

NARRATIVE

The purpose of this survey is to adjust the subject property lines to conform with current use and required setbacks for proposed use.

BASIS OF BEARING

The basis of bearing is per found monuments from Douglas County Survey # 55-141-1. Held CS#55-141-1 over CS#M99-14 as found bearing and distance matched record in #55-141-1. Basis of State Highway No. 101 centerline is from found monuments and record coordinates found on Oregon State Highway Drawing No.'s 10C-54-4 and 7B-7-12.

RECORD DEEDS

Douglas County Deed References 99-19921 & 99-29183, PARCEL B
Douglas County Deed Reference 92-21165, PARCEL A

RECORD SURVEYS

| | | |
|---------------|----------------------------|------|
| DCS M99-14 | Hutchenson | 1985 |
| DCS 55-141-1 | Baughman | 1970 |
| ODOT 10C-54-4 | Oregon State Highway Dept. | |
| ODOT 7B-7-12 | Oregon State Highway Dept. | |
| DCS M26-27 | Hintz | 1972 |
| DCS 58-170-4 | Hintz | 1979 |
| DCS 51-243-5 | Hootman | 1962 |

LEGEND

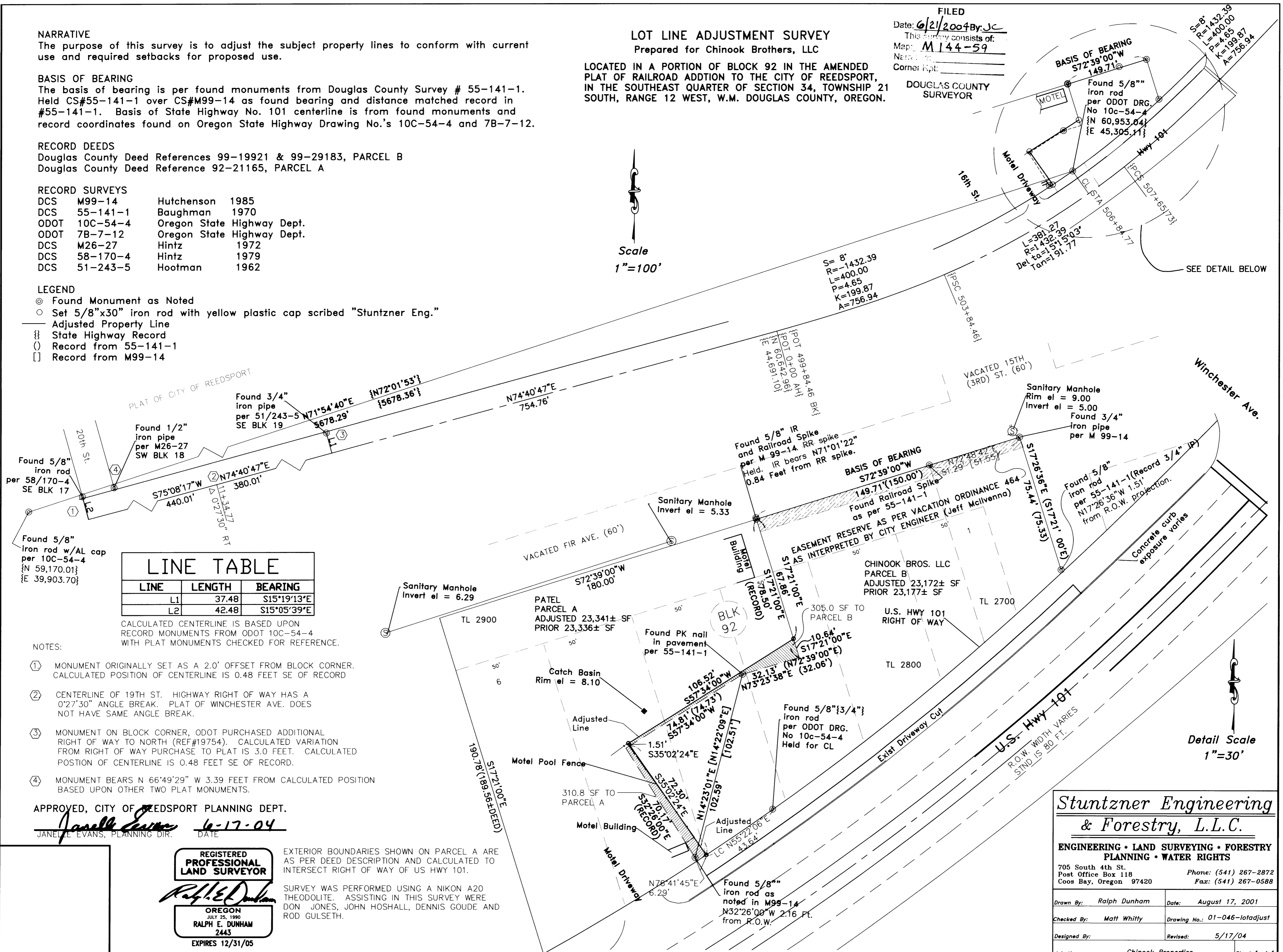
- ⊙ Found Monument as Noted
- Set 5/8"x30" iron rod with yellow plastic cap scribed "Stuntzner Eng."
- Adjusted Property Line
- State Highway Record
- () Record from 55-141-1
- [] Record from M99-14

LOT LINE ADJUSTMENT SURVEY
Prepared for Chinook Brothers, LLC

LOCATED IN A PORTION OF BLOCK 92 IN THE AMENDED PLAT OF RAILROAD ADDITION TO THE CITY OF REEDSPORT, IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 12 WEST, W.M. DOUGLAS COUNTY, OREGON.

FILED
Date: 6/21/2004 By: JC
This survey consists of:
Map: M 144-59
Name:
Corner Rpt:

DOUGLAS COUNTY SURVEYOR



LINE TABLE

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 37.48 | S15°19'13"E |
| L2 | 42.48 | S15°05'39"E |

CALCULATED CENTERLINE IS BASED UPON RECORD MONUMENTS FROM ODOT 10C-54-4 WITH PLAT MONUMENTS CHECKED FOR REFERENCE.

- NOTES:
- ① MONUMENT ORIGINALLY SET AS A 2.0' OFFSET FROM BLOCK CORNER. CALCULATED POSITION OF CENTERLINE IS 0.48 FEET SE OF RECORD
 - ② CENTERLINE OF 19TH ST. HIGHWAY RIGHT OF WAY HAS A 0°27'30" ANGLE BREAK. PLAT OF WINCHESTER AVE. DOES NOT HAVE SAME ANGLE BREAK.
 - ③ MONUMENT ON BLOCK CORNER, ODOT PURCHASED ADDITIONAL RIGHT OF WAY TO NORTH (REF#19754). CALCULATED VARIATION FROM RIGHT OF WAY PURCHASE TO PLAT IS 3.0 FEET. CALCULATED POSITION OF CENTERLINE IS 0.48 FEET SE OF RECORD.
 - ④ MONUMENT BEARS N 66°49'29" W 3.39 FEET FROM CALCULATED POSITION BASED UPON OTHER TWO PLAT MONUMENTS.

APPROVED, CITY OF REEDSPORT PLANNING DEPT.
Janelle Evans 6-17-04
JANELLE EVANS, PLANNING DIR. DATE

REGISTERED PROFESSIONAL LAND SURVEYOR
Ralph E. Dunham
RALPH E. DUNHAM
2443
EXPIRES 12/31/05

EXTERIOR BOUNDARIES SHOWN ON PARCEL A ARE AS PER DEED DESCRIPTION AND CALCULATED TO INTERSECT RIGHT OF WAY OF US HWY 101.
SURVEY WAS PERFORMED USING A NIKON A20 THEODOLITE. ASSISTING IN THIS SURVEY WERE DON JONES, JOHN HOSHALL, DENNIS GOUDE AND ROD GULSETH.

Stuntzner Engineering & Forestry, L.L.C.
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PLANNING • WATER RIGHTS
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| | |
|------------------------------|-------------------------------|
| Drawn By: Ralph Dunham | Date: August 17, 2001 |
| Checked By: Matt Whitty | Drawing No.: 01-046-lotadjust |
| Designed By: | Revised: 5/17/04 |
| Job Name: Chinook Properties | Sheet 1 of 1 |

MAP FILE M 144-59

MAP FILE M 144-59