

FINAL PARTITION PLAT
BLOCK 18, REEDSPORT ADDITION
TO REEDSPORT, DOUGLAS COUNTY,
OREGON: NW 1/4, SECTION 3
T. 22 S., R. 12 W., W.M., DOUGLAS COUNTY,
OREGON

DATE: JULY 10, 1997
SCALE: 1" = 60'

SURVEY FOR:
PACIFIC STATE BANK
P.O. BOX 107
REEDSPORT, OREGON 97467
ATTN: RT. GREEN

SURVEY BY:
HGE INC
375 PARK AVENUE
COOS BAY, OREGON 97420

OWNERSHIP DATA:

OWNER: PACIFIC SECURITY BANK
TAX MAP: 22 12 03 BB
TAX LOT 1100
CURRENT ZONING: COMMERCIAL
ACCOUNT # 22252.00
DEED REFERENCE: T2-01365

NOTES:

- 1.) UNABLE TO SET CORNERS ALONG HWY 101, ROW LINE FALLS INTO NEWER CONCRETE WALK, OR TOO CLOSE TO BUILDINGS.
- 2.) BOTH SEWER SERVICES ARE IN PLACE AND WILL CONTINUE TO BE PROVIDED BY THE CITY OF REEDSPORT, MUNICIPAL SYSTEMS.
- 3.) ACCESS WILL BE PROVIDED BY US HWY 101, 19TH STREET AND THE EXISTING ALLEY OF RECORD.
- 4.) NO DEDICATIONS REQUIRED.

PARCEL SIZES:

PARCEL 1: 9,059 SF
PARCEL 2: 5,068 SF
PARCEL 3: 5,909 SF

LEGEND:

- ⊙ FOUND SURVEY MONUMENT, SIZE & TYPE, AS NOTED
- SET 5/8" X 30" I. ROD STAMPED 'HGE INC'
- ⊙ SET 5/8" X 30" I. ROD STAMPED 'HGE INC' INITIAL POINT

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
FEBRUARY 14, 1985
RUSS S. DODGE
2122
EXPIRES 12/31/97

NARRATIVE:

- 1.) THE BASIS OF BEARING BEING BETWEEN THE NORTHEAST CORNER OF BLOCK 17, AND THE NORTHWEST CORNER OF BLOCK 19, PLAT OF REEDSPORT ADDITION TO REEDSPORT. THE BEARING BEING N 72°46'00" E, PLAT BEARINGS.
- 2.) THE BASIS OF SURVEY BEING C&M 58-170, C&M 26-27, C&M 46-33, & THE PLAT OF REEDSPORT ADDITION TO REEDSPORT ALONG WITH VARIOUS OWNERSHIP DESCRIPTIONS. AN UNRECORDED SURVEY BY ROY ERICHSEN, DATED 12-18-51, WAS USED AND IS BEING FILED WITH THIS PARTITION. LOTS WERE PROPORTIONED WITH RESPECT TO THE BLOCK CORNERS.
- 3.) THE PURPOSE OF THIS SURVEY BEING TO SUBDIVIDE THE SUBJECT PARCEL, AS SHOWN.
- 4.) THE INSTRUMENTS USED IN THIS SURVEY WERE A NIKON D1M A5, MAPPING BY AcAd R12.
- 5.) DEEDS USED IN THIS SURVEY WERE SUPPLIED BY KEY TITLE, REEDSPORT.

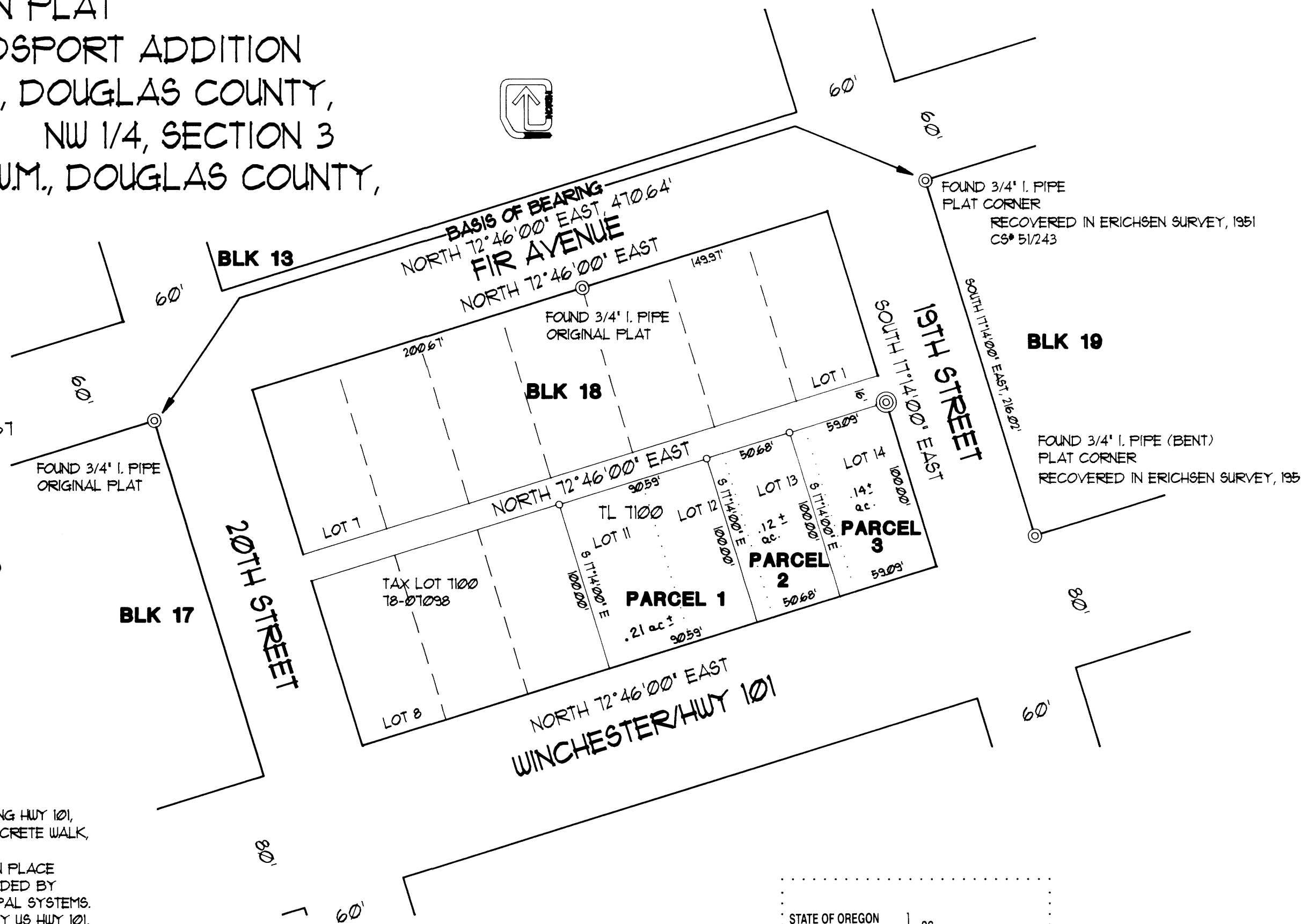
SURVEYOR'S AFFIDAVIT:

I, RUSS S. DODGE, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MONUMENTED WITH PROPER MONUMENTS THE CORNERS AS INDICATED ON THE PLAT AND THAT THE BOUNDARIES ARE PROPERLY DESCRIBED AS FOLLOWS:

LOTS 11 THRU 14, INCLUSIVE, OF BLOCK 18, REEDSPORT ADDITION TO REEDSPORT OREGON. LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 3, T. 22 S., R. 12 W., W.M., DOUGLAS COUNTY, OREGON

RUSS S. DODGE

LS 2128



APPROVALS:

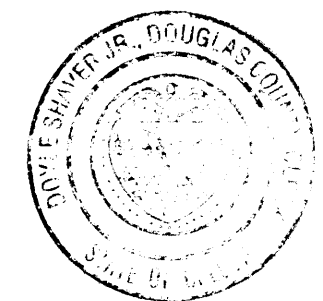
APPROVED: July 15, 1997
BY: [Signature]
CITY OF REEDSPORT DATE

APPROVED: July 25, 1997
BY: Ed Moran
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

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

APPROVED: August 5, 1997
BY: Anne E. Schroeder
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 5 DAY OF Aug, 1997 11:21 A.M.
BY: I. DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK



STATE OF OREGON)
COUNTY OF DOUGLAS) SS
I, DOYLE SHAVER JR., COUNTY CLERK AND
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY
THAT THIS INSTRUMENT WAS RECORDED

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY
BY: [Signature]
DEPUTY
12-15-97 FEE

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS: THAT RT. GREEN, PRESIDENT OF PACIFIC STATE BANK OWNER OF THE LANDS REPRESENTED ON THE PLAT MAP, AND MORE DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, DO HEREBY DECLARE THE PLAT MAP TO BE A CORRECT MAP OF THE PARTITION PLAT OF SAID PROPERTY AND THAT THEY HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THE PROPERTY TO BE SUBDIVIDED INTO PARCELS AS SHOWN.

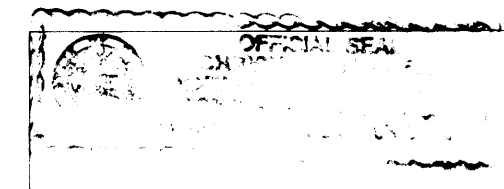
RT. GREEN

PRESIDENT, PACIFIC STATE BANK

ACKNOWLEDGEMENT)
State of Oregon) ss
County of Douglas)

KNOW ALL PEOPLE BY THESE PRESENTS: THAT ON THIS THE 5th DAY OF Aug, 1997 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, DID PERSONALLY APPEAR RT. GREEN REPRESENTING PACIFIC STATE BANK, WHOM:

BEING DULY SWORN, DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.



NOTARY PUBLIC STATE OF OREGON
MY COMMISSION EXPIRES ON: 12/31/97