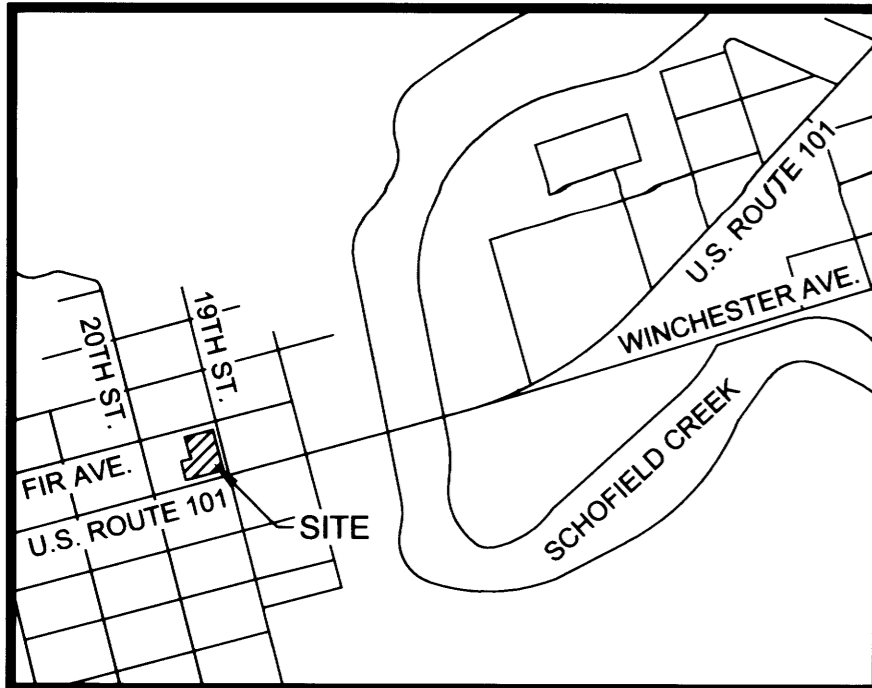


2018-0009 B



VICINITY MAP

(1" = 1000')

LEGEND:

- SUBJECT TRACT PROPERTY LINES
- - - ORIGINAL PROPERTY LINES
- - - ADJACENT PROPERTY LINES
- - - RIGHT-OF-WAY CENTERLINES
- - - EASEMENT LINES
- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR & CAP, PLS 87955
- ◇ SET 1" BRASS CAP IN ASPHALT OR CONCRETE, PLS 87955
- () RECORD DATA PER REFERENCE AS NOTED
- R1, R2 REFERENCE NO.

LAND USE:

ZONING: C2 (COMMERCIAL)
PLAN: COMMERCIAL

BASIS OF BEARING:

NORTH WAS ESTABLISHED WITH GPS OBSERVATIONS USING THE OREGON STATE PLANE COORDINATE SYSTEM (SOUTH ZONE, NAD83(2011) EPOCH 2010.00). THE CONVERGENCE ANGLE AT THE "INITIAL POINT" AS SHOWN ON THIS SHEET IS -2°28'33". THE COMBINED FACTOR FOR THIS SURVEY IS 0.99994144.

ORIGINAL PARCEL AREAS:

TAX LOT 4700	= 15,028 SQUARE FEET ±
TAX LOT 7100	= 9,059 SQUARE FEET ±
TAX LOT 7101	= 5,068 SQUARE FEET ±
TAX LOT 7102	= 5,909 SQUARE FEET ±
ALLEY	= 2,331 SQUARE FEET ±
TOTAL AREA	= 37,395 SQUARE FEET ±

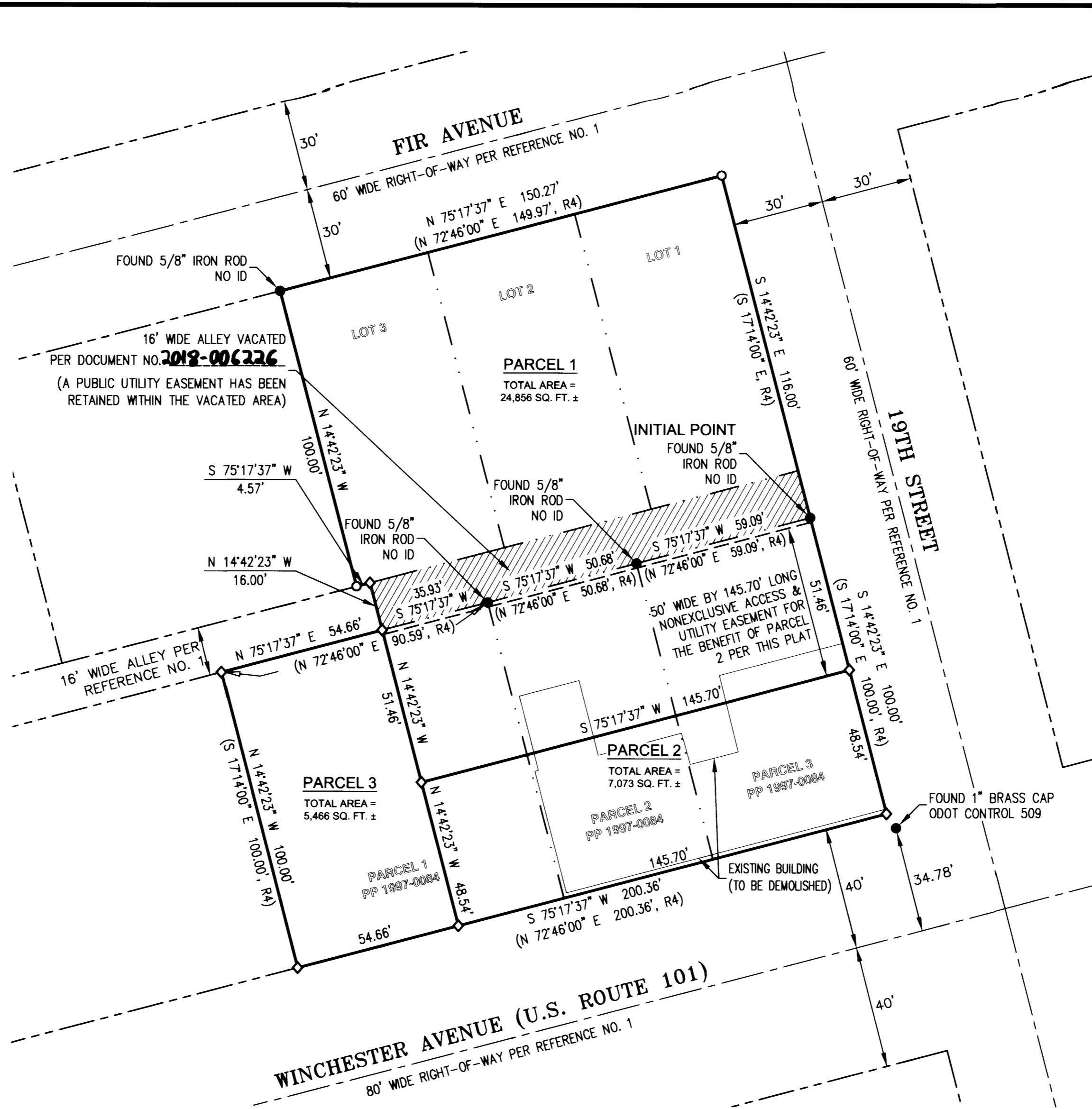
ADJUSTED PARCEL AREAS:

PARCEL 1	= 24,856 SQUARE FEET ±
PARCEL 2	= 7,073 SQUARE FEET ±
PARCEL 3	= 5,466 SQUARE FEET ±
TOTAL AREA	= 37,395 SQUARE FEET ±

DATE OF SURVEY:

APRIL 4, 2018

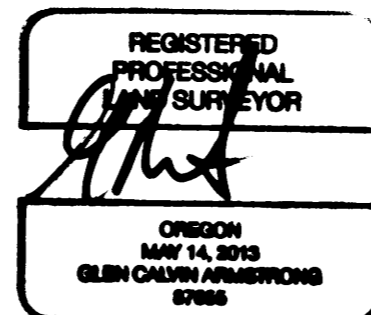
MAP NO. 221203BB, TAX LOTS 4700, 7100, 7101, AND 7102



REFERENCES:

- 1) VOLUME 3, PAGE 32, "REEDSPORT", FILED ON MAY 9, 1911
 - 2) SURVEY NO. M46-33, "SURVEY FOR ELSIE FULLER IN BLOCK 18 OF THE PLAT OF REEDSPORT", DATED AUGUST 18, 1972
 - 3) SURVEY NO. 58/170-4, "PROPERTY SURVEY FOR THE SOUTHLAND CORPORATION, LOTS 13 & 14, BLOCK 17, CITY OF REEDSPORT", FILED BY THE DOUGLAS COUNTY SURVEYOR'S OFFICE ON JULY 6, 1979
 - 4) PARTITION PLAT NO. 1997-0084, "FINAL PARTITION PLAT, BLOCK 18, REEDSPORT ADDITION TO REEDSPORT, SURVEY FOR: PACIFIC STATE BANK", FILED ON AUGUST 5, 1997, AS DOCUMENT NO. 97-15951
 - 5) "ST. HWY101-008 A" THROUGH "ST. HWY 101-008 F", "OREGON DEPARTMENT OF TRANSPORTATION; CONTROL, RECOVERY, RETRACEMENT AND RIGHT OF WAY BOUNDARY MONUMENTATION MAP; US101: REEDSPORT TO WINCHESTER BAY PAVING, FILED BY THE DOUGLAS COUNTY SURVEYOR'S OFFICE ON JUNE 30, 2011
- ALL OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.

2018-0009 B



4-3-18



SCALE: 1" = 30'

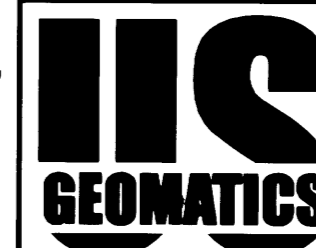
SHEET 2 OF 2

LAND PARTITION PLAT

FOR CD DG REEDSPORT, LLC, UMPQUA BANK, AND THE CITY OF REEDSPORT

A REPLAT OF PARCELS 1-3 OF PARTITION PLAT NO. 1997-0084 AND LOTS 1-3, BLOCK 18, OF VOLUME 3, PAGE 32, "REEDSPORT" SITUATED IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 12 WEST, W.M.

REEDSPORT DOUGLAS COUNTY OREGON



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