

NOTE:

All buildings shall conform to the covenants as filed by the County Clerk on the day of June, 1956, Vol. 256 Page 163 Deed Records. Bearings shown are based on the bearings of the centerline of Broadway Ave. Winchester Bay Townsite, Douglas County, Oregon.



PACIFIC HEIGHTS ALFRED A. REAR REEDSPORT, OREGON REGISTERED CIVIL ENGINEER SCALE 1"=100' CERTIFICATE OF SURVEYOR

STATE OF OREGON ) S.S. COUNTY OF DOUGLAS)

I, Alfred A. Rear, being first duly sworn, depose and say that I have correctly surveyed, and marked with proper monuments, the lands delineated on the plat, of which the following is a true and correct description: Beginning at the Initial Point, a 2" x 36" galv. I.P. placed in a 6" x 6" x 30" Rd. Conc. Monument which bears S. 918.8 ft. from the N.W. 1/4 Cor. of Section 7, Township 22 S., Range 12 W., Willamette Meridian, Douglas County Oregon; Thence E. 1320.0 ft. along the S. Line of the parcel of land conveyed to C.A. and Jack See Himbaugh as Described in Vol. 210, Page 403, Deed Records of said County to a 2" x 36" galv. I.P. placed in a 6" x 6" x 30" Rd. Conc. Monument, on the subdivisional line which is the S.E. Cor. of said Himbaugh Parcel; Thence S. 600 ft. along the said subdivisional line which is the W. Line of the parcel of land conveyed to the Menasha Wooden Ware Corp. described in Vol. 168, Page 437, Deed Records of said County, to a 2" x 36" galv. I.P. placed in a 6" x 6" x 30" Rd. Conc. Monument, this point being the N.E. Cor. of the parcel of land conveyed to John C. and Helen K. Diehl described in Vol. 136, Page 421 Deed Records of said County, Thence W. 1190.53 ft. along the North line of said Diehl parcel to a 2" x 36" galv. I.P. placed in a 6" x 6" x 30" Rd. Conc. Monument, which is on the Northerly line of Winchester Bay Townsite, Douglas County, Oregon; Thence along said Northerly Line N. 70° W. 52.28 ft. to a 1" galv. I.P. which bears S. 70° E. 40 ft. from a 2" I.P. set on the centerline of Broadway Ave. and the Northerly Line of said Townsite; Thence N. 20° E. 148.3 ft., more or less Thence on a 180 ft. radius curve right, the long chord of which bears S. 83° 53' E., 238.8 ft., Thence S. 42° 40' E. 99.58 ft., Thence N. 89° 50' E., 58.98 ft., Thence on a 160.33 ft. radius curve right, the long chord of which bears N. 60° 50' E., 101.74 ft., Thence N. 79° 20' E., 50.69 ft., Thence on a 100 ft. radius curve right, the long chord of which bears S. 77° 25' E., 78.35 ft., Thence on a 48.54 ft. radius curve left, the long chord of which bears N. 72° 17' E., 30.20 ft., Thence N. parallel to the 1/4-1/4 line, 278.58 ft., Thence W. parallel to the 1/4-1/4 line, 80.0 ft., more or less, Thence N. parallel to the 1/4-1/4 line 100 ft., more or less; Thence W. 116.84 ft., more or less; Thence N. 57° 46' W., 168.7 ft. more or less; Thence S. 89° 37' W., 400.47 ft., more or less, to a 1/4 Section Line running North and South through Section 7, Township 22 S., Range 12 W. Willamette Meridian, said 1/4 Section Line being the East line of a parcel of land conveyed to Douglas County as described in Vol. 222, Pages 60 and 62, Deed Records of said County; Thence N. along the 1/4 Section Line 42.64 ft. to the Initial Point. Containing 14.29 Ac.

OREGON NO. 3308 MAY 9, 1956

Alfred A. Rear ALFRED A. REAR Registered Civil Engineer

Subscribed and Sworn To Before Me This 27 Day of June 1956.

Chas Doerner County Clerk

PER BD. OF COMM. REC. 11/27/91 CCJ VOL. 203 PG. 71

DEDICATION

Know all men by these presents: That we, Robert C. Sund and Elayne J. Sund, husband and wife, and Theodore J. Bauer, an individual, owners of the land represented and described on the annexed plat, have caused the same to be surveyed and platted by the name of "Pacific Heights" and they hereby dedicate to the use of the Public forever, the streets shown thereon. In testimony whereof, the said Robert C. Sund and Elayne J. Sund, husband and wife, and Theodore J. Bauer, an individual have hereunto set their hands this 21st day of June, 1956.

Robert C. Sund, Elayne J. Sund, Theodore J. Bauer Robert C. Sund, Elayne J. Sund, Theodore J. Bauer

ACKNOWLEDGEMENT

STATE OF OREGON ) S.S. COUNTY OF DOUGLAS)

On the 21st day of June 1956, before me, appeared Robert C. Sund and Elayne J. Sund, husband and wife, and Theodore J. Bauer, an individual, to me personally known, who being duly sworn, did say they are the lawful owners of the tract of land delineated on the annexed plat and that they hereby acknowledge that they signed the accompanying Dedication as their free and voluntary act and deed.

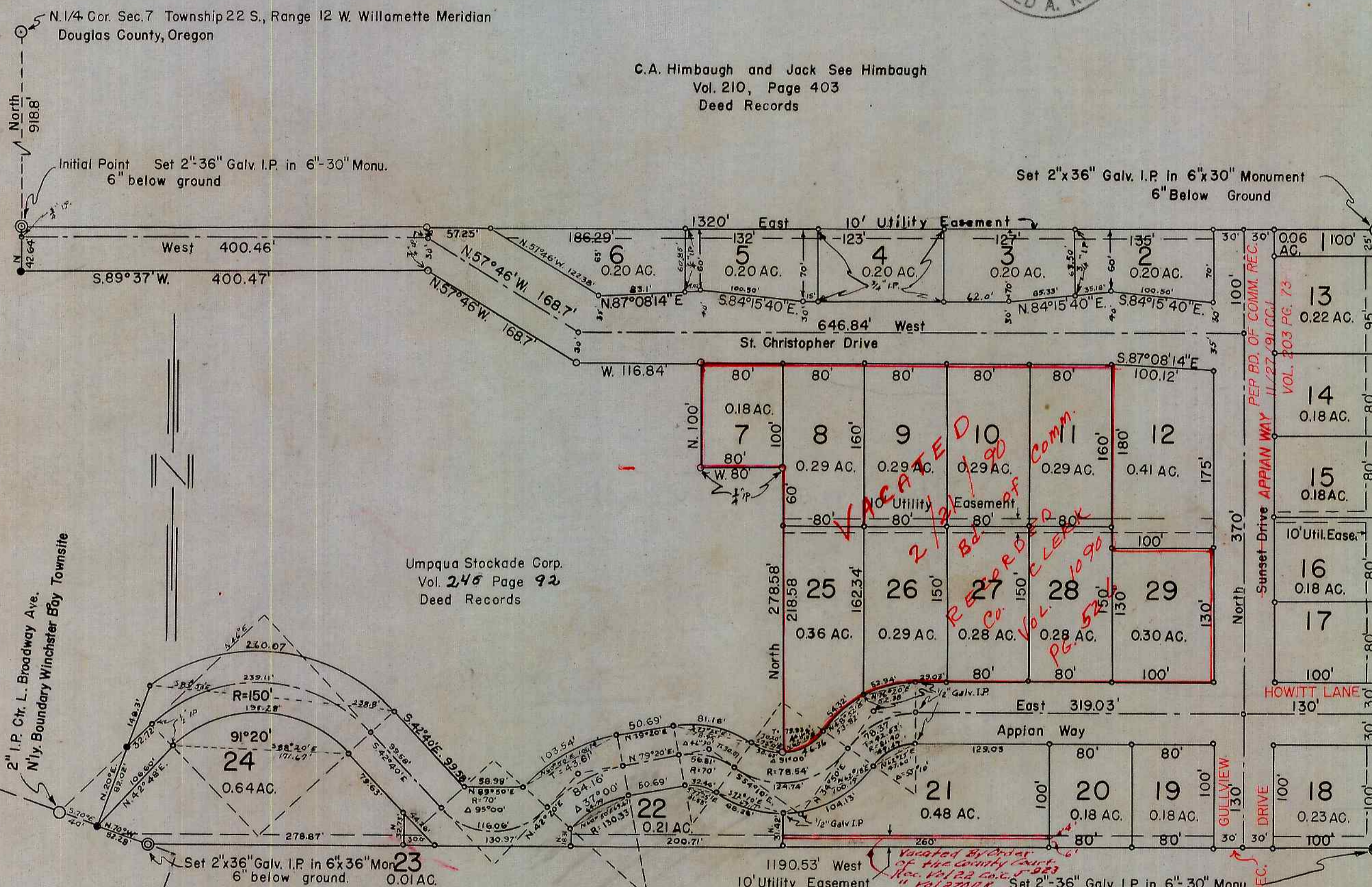
In testimony whereof, I have hereunto set my hand and affixed my official seal this day above written.

Chas Doerner COUNTY CLERK

FILED July 30, 1956 Chas Doerner COUNTY CLERK

C.A. Himbaugh and Jack See Himbaugh Vol. 210, Page 403 Deed Records

Set 2" x 36" Galv. I.P. in 6" x 30" Monument 6" Below Ground



Umpqua Stockade Corp. Vol. 245 Page 92 Deed Records

John C. Diehl and Helen K. Diehl Vol. 136, Page 421 Deed Records

- Denotes 5/8" Rod Set
Denotes 1" Galv. I.P. Set
Others As Noted

APPROVALS

By Order Of Douglas County Planning Comm. Approved June 28, 1956. President: O.J. West, Secretary: R.H. Franko, County Assessor: Morris E. Bowker

By Order Of The County Court Approved July 26, 1956. County Judge: [Signature], Commissioner: [Signature], County Surveyor: [Signature]

STATE OF OREGON ) S.S. COUNTY OF DOUGLAS)

I, Alfred A. Rear, being duly sworn, depose and say upon oath: That I am a surveyor who made the survey and prepared the final map of "Pacific Heights" and that the foregoing tracing is an exact copy of the plat of said "Pacific Heights"

Alfred A. Rear Alfred A. Rear Res. Civil Engr.

Subscribed and sworn before me this 27 day of June, 1956.

Chas Doerner County Clerk

STATE OF OREGON ) S.S. COUNTY OF DOUGLAS)

I, Chas Doerner County Clerk of Douglas County, Oregon do hereby certify that the within copy of plat has been by me compared with the original thereof and is an exact copy of the whole thereof, as the same appears on file in my office and custody.

Witness my hand and official seal this 30th day of July, 1956.

Chas Doerner County Clerk