

COUNTY SURVEYORS FILE DATA  
DO NOT REMOVE FROM OFFICE

PROPERTY SURVEY IN SE 1/4 S. 33 & NE 1/4 S. 4,  
TWP. 21 & 22 SOUTH, RANGE 12 WEST, W.M.  
DOUGLAS COUNTY, OREGON

FILED  
OCT 30 1987  
COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

FOR I. P. REALTY  
ONE MAYNARD DRIVE  
PARK RIDGE NEW JERSEY 07656  
BY STUNTZNER ENGR. AND FORESTRY  
PO BOX 118  
COOS BAY OREGON 97420

NARRATIVE

THE BASIS OF BEARING FOR THIS SURVEY IS THE OREGON STATE COORDINATE SYSTEM AS SHOWN ON MAP FILED M-103-21. IT WAS OBTAINED FROM THE SE CORNER OF SECTION 33 MONUMENT AND A 5/8 INCH IRON ROD N 14 44' 48" W 285.46 FEET FROM IT.

THE BASIS OF THIS SURVEY IS FROM FOUND MONUMENTS SET BY HGE ENGINEERS PER MAP M103-21 PER MAP OF FERN ACRES FILED UNDER VOL. 15 PAGE 344 PER MAP 103-2 BY J. G. SOLARZ PER MAP FILED JUNE 19 1967 BY HGE (R. W. MADE) PER MAP OF COUNTRY CLUB ESTATES AND PER MAP OF FOREST HILLS SECOND ADDITION FILED VOL. 12 PAGE 35

LEGEND

- ⊙ FOUND 5/8 IN IRON ROD WITH YELLOW PLASTIC CAP STAMPED HGE INC
- ⊙ FOUND 5/8 IN IRON ROD WITH YELLOW PLASTIC CAP STAMPED LS 1331
- FOUND 5/8 IN IRON ROD OR AS NOTED.
- ⊙ SET 5/8 IN IRON ROD WITH YELLOW PLASTIC CAP STAMPED STUNTZNER ENGINEERING (30' LONG)
- ( ) RECORD PER DOCUMENTS ABOVE & BOOK 948 PAGE 356
- - - FENCE LINE
- L3 REFER TO DISTANCE & BEARING TABLE BELOW

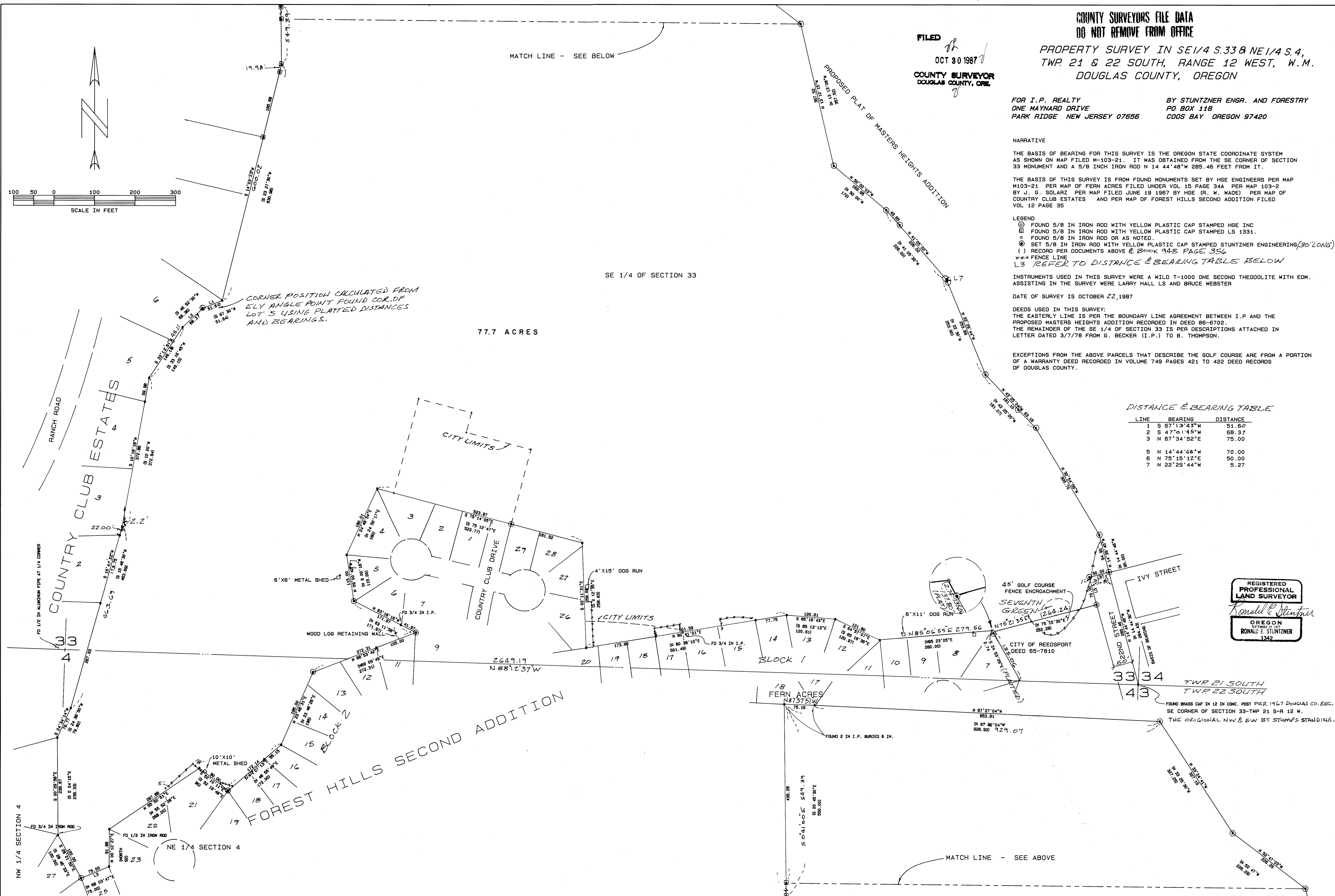
INSTRUMENTS USED IN THIS SURVEY WERE A WILD T-1000 ONE SECOND THEODOLITE WITH EDM. ASSISTING IN THE SURVEY WERE LARRY HALL LS AND BRUCE WEBSTER

DATE OF SURVEY IS OCTOBER 22, 1987

DEEDS USED IN THIS SURVEY:

THE EASTERLY LINE IS PER THE BOUNDARY LINE AGREEMENT BETWEEN I.P. AND THE PROPOSED MASTERS HEIGHTS ADDITION RECORDED IN DEED 86-6702. THE REMAINDER OF THE SE 1/4 OF SECTION 33 IS PER DESCRIPTIONS ATTACHED IN LETTER DATED 3/7/78 FROM G. BECKER (I.P.) TO B. THOMPSON.

EXCEPTIONS FROM THE ABOVE PARCELS THAT DESCRIBE THE GOLF COURSE ARE FROM A PORTION OF A WARRANTY DEED RECORDED IN VOLUME 749 PAGES 421 TO 422 DEED RECORDS OF DOUGLAS COUNTY.



DISTANCE & BEARING TABLE

LINE	BEARING	DISTANCE
1	S 67°13'43"W	51.60
2	S 47°01'45"W	68.37
3	N 67°34'52"E	75.00
5	N 14°44'48"W	70.00
6	N 75°15'12"E	50.00
7	N 22°29'44"W	5.27

CORNER POSITION CALCULATED FROM ELY ANGLE POINT FOUND COR. OF LOT 5 USING PLATTED DISTANCES AND BEARINGS.

77.7 ACRES

REGISTERED PROFESSIONAL LAND SURVEYOR  
Ronald E. Stuntzner  
OREGON  
RONALD E. STUNTZNER  
1342