

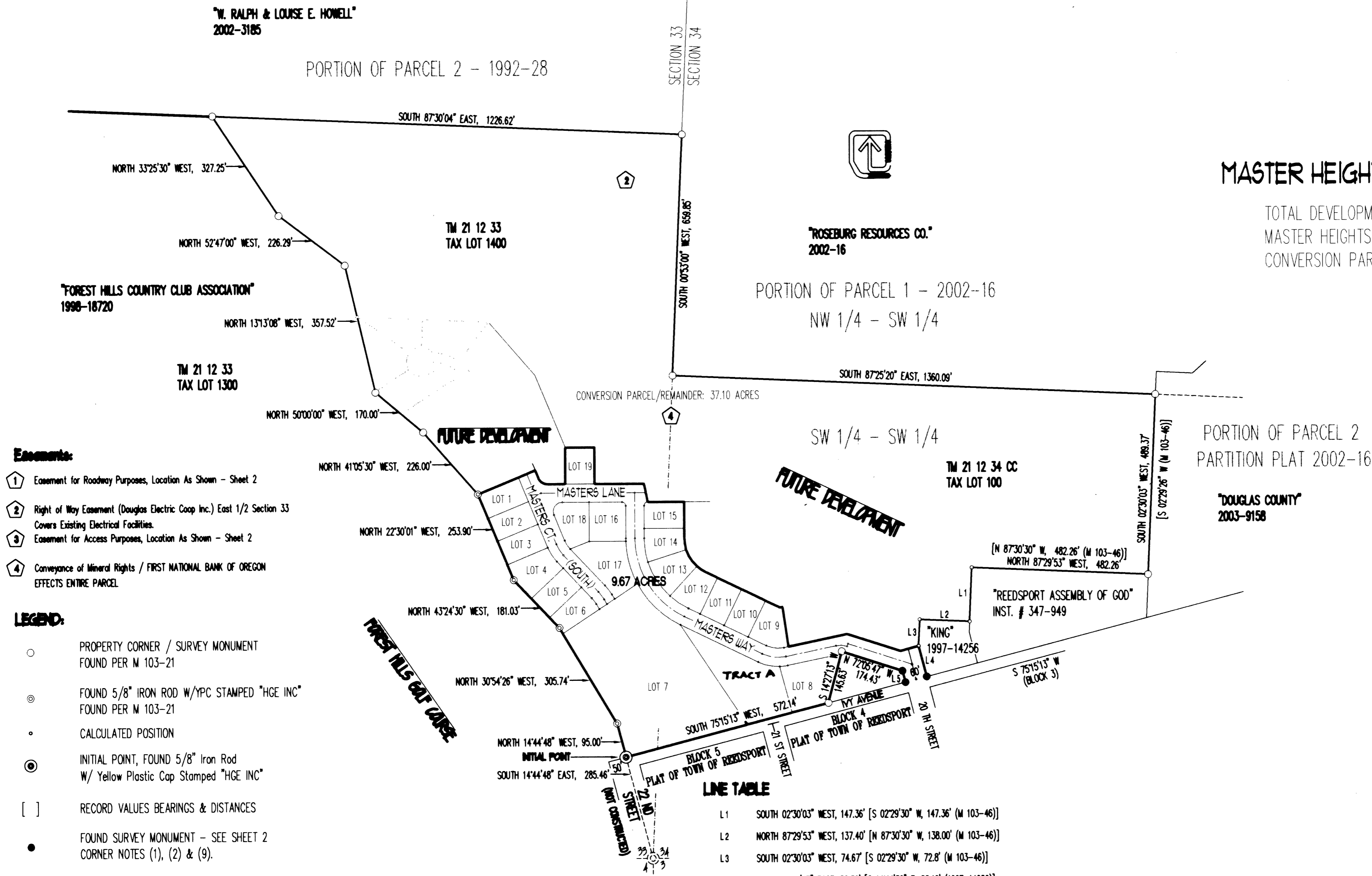
DOUGLAS COUNTY OFFICIAL RECORDS
 BARBARA E. NIELSEN, COUNTY CLERK 2008-004816
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FINAL PLAT - MASTER HEIGHTS SUBDIVISION
 SW QUARTER SECTION 34, T. 21 S. - R. 12 W, W.M.,
 & THE SE QUARTER SECTION 33, T. 21 S. - R. 12 W, W.M.,
 REEDSPORT, DOUGLAS COUNTY, OREGON

DATE: February 12, 2008
 SCALE: 1" = 200'

MASTER HEIGHTS SUBDIVISION

TOTAL DEVELOPMENT: 46.80 ACRES
 MASTER HEIGHTS SUBDIVISION: 9.67 ACRES
 CONVERSION PARCEL/REMAINDER: 37.13 ACRES



- Easements:**
- 1 Easement for Roadway Purposes, Location As Shown - Sheet 2
 - 2 Right of Way Easement (Douglas Electric Coop Inc.) East 1/2 Section 33 Covers Existing Electrical Facilities.
 - 3 Easement for Access Purposes, Location As Shown - Sheet 2
 - 4 Conveyance of Mineral Rights / FIRST NATIONAL BANK OF OREGON EFFECTS ENTIRE PARCEL

- LEGEND:**
- PROPERTY CORNER / SURVEY MONUMENT FOUND PER M 103-21
 - ⊙ FOUND 5/8" IRON ROD W/YPC STAMPED "HGE INC" FOUND PER M 103-21
 - CALCULATED POSITION
 - ⊙ INITIAL POINT, FOUND 5/8" Iron Rod W/ Yellow Plastic Cap Stamped "HGE INC"
 - [] RECORD VALUES BEARINGS & DISTANCES
 - FOUND SURVEY MONUMENT - SEE SHEET 2 CORNER NOTES (1), (2) & (9).

LINE TABLE

L1	SOUTH 02°30'03" WEST, 147.36' [S 02°29'30" W, 147.36' (M 103-46)]
L2	NORTH 87°29'53" WEST, 137.40' [N 87°30'30" W, 138.00' (M 103-46)]
L3	SOUTH 02°30'03" WEST, 74.67' [S 02°29'30" W, 72.8' (M 103-46)]
L4	SOUTH 14°44'47" EAST, 86.30' [S 14°44'30" E, 88.10' (1997-14256)]
L5	NORTH 14°44'47" WEST, 33.02' [N 17°26'00" W, 34.20' (CS# 42 / 134)] [N 17°14'00" W, 34.20' (VOL 262, PAGE 665)]

REGISTERED PROFESSIONAL LAND SURVEYOR
Russ Dodge
 OREGON SURVEYOR IN THE
 RUSS S. DODGE
 1978-1999

HGE ARCHITECTS, ENGINEERS, SURVEYORS, & PLANNERS
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 19 N.W. 5TH AVE., PORTLAND, OREGON 97209 (503) 222-1807