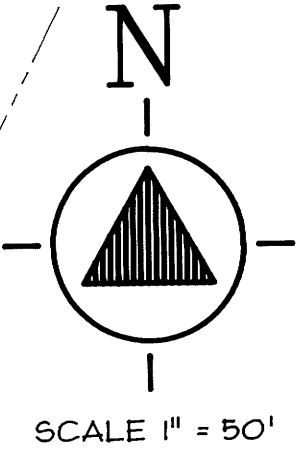


FINAL LAND PARTITION PLAT

TAX LOT 103 MAP 21-12-35 BC, BEING A PORTION OF THE SW 1/4 OF THE NW 1/4 OF SECTION 35 TOWNSHIP 21 SOUTH, RANGE 12 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.



SOUTHERLY HARBOR LINE OF THE UMPQUA RIVER

SURVEYOR

I, EDWARD W. RILEY, A REGISTERED LAND SURVEYOR, CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND AS REPRESENTED, AND HAVE PLACED A PROPER MONUMENT INDICATING THE INITIAL POINT OF BEGINNING AND HAVE INDICATED THE DIMENSIONS, KIND AND LOCATIONS OF MONUMENTS IN ACCORDANCE WITH O.R.S. 92-060(1) AND HAVE ACCURATELY DESCRIBED THE TRACT OF LAND UPON WHICH THE PARCELS ARE LAID OUT.

EDWARD W. RILEY L.S. #1312 EXPIRES 12-31-94



DESCRIPTION

BEGINNING AT A 5/8" IRON ROD WHICH IS 770.21 FEET NORTH AND 920.74 FEET EAST OF THE BRASS CAP WHICH MARKS THE 1/4 CORNER COMMON TO SECTIONS 34 AND 35, TOWNSHIP 21 SOUTH, RANGE 12 WEST, W.M. DOUGLAS COUNTY, OREGON SAID IRON ROD BEING 30.00 FEET LEFT OF CENTERLINE STA. 32+95.87 OF A ROADWAY DESCRIBED IN BOOK 1175, PAGE 516-518, DOUGLAS COUNTY RECORDS, SAID IRON ROD ALSO BEING 815.10 FEET NORTH AND 893.54 FEET WEST OF THE MOST EASTERLY CORNER OF LOT 18, BLOCK 46, AMENDED PLAT OF RAILROAD ADDITION TO THE CITY OF REEDSPORT, DOUGLAS COUNTY, OREGON; THENCE ALONG THE NORTHWESTERLY BOUNDARY OF SAID ROADWAY SOUTH 38°03'00" WEST FOR A DISTANCE OF 138.48 FEET TO A 5/8" IRON ROD; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 73.71 FEET WITH A CENTRAL ANGLE OF 42°11'00" FOR A DISTANCE OF 54.27 FEET (LONG CHORD OF WHICH BEARS SOUTH 59°08'30" WEST - 53.05 FEET) TO A 5/8" IRON ROD; THENCE CONTINUING ALONG SAID BOUNDARY SOUTH 80°14'00" WEST FOR A DISTANCE OF 81.04 FEET TO A 5/8" IRON ROD 30.00 FEET LEFT OF CENTERLINE STA. 30+00; THENCE CONTINUING ALONG SAID BOUNDARY NORTH 09°46'00" WEST FOR A DISTANCE OF 20.00 FEET TO A 5/8" IRON ROD 50.00 FEET LEFT OF CENTERLINE STATION 30+00; THENCE CONTINUING ALONG SAID BOUNDARY SOUTH 80°14'00" WEST FOR A DISTANCE OF 185 FEET MORE OR LESS TO THE HIGH WATER LINE OF MCINTOSH SLOUGH; THENCE ALONG SAID HIGH WATER LINE IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 266 FEET MORE OR LESS TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE OREGON COAST HIGHWAY (U.S. 101); THENCE ALONG SAID RIGHT OF WAY NORTH 22°31'00" EAST FOR A DISTANCE OF 261.58 FEET MORE OR LESS TO A POINT FROM WHICH THE POINT OF BEGINNING BEARS SOUTH 51°51'00" EAST; THENCE SOUTH 51°51'00" EAST FOR A DISTANCE OF 521.22 FEET BACK TO THE POINT OF BEGINNING.

NARRATIVE

THIS SURVEY USES THE FOUND MONUMENTS SHOWN HEREON AND THE WATERLINES OF THE UMPQUA RIVER AND MCINTOSH SLOUGH AND THE SOUTHWESTERLY LINE OF HIGHWAY 101 WITH DATA FROM M 109-62 TO ESTABLISH THE BOUNDARIES OF THE SUBJECT PARCEL FOR THE PURPOSE OF PARTITIONING THE OWNERS LANDS. THE BASIS OF BEARING IS IDENTICAL TO M 109-62 HIGHWAY RIGHT OF WAY WAS BASED UPON THE TRAVELED CENTERLINE OF THE UMPQUA RIVER BRIDGE AS TIED IN THIS SURVEY.

STATE OF OREGON |
COUNTY OF DOUGLAS | SS.
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED
ON FEB 21 1994
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY *Janet R. Lundeen*
DATE FEB 15

DECLARATION

THE PORT OF UMPQUA BEING THE LEGAL OWNER OF THE LAND SHOWN HEREON THROUGH IT'S AUTHORIZED REPRESENTATIVE, WHO HAS EXECUTED THIS DECLARATION BELOW, HAS CAUSED THE SAME TO BE DIVIDED INTO PARCELS AS SHOWN HEREON.

Linda Noel
LINDA NOEL - PORT MANAGER

SUBSCRIBED AND SWORN BEFORE ME
THIS 14 DAY OF April 1994

David R. Anderson
NOTARY PUBLIC FOR OREGON



TAX COLLECTOR

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

Anne E. Schroeder 5/3/94
DOUGLAS COUNTY TAX COLLECTOR

APPROVALS:

Salvia J. Smart 4-14-94
REEDSPORT PLANNING DIRECTOR DATE
Albion R. McPherson 4-14-94
REEDSPORT CITY ENGINEER DATE
Janet R. Lundeen 5-3-94
JANET R. LUNDEEN, COUNTY SURVEYOR DATE

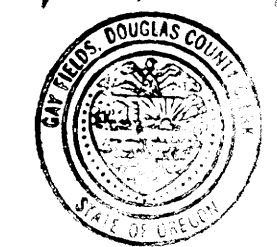
COMP. PLAN: N/A
ZONE: M-1 LIGHT INDUSTRIAL
WATER SOURCE: CITY OF REEDSPORT
WATER RIGHTS: N/A
SEWER SERVICE: CITY OF REEDSPORT
PLANNING FILE No.: PORT OF UMPQUA INDUSTRIAL PARK LAND PARTITION

COUNTY CLERK

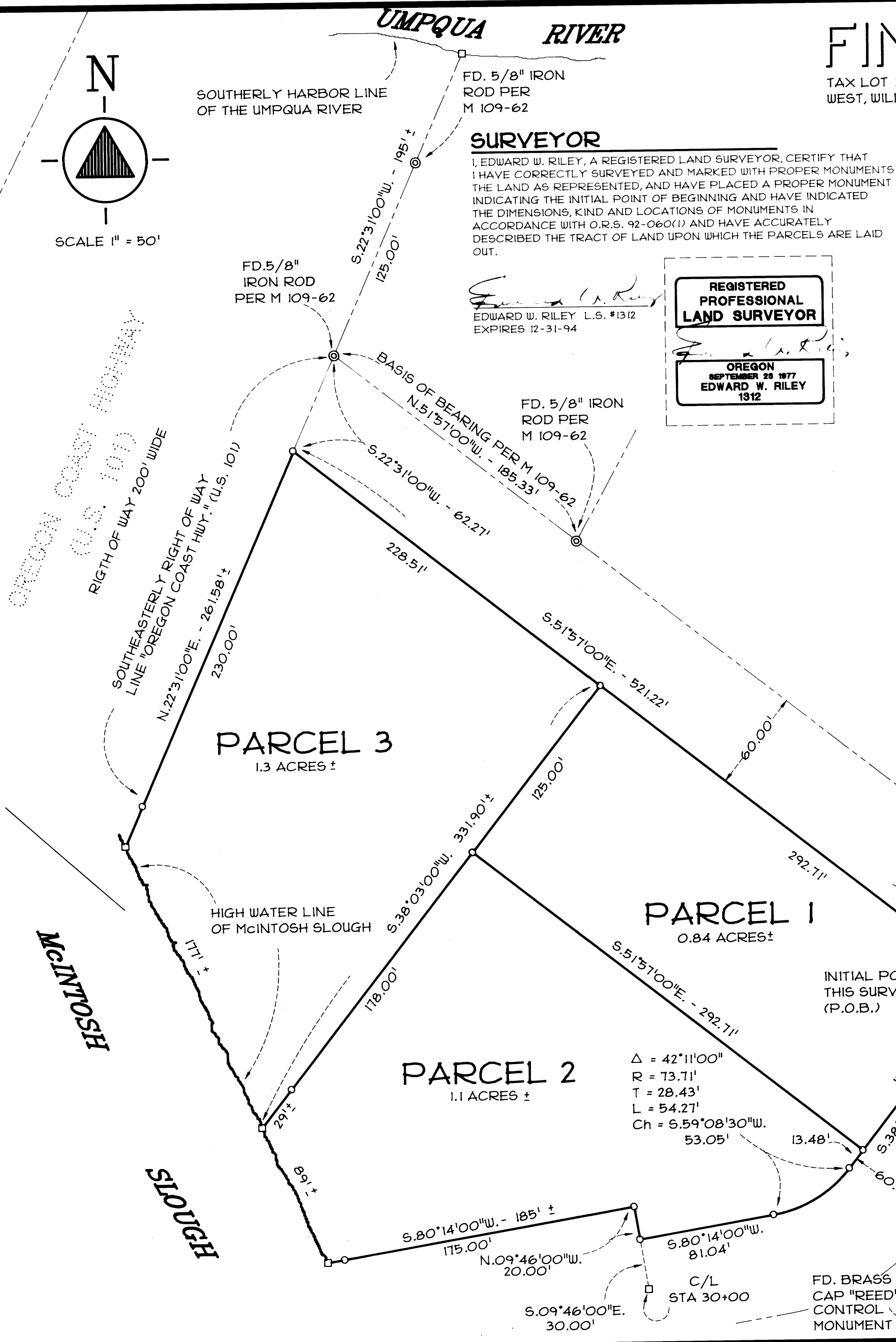
FILED 4/14 DAY OF April 1994

GAY FIELDS, County Clerk

by *Edward W. Riley*



EDWARD W. RILEY
LAND SURVEYOR
P.O. BOX 630
NORTH BEND, OREGON 97459



94-10552

LEGEND

- FOUND MONUMENT (AS NOTED)
- SET 5/8" X 30" IRON ROD w/PLASTIC CAP L.S. #1312
- SET CONC. NAIL IN RIM OF CATCH BASIN "INITIAL POINT"
- INDICATES COMPUTED POINT NOT FOUND OR SET

OWNER

PORT OF UMPQUA
P.O. BOX 388
REEDSPORT, OR. 97467

21 FEBRUARY 1994

SCALE 1" = 50'

SHEET ONE OF ONE

COUNTY SURVEYOR FILE WITH DO NOT REMOVE FROM OFFICE

PROJ # 617-S-94