

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION A PORTION OF A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, AND THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 12 WEST OF THE WILLAMETTE MERIDIAN, CITY OF REEDSPORT, DOUGLAS COUNTY, OREGON. PARCELS 1 AND 2 AS WELL AS THE NEW STREET RIGHT-OF-WAYS WERE SURVEYED AND MONUMENTED AS SHOWN HEREON. PARCEL 3 WHICH IS SLATED FOR FUTURE DEVELOPMENT WAS NOT SURVEYED EXCEPT FOR TIES ALONG THE NORTH BOUNDARY LINE.

NORTHERLY BOUNDARY

I HELD FOUND 2" IRON PIPE MONUMENTS AS SHOWN ON M104-36 AND AS CALLED FOR IN THE BOUNDARY AGREEMENT PER INSTRUMENT NO. 84-5064, RECORDED APRIL 24, 1984.

WEST BOUNDARY

I HELD THE BRASS CAP AT SOUTHWEST CORNER OF SECTION 34 AND THE 2" IRON PIPE WHICH MARKS THE NORTHWEST CORNER OF THE PARENT PARCEL.

SOUTHERLY BOUNDARY

I HELD FOUND 5/8" REBARS WITH PLASTIC CAPS SET PER THE MASTER HEIGHTS SUBDIVISION FOR THE SOUTHERLY BOUNDARY AS SHOWN ON THIS PLAT. ALL OF THESE FOUND CORNERS AGREED WELL WITH THE PLAT DIMENSIONS WITH THE EXCEPTION OF THE NORTHEAST CORNER OF LOT 15 WHICH WAS SLIGHTLY BENT.

EASTERLY BOUNDARY - NOT SURVEYED

BASIS OF BEARINGS

Oregon Real-Time GNSS Network
Oregon Coordinate Reference System
Oregon Coast Zone
NAD 1983(2011) EPOCH 2010 International Feet
Average Combined Scale Factor (Grid to Ground) = 1.00000005

REFERENCE SURVEYS:

Table with 3 columns: Survey ID, Name, Year. Includes M103-21 HUTCHESON 1987, M103-46 SOLARZ 1987, M104-36 HINTZ 1987.

PARTITION PLAT 2002 - 0016
MASTER HEIGHTS SUBDIVISION VOL. 23, PAGES 12 A-C

EQUIPMENT USED

Table with 2 columns: Equipment, Assisting in Survey. Includes TRIMBLE S6 ROBOTIC, TRIMBLE R10 GPS, LISCAD SOFTWARE, CIVIL 3D 2021 and names like KONRAD KUCHLBAUER, BRADY NOREIGA, ANDREW SPRAGUE.

ZONING AND UTILITIES

- 1. SEWER AND WATER BY THE CITY OF REEDSPORT. NOTE THAT PARCEL 1 IS SLATED FOR A FUTURE CITY RESERVOIR.
2. ZONING: SINGLE FAMILY RESIDENTIAL, CITY OF REEDSPORT.
3. NO WATER RIGHTS APPURTENANT.
4. ACCESS TO PARCELS 1 AND 2 VIA NEW 30' PUBLIC RIGHT-OF-WAYS.
5. PARENT PARCEL COMPRISED OF TAX LOT 100, MAP 21-12-34CC.

APPROVALS:

Signature of City of Reedsport, dated 01/27/2022.

Signature of Douglas County Surveyor, dated 2-22-22.

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

Signature of Douglas County Tax Collector, dated 2-22-22.

FILED THIS 22nd DAY OF February, 2022, 10:47 O'CLOCK (AM) PM

Signature of Douglas County Clerk, dated 2/22/22.

SURVEYOR'S CERTIFICATE

I, MICHAEL W. ERICKSON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LANDS SO INDICATED ON THE ANNEXED PLAT AND THAT THE BOUNDARY OF THE PARENT PARCEL IS DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, AND THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 12 WEST, WILLAMETTE MERIDIAN, CITY OF REEDSPORT, DOUGLAS COUNTY, OREGON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF SAID SECTION 34, MARKED BY A BRASS CAP MONUMENT;

THENCE NORTH 01° 35' 28" WEST 1,321.09 FEET ALONG THE WEST LINE OF SAID SECTION 34 TO THE SOUTHWEST CORNER OF PARCEL 1 OF PARTITION PLAT 2002-16, PLAT RECORDS OF DOUGLAS COUNTY, MARKED BY A 2" IRON PIPE, BEING THE INITIAL POINT;

THENCE SOUTH 01° 35' 28" EAST 297.29 FEET ALONG THE WEST LINE OF SAID SECTION 34;

THENCE SOUTH 87° 34' 51" WEST 36.29 FEET TO THE NORTHEAST RIGHT-OF-WAY CORNER OF MASTERS LANE;

THENCE SOUTH 13° 43' 43" EAST 50.99 FEET ALONG THE EASTERLY RIGHT-OF-WAY OF MASTERS LANE TO THE NORTH LINE OF LOT 15;

THENCE NORTH 87° 34' 51" EAST 25.57 FEET ALONG SAID NORTHERLY LINE OF LOT 15;

THENCE NORTH 87° 34' 51" EAST 74.44 FEET TO THE NORTHEAST CORNER OF SAID LOT 15;

THENCE SOUTH 02° 25' 09" EAST 99.57 FEET ALONG THE EAST LINE OF LOTS 15 AND 14;

THENCE SOUTHERLY 116.12 FEET ALONG THE EASTERLY LINE OF LOTS 14, 13 AND 12 BEING ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 103.74 FEET WHOSE CHORD BEARS SOUTH 34° 29' 05" EAST 110.15 FEET;

THENCE SOUTH 66° 33' 02" EAST 223.79 FEET ALONG THE NORTHERLY LINES OF LOTS 12, 11, 10 AND 9 OF SAID MASTER HEIGHTS SUBDIVISION TO AN ANGLE POINT ON THE NORTH SIDE OF LOT 9;

THENCE NORTH 75° 42' 14" EAST 7.39 FEET TO THE NORTHEAST CORNER OF SAID LOT 9;

THENCE SOUTH 10° 47' 41" EAST 110.21 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9;

THENCE NORTH 75° 42' 14" EAST 165.89 FEET ALONG THE NORTHERLY RIGHT-OF-WAY OF MASTERS WAY;

THENCE SOUTH 74° 30' 56" EAST 152.11 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY OF MASTERS WAY;

THENCE NORTH 72° 50' 04" EAST 50.48 FEET TO AN ANGLE POINT ON THE NORTHERLY RIGHT-OF-WAY OF MASTERS WAY;

THENCE NORTH 00° 04' 54" EAST 74.67 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN INSTRUMENT NO. 1997-14256, DEED RECORDS OF DOUGLAS COUNTY;

THENCE SOUTH 89° 55' 02" EAST 137.40 FEET TO THE WEST LINE OF A PARCEL OF LAND OWNED BY REEDSPORT ASSEMBLY OF GOD DESCRIBED IN VOLUME 340, RECORDERS NO. 347949;

THENCE NORTH 00° 04' 54" EAST 147.36 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OWNED BY REEDSPORT ASSEMBLY OF GOD;

THENCE SOUTH 89° 55' 02" EAST 482.26 FEET TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND OWNED BY REEDSPORT ASSEMBLY OF GOD;

THENCE NORTH 00° 03' 59" EAST 489.34 FEET TO THE SOUTH LINE OF PARCEL 1 OF PARTITION PLAT 2002-16, PLAT RECORDS OF DOUGLAS COUNTY, SAID POINT BEING MARKED BY A 2" IRON PIPE;

THENCE NORTH 89° 49' 46" WEST 1359.82 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 1 OF PARTITION PLAT 2002-16 BEING THE POINT OF BEGINNING, CONTAINING 17.80 ACRES, MORE OR LESS.

Douglas County Official Records 2022-003728
Daniel J. Loomis, County Clerk



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT REEDSPORT PROPERTIES LIMITED AND LOWER UMPQUA HOSPITAL DISTRICT, ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THIS PARTITION PLAT TO BE PREPARED AND THE PROPERTY PARTITIONED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES. DECLARANT ALSO HEREBY DEDICATES TO THE PUBLIC THE RIGHT-OF-WAYS AS SHOWN ON THIS PLAT.

Signature of Roger Gould, dated 2/15/2022. REEDSPORT PROPERTIES LIMITED, ROGER GOULD, REGISTERED AGENT.

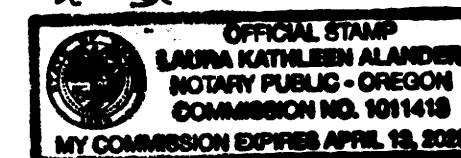
Signature of Paul Connolly, dated 01/27/2022. LOWER UMPQUA HOSPITAL DISTRICT, PAUL CONNOLLY, CHIEF EXECUTIVE OFFICER.

ACKNOWLEDGEMENT:

STATE OF OREGON }
COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 27 DAY OF January, 2022, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ROGER GOULD, REGISTERED AGENT OF REEDSPORT PROPERTIES LIMITED.

Signature of Laura Alander, Notary Public - Oregon, Commission No. 04-13-2025.

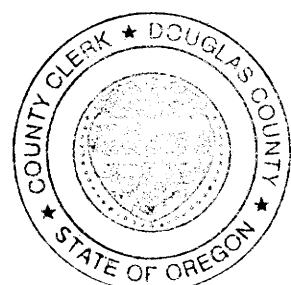
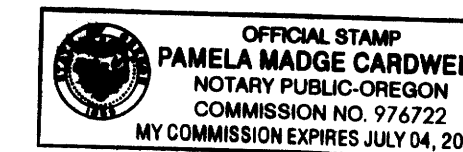


ACKNOWLEDGEMENT:

STATE OF OREGON }
COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 15th DAY OF February, 2022, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED PAUL CONNOLLY, CHIEF EXECUTIVE OFFICER OF LOWER UMPQUA HOSPITAL DISTRICT.

Signature of Pamela M. Cardwell, Notary Public - Oregon, Commission No. 7/4/2022.



THE DYER PARTNERSHIP ENGINEERS & PLANNERS, INC. 1330 TEAKWOOD AVE. COOS BAY, OREGON 97420 TELEPHONE: (541) 269-0732

REGISTERED PROFESSIONAL LAND SURVEYOR MICHAEL W. ERICKSON JULY 26, 1988 OREGON 2340 EXPIRES: 12-31-23

FINAL PARTITION PLAT - MASTER HEIGHTS RESERVOIR OWNER: REEDSPORT PROPERTIES LIMITED LOCATED IN: SE1/4 SE1/4 SECTION 33 AND SW1/4 SW1/4 SECTION 34, T.21S., R.12W., W.M., CITY OF REEDSPORT, DOUGLAS COUNTY, OREGON

Table with 2 columns: PROJECT NO. (127.19), DRAWING NO. (P1), DATE (NOVEMBER, 2021), SHEET NO. (1 OF 2).

2022-0008A

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Vertical text on the left edge: PLOT DATE: January 5, 2022; 1/4/2022 4:59:01 PM; UYERDyer-partnership127 Reedsport127 Master Heights Reservoir Site Location/Partition Plat Dwg/Final Partition 11-2021.dwg.