

FINAL PLAT - MASTER HEIGHTS SUBDIVISION

SU 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

APPROVALS:

COUNTY ASSESSOR CERTIFICATE

APPROVED THIS 5th DAY OF MARCH, 2008
DOUGLAS COUNTY ASSESSOR

BY Ron Northcraft
RON NORTHCRAFT

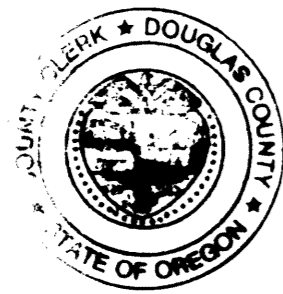
COUNTY SURVEYOR CERTIFICATE

APPROVED THIS 27 DAY OF FEBRUARY, 2008
DOUGLAS COUNTY SURVEYOR

BY Romy Ware
ROMEY WARE

COUNTY CLERK CERTIFICATE

STATE OF OREGON }
COUNTY OF DOUGLAS } SS:



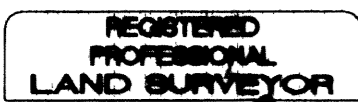
I DO HEREBY CERTIFY THAT THE ATTACHED CONDOMINIUM PLAT WAS
RECEIVED FOR RECORD ON THIS 7th DAY OF MARCH, 2008
AT 8:12 O'CLOCK A M AND RECORDED IN THE COUNTY CLERK RECORDS.

BY BARBARA E. NIELSEN, by Shera Joz, Deputy
BARBARA NIELSEN

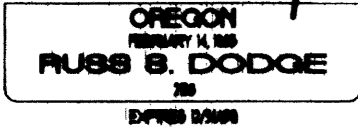
TAX COLLECTOR CERTIFICATE

APPROVED THIS 5th DAY OF MARCH, 2008
DOUGLAS COUNTY TAX COLLECTOR

BY Sandra K. Couese
DOUGLAS COUNTY TAX COLLECTOR



Russ Dodge



HGE ARCHITECTS, ENGINEERS, SURVEYORS, & PLANNERS
375 PARK AVENUE, OOOB BAY, OREGON 97420 (541) 208-1166
19 N.W. 5TH AVE., PORTLAND, OREGON 97209 (503) 222-1887

Final Subdivision Approval Acknowledgment:

IT IS UNDERSTOOD BY ALL PARTIES THAT APPROVALS WILL ALLOW FOR THE
SALE OF LOTS IN THE SUBDIVISION. NO BUILDING PERMITS WILL BE ISSUED
ON LOTS THAT REQUIRE SLOPE CORRECTIONS. THE DEVELOPER WILL ASSUME
ALL RESPONSIBILITY FOR ANY POTENTIAL SLOPE FAILURES INCLUDING KEEPING
THE STREET MAINTAINED UNTIL ALL SLOPE WORK HAS BEEN PERFORMED TO
THE CITY'S SATISFACTION.

CITY OF REEDSPORT

APPROVED THIS 20 DAY OF February, 2008
CITY OF REEDSPORT

BY Rick A. Hohnbaum
RICK HOHNBAUM CITY MANAGER

CONDITIONAL APPROVAL IS AGREED UPON AND GRANTED BY THE FOLLOWING
PARTIES TO THE DEVELOPMENT SUBJECT TO APPROVAL BY THE REEDSPORT
PLANNING COMMISSION:

APPROVED THIS 20 DAY OF February, 2008
CITY OF REEDSPORT COMMUNITY DEVELOPMENT

BY Janelle Evans
PLANNING

APPROVED THIS 20 DAY OF February, 2008
CITY OF REEDSPORT

BY Janelle Evans
JANELLE EVANS - CITY OF REEDSPORT PUBLIC WORKS ADMINISTRATOR

DOUGLAS COUNTY COMMISSIONERS

APPROVED THIS 6 DAY OF March, 2008
DOUGLAS COUNTY COMMISSIONERS

BY Joseph A. Lawrence
DOUGLAS COUNTY COMMISSIONER

APPROVED THIS 6 DAY OF March, 2008
DOUGLAS COUNTY COMMISSIONERS

BY Sam Robertson
DOUGLAS COUNTY COMMISSIONER

APPROVED THIS 6 DAY OF March, 2008
DOUGLAS COUNTY COMMISSIONERS

BY Maury Mitchell
DOUGLAS COUNTY COMMISSIONER

BY Maury Mitchell
DOUGLAS COUNTY COMMISSIONER

SURVEYORS CERTIFICATE

I, RUSS S. DODGE HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS,
A SUBDIVISION WITHIN THE COUNTY OF DOUGLAS. BEING MASTER HEIGHTS SUBDIVISION. I HAVE INDICATED THE INITIAL POINT
OF BEGINNING ALONG WITH ALL DIMENSIONS, KINDS OR TYPES OF MONUMENTS, AND THEIR LOCATIONS IN ACCORDANCE WITH
ORS 92.060 (1) AND I HAVE ACCURATELY DESCRIBED THE TRACT OF LAND WHICH THE PARCELS ARE LAID OUT.

SAID PARCEL BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 21 SOUTH - RANGE 12 WEST & THE SOUTHEAST
QUARTER OF SECTION 33, TOWNSHIP 21 SOUTH - RANGE 12 WEST, W.M., DOUGLAS COUNTY, OREGON. DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "HGE INC" LOCATED NORTH 14°44'48" WEST A DISTANCE OF 285.46 FEET FROM THE SOUTHEAST CORNER OF SECTION 33,
TOWNSHIP 21 SOUTH - RANGE 12 WEST, W.M., DOUGLAS COUNTY, OREGON; THENCE, CONTINUE NORTH 14°44'48" WEST A DISTANCE OF 95.00 FEET; THENCE, NORTH 30°54'26" WEST A DISTANCE OF
305.74 FEET; THENCE, NORTH 43°24'30" WEST A DISTANCE OF 181.03 FEET; THENCE, NORTH 22°30'01" WEST A DISTANCE OF 253.90 FEET; THENCE, NORTH 67°30'00" EAST A DISTANCE OF 170.00
FEET; THENCE, SOUTH 22°30'00" EAST A DISTANCE OF 26.99 FEET; THENCE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 60°38'39", (WHOSE LONG
CHORD BEARS SOUTH 59°40'41" EAST, 25.24') A DISTANCE OF 26.46 FEET; THENCE, EAST A DISTANCE OF 50.31 FEET; THENCE, NORTH A DISTANCE OF 100.00 FEET; THENCE, EAST A DISTANCE OF
80.00 FEET; THENCE, SOUTH A DISTANCE OF 100.00 FEET; THENCE, EAST A DISTANCE OF 134.39 FEET; THENCE, SOUTH 11°18'36" EAST A DISTANCE OF 50.99 FEET; THENCE, EAST A DISTANCE OF
100.00 FEET; THENCE, SOUTH A DISTANCE OF 99.57 FEET; THENCE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 103.74 FEET AND A CENTRAL ANGLE OF 64°07'48", (WHOSE LONG CHORD
BEARS SOUTH 32°03'56" EAST, 110.15 FEET), A DISTANCE OF 116.12'; THENCE, SOUTH 64°07'53" EAST A DISTANCE OF 223.78 FEET; THENCE, NORTH 78°07'23" EAST A DISTANCE OF 7.39 FEET;
THENCE, SOUTH 08°22'32" EAST A DISTANCE OF 110.21 FEET; THENCE, NORTH 78°07'23" EAST A DISTANCE OF 165.89 FEET; THENCE, SOUTH 72°05'47" EAST A DISTANCE OF 152.11 FEET; THENCE,
NORTH 75°15'13" EAST A DISTANCE OF 50.48 FEET TO A POINT LOCATED ON THE WESTERLY LINE OF A PARCEL AS DESCRIBED IN THAT CERTAIN LEGAL DESCRIPTION BEARING INSTRUMENT # 1997-
14256; THENCE, ALONG SAID LINE SOUTH 14°44'47" EAST A DISTANCE OF 86.31 FEET TO A POINT LOCATED ON THE NORTHERLY LINE OF IVY AVENUE; THENCE, ALONG SAID NORTHERLY LINE
SOUTH 75°15'13" WEST A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF A PARCEL AS DESCRIBED IN THAT CERTAIN LEGAL DESCRIPTION BEARING INSTRUMENT 2001-27928, RECORDS
OF DOUGLAS COUNTY, OREGON; THENCE, NORTH 14°44'47" WEST A DISTANCE OF 33.02 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE, NORTH 72°05'47" WEST A DISTANCE OF
174.43 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE, SOUTH 14°27'13" WEST A DISTANCE OF 145.63 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL AS DESCRIBED IN THAT
LEGAL DESCRIPTION BEARING INSTRUMENT # 2001-27928, RECORDS OF DOUGLAS COUNTY, OREGON; SAID POINT BEING LOCATED ON THE NORTHERLY LINE OF IVY AVENUE; THENCE, ALONG SAID
NORTHERLY LINE OF IVY AVENUE, SOUTH 75°15'13" WEST A DISTANCE OF 572.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.67 ACRES.

Russ Dodge
RUSS S. DODGE

FEB. 12, 2008
DATE

OWNER DECLARATION AND ACKNOWLEDGEMENT:

REEDSPORT PROPERTIES LIMITED, FORMERLY KNOWN AS REEDSPORT PROPERTIES N V, HEREBY CERTIFY THAT THEY ARE THE PARTY OF TITLE
INTEREST IN THE LAND SUBJECT TO THIS SUBDIVISION AND THAT WE HAVE CAUSED THIS PLAT TO BE PREPARED IN ACCORD WITH OREGON
REVISED STATUTES CHAPTER 92 AND THE DOUGLAS COUNTY LAND DEVELOPMENT ORDINANCES. WE HEREBY COMMIT, EXECUTE AND DELIVER
SAID LANDS TO THE OPERATION OF THE OREGON SUBDIVISION ACT AS SET FORTH IN CHAPTER 92, OF THE OREGON REVISED STATUTES AND THAT
THIS PLAT IS A TRUE AND CORRECT MAP OF THE LANDS OWNED BY THEM AND LAID OUT BY THEM AS MASTER HEIGHTS SUBDIVISION.

WE FURTHER DEDICATE MASTERS WAY, MASTERS LANE, & MASTERS CT, AND CREATE ALL EASEMENTS AS SHOWN.

THIS IS TO CERTIFY THAT JOHN WOLF, Attorney in fact for
REEDSPORT PROPERTIES LIMITED,

PERSONALLY APPEARED BEFORE ME ON THIS 22nd
DAY OF February, 2008, WHO ACKNOWLEDGED THAT HE HAS
SIGNED THE ABOVE DECLARATION AS HIS VOLUNTARY ACT
AND DEED. IN TESTIMONY WHEREOF I HAVE HEREBY SET
MY SEAL THIS 22nd DAY OF February, 2008.

Deanna G. Fasslender
NOTARY PUBLIC FOR OREGON

By: John Wolf
JOHN WOLF
Attorney in fact for REEDSPORT PROPERTIES LIMITED

MY COMMISSION EXPIRES: October 4, 2011

LOWER UMPQUA HOSPITAL DISTRICT HEREBY CERTIFY THAT THEY ARE THE PARTY OF TITLE
INTEREST IN THE LAND SUBJECT TO THIS SUBDIVISION AND THAT WE HAVE CAUSED THIS PLAT TO BE PREPARED IN ACCORD WITH OREGON
REVISED STATUTES CHAPTER 92 AND THE DOUGLAS COUNTY LAND DEVELOPMENT ORDINANCES. WE HEREBY COMMIT, EXECUTE AND DELIVER
SAID LANDS TO THE OPERATION OF THE OREGON SUBDIVISION ACT AS SET FORTH IN CHAPTER 92, OF THE OREGON REVISED STATUTES AND THAT
THIS PLAT IS A TRUE AND CORRECT MAP OF THE LANDS OWNED BY THEM AND LAID OUT BY THEM AS MASTER HEIGHTS SUBDIVISION.

WE FURTHER DEDICATE MASTERS WAY, MASTERS LANE, & MASTERS CT, AND CREATE ALL EASEMENTS AS SHOWN.

THIS IS TO CERTIFY THAT SANDRA REESE
ADMINISTRATOR FOR THE LOWER UMPQUA HOSPITAL DISTRICT
PERSONALLY APPEARED BEFORE ME ON THIS 20th
DAY OF February, 2008, WHO ACKNOWLEDGED THAT HE HAS
SIGNED THE ABOVE DECLARATION AS HIS VOLUNTARY ACT
AND DEED. IN TESTIMONY WHEREOF I HAVE HEREBY SET
MY SEAL THIS 20 DAY OF February, 2008.

Deanna G. Fasslender
NOTARY PUBLIC FOR OREGON

By: Sandra Reese
SANDRA REESE

MY COMMISSION EXPIRES: May 11, 2009