
LOT 14:	1.02 ACRES

RIGHT-OF-WAY

RIGHT-OF-WAY: 2.35 ACRES

TOTAL AREA = 25.20 ACRES



A TRACT OF LAND SITUATED IN THE SOUTHWEST 1/4, THE SOUTHEAST 1/4, AND THE NORTHEAST 1/4 OF SECTION 32 , TOWNSHIP 38 SOUTH, RANGE 9 EAST, OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, SAID POINT BEING THE MOST EASTERLY CORNER OF PROPERTY LINE ADJUSTMENT NO. 17-01 ON FILE IN THE OFFICE OF THE KLAMATH COUNTY SURVEYOR, SAID POINT ALSO BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY OF FOUTH STREET, THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY, SOUTH 51°04'00" WEST, 875.17 FEET; THENCE LEAVING SAID RIGHT-OF-WAY, SOUTH 38°57'46" WEST, 619.88 FEET TO A POINT ON THE ORDINARY HIGH WATER LINE OF LAKE EWAUNA, THENCE ALONG SAID ORDINARY HIGH WATER LINE THE FOLLOWING THIRTEEN COURSES: NORTH 64°15'50" WEST, 136.13 FEET; THENCE NORTH 82°26'21" WEST, 97.10 FEET; THENCE SOUTH 53°55'37" WEST, 93.90 FEET; THENCE SOUTH 45°44'33" WEST, 68.15 FEET; THENCE NORTH 89°09'45" WEST, 64.85 FEET; THENCE NORTH 46°48'16" WEST, 192.11 FEET; THENCE SOUTH 88°33'52" WEST, 88.31 FEET; THENCE NORTH 66°11'35" WEST, 116.11 FEET; THENCE SOUTH 85°10'35" WEST, 212.73 FEET; THENCE SOUTH 65°30'16" WEST, 71.73 FEET; THENCE SOUTH 53°32'32" WEST, 224.69 FEET; THENCE SOUTH 65°44'17" WEST, 584.27 FEET; THENCE LEAVING SAID ORDINARY HIGH WATER LINE SOUTH 83°10'50" WEST, 36.96 FEET; THENCE NORTH 28°58'14" WEST, 60.44 FEET TO A POINT ON THE NORTHEASTERLY LINE OF CS #2618, ON FILE IN THE OFFICE OF THE KLAMATH COUNTY SURVEYOR; THENCE CONTINUING ALONG SAID LINE, NORTH 23°06'03" WEST, 135.82 FEET TO THE NORTHEAST CORNER OF SAID CS #2618 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF KLAMATH AVENUE; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 66°47'26" EAST, 603.29 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 38°57'46" EAST, 690.00 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SECOND STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 51°04'00" EAST, 127.58 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 38°48'44" EAST, 380.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THIRD STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 51°04'00" WEST, 39.08 FEET TO THE MOST SOUTHWESTERLY CORNER OF SAID PROPERTY LINE ADJUSTMENT 17-01; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND ALONG THE SOUTHERLY BOUNDARY OF SAID PROPERTY LINE ADJUSTMENT 17-01, NORTH 83°21'35" EAST, 189.39 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY BOUNDARY, NORTH 38°57'46" EAST, 124.75 FEET TO THE INITIAL POINT.

SAID PARCEL CONTAINS 25.20 ACRES, MORE OR LESS.

SITE CONSTRUCTION PERMIT SET

CITY ENGINEERING

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1004 MAIN ST.
KLAMATH FALLS, OR 97601
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Planning • Engineering • Surveying • Landscape Architecture

PINECONE L.L.C.
TIMBERMILL SHORES

SALES MAP

KLAMATH FALLS OREGON

SCALE: 1"=100'

DRAWING FILE NAME: 30056-SURV-SALES

PROJECT NO. 816732

DESIGNED BY:	TPF	CHECKED BY:	LJB
DRAWN BY:	TPF	APPROVED BY:	
LAST EDIT:		PLOT DATE:	03/11/08

DATE	BY	REV#	REVISION	CK'D	APPR.

SHEET 1 1

Office: KFALLS | System: KLM-4SRH9C1 | User: THOMPSON | Time: 03/11/2008 11:29:14