

FINAL PLAT - MASTER HEIGHTS SUBDIVISION
 SW QUARTER SECTION 34, T. 21 S. - R. 12 W., WM,
 & THE SE QUARTER SECTION 33, T. 21 S. - R. 12 W., WM,
 REEDSPORT, DOUGLAS COUNTY, OREGON

DATE: February 12, 2008
 SCALE: 1" = 60'

SURVEY FOR:

REEDSPORT PROPERTIES LIMITED
 REEDSPORT PROPERTIES N V (EDWARD HULLION)
 % JIM BERG / NORTH POINT REALTY
 100 CENTRAL AVE / COOS BAY, OREGON 97420

SURVEY BY:

H.G.E. INC.
 375 PARK AVENUE
 COOS BAY, OREGON 97420

PARCEL INFO:

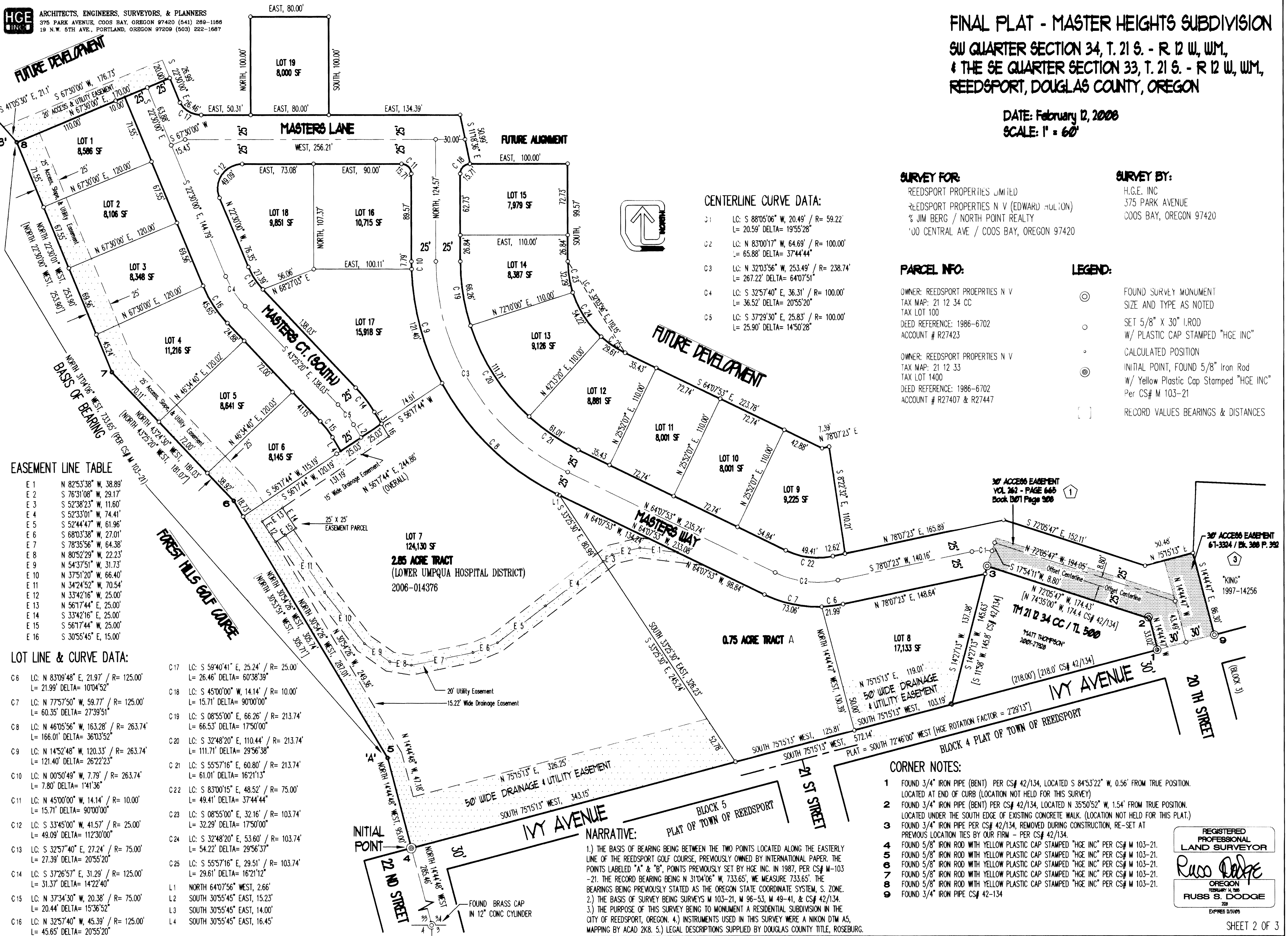
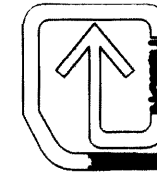
OWNER: REEDSPORT PROPERTIES N V
 TAX MAP: 21 12 34 CC
 TAX LOT 100
 DEED REFERENCE: 1986-6702
 ACCOUNT # R27423
 OWNER: REEDSPORT PROPERTIES N V
 TAX MAP: 21 12 33
 TAX LOT 1400
 DEED REFERENCE: 1986-6702
 ACCOUNT # R27407 & R27447

LEGEND:

- FOUND SURVEY MONUMENT
- SIZE AND TYPE AS NOTED
- SET 5/8" X 30" IRON ROD
- W/ PLASTIC CAP STAMPED "HGE INC"
- CALCULATED POSITION
- INITIAL POINT, FOUND 5/8" IRON ROD
- W/ Yellow Plastic Cap Stamped "HGE INC"
- Per CS# M 103-21
- [] RECORD VALUES BEARINGS & DISTANCES

CENTERLINE CURVE DATA:

- C1 LC: S 88°05'06" W, 20.49' / R= 59.22'
L= 20.59' DELTA= 19°55'28"
- C2 LC: N 83°00'17" W, 64.69' / R= 100.00'
L= 65.88' DELTA= 37°44'44"
- C3 LC: N 32°03'56" W, 253.49' / R= 238.74'
L= 267.22' DELTA= 64°07'51"
- C4 LC: S 32°57'40" E, 36.31' / R= 100.00'
L= 36.52' DELTA= 20°55'20"
- C5 LC: S 37°29'30" E, 25.83' / R= 100.00'
L= 25.90' DELTA= 14°50'28"



EASEMENT LINE TABLE

E 1	N 82°53'38" W, 38.89'
E 2	S 76°31'08" W, 29.17'
E 3	S 52°38'23" W, 11.60'
E 4	S 52°33'01" W, 74.41'
E 5	S 52°44'47" W, 61.96'
E 6	S 68°03'38" W, 27.01'
E 7	S 78°35'56" W, 64.38'
E 8	N 80°52'29" W, 22.23'
E 9	N 54°37'51" W, 31.73'
E 10	N 37°51'20" W, 66.40'
E 11	N 34°24'52" W, 70.54'
E 12	N 33°42'16" W, 25.00'
E 13	N 56°17'44" E, 25.00'
E 14	S 33°42'16" E, 25.00'
E 15	S 56°17'44" W, 25.00'
E 16	S 30°55'45" E, 15.00'

LOT LINE & CURVE DATA:

C6	LC: N 83°09'48" E, 21.97' / R= 125.00' L= 21.99' DELTA= 10°04'52"
C7	LC: N 77°57'50" W, 59.77' / R= 125.00' L= 60.35' DELTA= 27°39'51"
C8	LC: N 46°05'56" W, 163.28' / R= 263.74' L= 166.01' DELTA= 36°03'52"
C9	LC: N 14°52'48" W, 120.33' / R= 263.74' L= 121.40' DELTA= 26°22'23"
C10	LC: N 00°50'49" W, 7.79' / R= 263.74' L= 7.80' DELTA= 1°41'36"
C11	LC: N 45°00'00" W, 14.14' / R= 10.00' L= 15.71' DELTA= 90°00'00"
C12	LC: S 33°45'00" W, 41.57' / R= 25.00' L= 49.09' DELTA= 112°30'00"
C13	LC: S 32°57'40" E, 27.24' / R= 75.00' L= 27.39' DELTA= 20°55'20"
C14	LC: S 37°26'57" E, 31.29' / R= 125.00' L= 31.37' DELTA= 14°22'40"
C15	LC: N 37°34'30" W, 20.38' / R= 75.00' L= 20.44' DELTA= 15°36'52"
C16	LC: N 32°57'40" W, 45.39' / R= 125.00' L= 45.65' DELTA= 20°55'20"
C17	LC: S 59°40'41" E, 25.24' / R= 25.00' L= 26.46' DELTA= 60°38'39"
C18	LC: S 45°00'00" W, 14.14' / R= 10.00' L= 15.71' DELTA= 90°00'00"
C19	LC: S 08°55'00" E, 66.26' / R= 213.74' L= 66.53' DELTA= 17°50'00"
C20	LC: S 32°48'20" E, 53.60' / R= 213.74' L= 111.71' DELTA= 29°56'38"
C21	LC: S 55°57'16" E, 60.80' / R= 213.74' L= 61.01' DELTA= 16°21'13"
C22	LC: S 83°00'15" E, 48.52' / R= 75.00' L= 49.41' DELTA= 37°44'44"
C23	LC: S 08°55'00" E, 32.16' / R= 103.74' L= 32.29' DELTA= 17°50'00"
C24	LC: S 32°48'20" E, 53.60' / R= 103.74' L= 54.22' DELTA= 29°56'37"
C25	LC: S 55°57'16" E, 29.51' / R= 103.74' L= 29.61' DELTA= 16°21'12"
L1	NORTH 64°07'53" WEST, 2.66'
L2	SOUTH 30°55'45" EAST, 15.23'
L3	SOUTH 30°55'45" EAST, 14.00'
L4	SOUTH 30°55'45" EAST, 16.45'

NARRATIVE:

1.) THE BASIS OF BEARING BEING BETWEEN THE TWO POINTS LOCATED ALONG THE EASTERLY LINE OF THE REEDSPORT GOLF COURSE, PREVIOUSLY OWNED BY INTERNATIONAL PAPER, THE POINTS LABELED "A" & "B", POINTS PREVIOUSLY SET BY HGE INC. IN 1987, PER CS# M-103-21. THE RECORD BEARING BEING N 31°04'06" W, 733.65', WE MEASURE 733.65'. THE BEARINGS BEING PREVIOUSLY STATED AS THE OREGON STATE COORDINATE SYSTEM, S. ZONE.
 2.) THE BASIS OF SURVEY BEING SURVEYS M 103-21, M 96-53, M 49-41, & CS# 42/134.
 3.) THE PURPOSE OF THIS SURVEY BEING TO MONUMENT A RESIDENTIAL SUBDIVISION IN THE CITY OF REEDSPORT, OREGON. 4.) INSTRUMENTS USED IN THIS SURVEY WERE A NIKON DTM 45, MAPPING BY ACAD 2K8. 5.) LEGAL DESCRIPTIONS SUPPLIED BY DOUGLAS COUNTY TITLE, ROSEBURG.

CORNER NOTES:

- 1 FOUND 3/4" IRON PIPE (BENT) PER CS# 42/134, LOCATED S 84°53'22" W, 0.56' FROM TRUE POSITION. LOCATED AT END OF CURB (LOCATION NOT HELD FOR THIS SURVEY)
- 2 FOUND 3/4" IRON PIPE (BENT) PER CS# 42/134, LOCATED N 35°50'52" W, 1.54' FROM TRUE POSITION. LOCATED UNDER THE SOUTH EDGE OF EXISTING CONCRETE WALK. (LOCATION NOT HELD FOR THIS PLAT.)
- 3 FOUND 3/4" IRON PIPE PER CS# 42/134, REMOVED DURING CONSTRUCTION, RE-SET AT PREVIOUS LOCATION TIES BY OUR FIRM - PER CS# 42/134.
- 4 FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HGE INC" PER CS# M 103-21.
- 5 FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HGE INC" PER CS# M 103-21.
- 6 FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HGE INC" PER CS# M 103-21.
- 7 FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HGE INC" PER CS# M 103-21.
- 8 FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HGE INC" PER CS# M 103-21.
- 9 FOUND 3/4" IRON PIPE CS# 42-134

REGISTERED PROFESSIONAL LAND SURVEYOR

 OREGON
 FEBRUARY 14, 1988
 RUSS S. DODGE
 208
 EXPRESS DIVISION