

# PROPERTY SURVEY

FILED

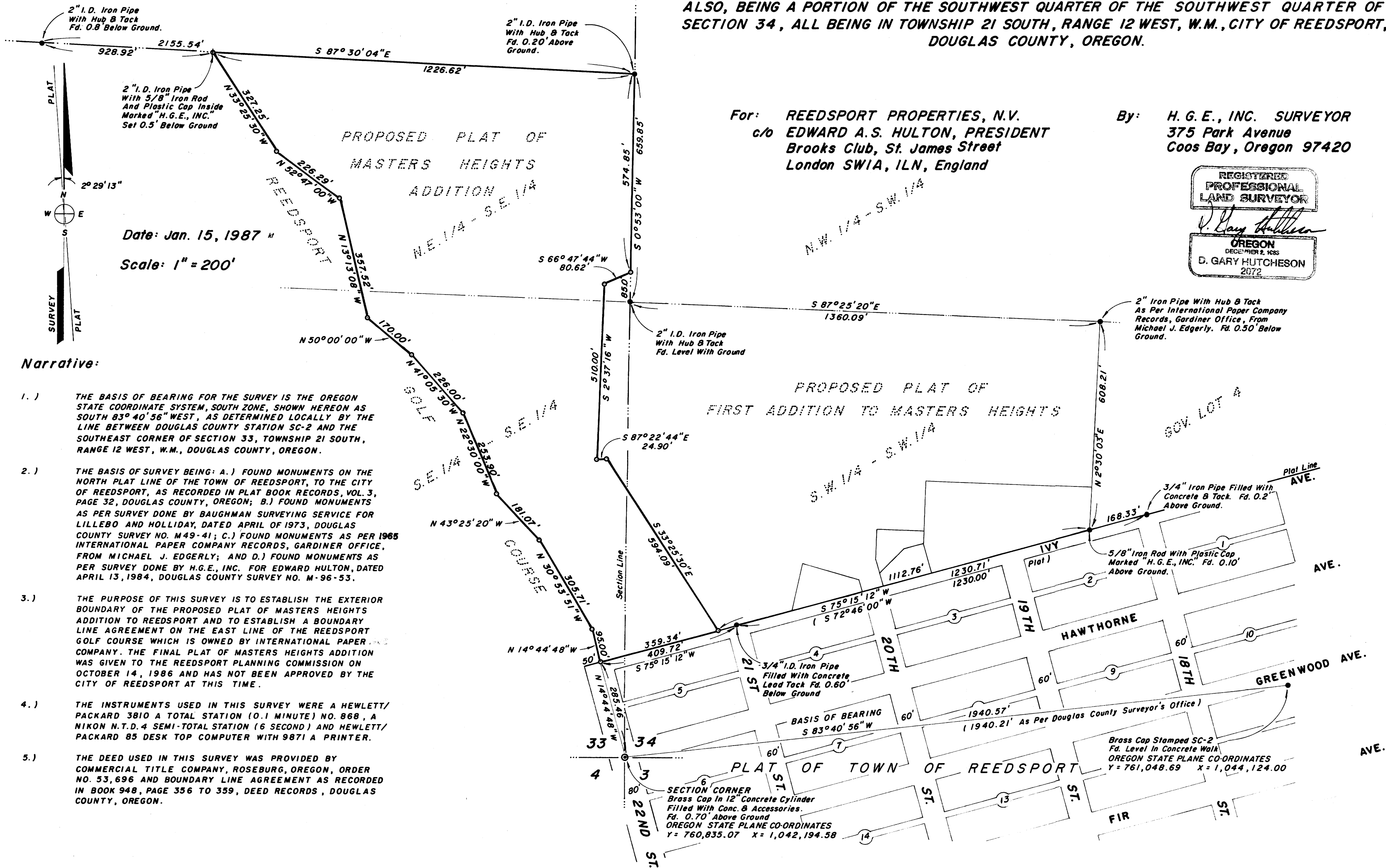
JAN 26 1987

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

BEING A PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, ALSO, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, ALL BEING IN TOWNSHIP 21 SOUTH, RANGE 12 WEST, W.M., CITY OF REEDSPORT, DOUGLAS COUNTY, OREGON.

For: REEDSPORT PROPERTIES, N.V.  
c/o EDWARD A.S. HULTON, PRESIDENT  
Brooks Club, St. James Street  
London SW1A, ILN, England

By: H.G.E., INC. SURVEYOR  
375 Park Avenue  
Coos Bay, Oregon 97420



Date: Jan. 15, 1987  
Scale: 1" = 200'

**Narrative:**

- 1.) THE BASIS OF BEARING FOR THE SURVEY IS THE OREGON STATE COORDINATE SYSTEM, SOUTH ZONE, SHOWN HEREON AS SOUTH 83° 40' 56" WEST, AS DETERMINED LOCALLY BY THE LINE BETWEEN DOUGLAS COUNTY STATION SC-2 AND THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 12 WEST, W.M., DOUGLAS COUNTY, OREGON.
- 2.) THE BASIS OF SURVEY BEING: A.) FOUND MONUMENTS ON THE NORTH PLAT LINE OF THE TOWN OF REEDSPORT, TO THE CITY OF REEDSPORT, AS RECORDED IN PLAT BOOK RECORDS, VOL. 3, PAGE 32, DOUGLAS COUNTY, OREGON; B.) FOUND MONUMENTS AS PER SURVEY DONE BY BAUGHMAN SURVEYING SERVICE FOR LILLEBO AND HOLLIDAY, DATED APRIL OF 1973, DOUGLAS COUNTY SURVEY NO. M49-41; C.) FOUND MONUMENTS AS PER 1965 INTERNATIONAL PAPER COMPANY RECORDS, GARDINER OFFICE, FROM MICHAEL J. EDGERLY; AND D.) FOUND MONUMENTS AS PER SURVEY DONE BY H.G.E., INC. FOR EDWARD HULTON, DATED APRIL 13, 1984, DOUGLAS COUNTY SURVEY NO. M-96-53.
- 3.) THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE EXTERIOR BOUNDARY OF THE PROPOSED PLAT OF MASTERS HEIGHTS ADDITION TO REEDSPORT AND TO ESTABLISH A BOUNDARY LINE AGREEMENT ON THE EAST LINE OF THE REEDSPORT GOLF COURSE WHICH IS OWNED BY INTERNATIONAL PAPER COMPANY. THE FINAL PLAT OF MASTERS HEIGHTS ADDITION WAS GIVEN TO THE REEDSPORT PLANNING COMMISSION ON OCTOBER 14, 1986 AND HAS NOT BEEN APPROVED BY THE CITY OF REEDSPORT AT THIS TIME.
- 4.) THE INSTRUMENTS USED IN THIS SURVEY WERE A HEWLETT/PACKARD 3810 A TOTAL STATION (0.1 MINUTE) NO. 868, A NIKON N.T.D.4 SEMI-TOTAL STATION (6 SECOND) AND HEWLETT/PACKARD 85 DESK TOP COMPUTER WITH 9871 A PRINTER.
- 5.) THE DEED USED IN THIS SURVEY WAS PROVIDED BY COMMERCIAL TITLE COMPANY, ROSEBURG, OREGON, ORDER NO. 53,696 AND BOUNDARY LINE AGREEMENT AS RECORDED IN BOOK 948, PAGE 356 TO 359, DEED RECORDS, DOUGLAS COUNTY, OREGON.

NOTE: ALL DISTANCES ARE MEASURED UNLESS OTHERWISE STATED.

- Legend:**
- Found Monument ( Size, Type & Depth as Noted ).
  - ⊙ Found Monument - Section Corner
  - Set 5/8" x 30" Iron Rod With Plastic Cap Marked "H.G.E., INC." Set Level With Ground.
  - ⊕ Set 2" I.D. x 36" Iron Pipe With 5/8" Iron Rod And Plastic Cap Inside Marked "H.G.E., INC." Set 0.50' Below Ground.

MAP FILE M103-24

HCE INC./ENGINEERS & PLANNERS  
Coos Bay, Oregon  
Portland, Oregon



PROPERTY SURVEY FOR REEDSPORT PROPERTIES, N.V.  
S.W. 1/4 SEC. 34 & S.E. 1/4 SEC. 33, T.21S., R.12W., W.M.,  
DOUGLAS COUNTY, OREGON

PROJECT #  
3192 - 3  
DATE  
JAN. 15, 87

SHEET NO.  
1 OF 1

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