

BOUNDARY LINE ADJUSTMENT SURVEY LOCATED IN LOTS 13, 14 & 15 OF THE PLAT OF MASTER HEIGHTS SUBDIVISION, IN THE SE1/4 OF SECTION 33 AND THE SW1/4 OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 12 WEST, W.M., DOUGLAS COUNTY, OREGON.

FILED  
Date: 10/19/2022 By: JLE  
This survey consists of:  
Map: M181-37  
Name:  
Corner Type:

DOUGLAS COUNTY  
SURVEYOR

SURVEY FOR: CENTRAL COAST DEVELOPMENT COMPANY LLC  
PO BOX 255  
REEDSPORT, OR 97467

SURVEY BY: ESTABROOK LAND SURVEYING INC.  
PO BOX 574  
LAKESIDE, OR 97449

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JUNE 30, 1995  
JERRY LEE ESTABROOK  
2703

EXPIRES 12/31/23

CITY OF REEDSPORT PLANNING FILE #22-018  
CITY OF REEDSPORT APPROVAL:

*[Signature]* 9/8/2022  
CITY OF REEDSPORT DATE

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO MONUMENT AN ADJUSTED BOUNDARY LINE AND TO SHOW A VACATED BOUNDARY LINE AS SHOWN PER THE CITY OF REEDSPORT PLANNING FILE #22-018. THE PROCEDURE WAS TO LOCATE AND TIE RECORD MONUMENTS PER THE PLAT OF MASTER HEIGHTS SUBDIVISION AS SHOWN HEREON. THE FOUND MONUMENTS WERE USED FOR CONTROL OF THIS SURVEY AND FOR THE BASIS OF BEARING. THE ADJUSTED BOUNDARY LINE WAS THEN MONUMENTED AT THE LOCATION REQUESTED BY THE CLIENTS AND THEIR ARCHITECT. EQUIPMENT USED WAS A NIKON TOTAL STATION WITH TDS RANGER DATA COLLECTOR. ASSISTING PERSONNEL WERE BLUE JAMES AND JACK JARRETT.

BASIS OF BEARING:

THE BASIS OF BEARING IS ASSUMED PER THE PLAT OF MASTER HEIGHTS SUBDIVISION VOL. 23 PAGES 12A - 12B.

RECORD REFERENCE INFORMATION:

PLAT OF MASTER HEIGHTS SUBDIVISION VOL. 23 PAGES 12A - 12B.  
PARTITION PLAT #2022-0008 A-B.

ADJUSTMENT DEED # 2022-014952

LEGEND

- ⊙ FOUND MONUMENT PER PLAT OF MASTER HEIGHTS SUBDIVISION
- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP MARKED "ESTABROOK LS2703"
- ( )1 RECORD PER PLAT OF MASTER HEIGHTS SUBDIVISION VOL. 23 PAGES 12A - 12B
- ( )2 RECORD PER PARTITION PLAT #2022-0008 A-B

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	213.74'	14.00'	03°45'10"	S01°52'27"E 14.00'
C2	213.74'	52.57'	14°05'30"	S10°47'47"E 52.44'
C3	213.74' (213.74')1	111.67' (111.71')1	29°56'03" (29°56'38")1	S32°48'33"E 110.40' (S32°48'20"E 110.44')1
C4	103.74'	13.00'	07°10'47"	S03°34'36"E 12.99'
C5	103.74'	19.29'	10°39'15"	S12°29'36"E 19.26'
C6	103.74' (103.74')1	54.16' (54.22')1	29°54'47" (29°56'37")1	S32°47'07"E 53.55' (S32°48'20"E 53.60')1
C7	10.00' (10.00')1	15.74' (15.71')1	90°09'34" (90°00'00")1	N44°57'17"E 14.16' (N45°00'00"E 14.14')1
C1+C2	213.74' (213.74')1	66.57' (66.53')1	17°50'40" (17°50'00")1	S08°55'12"E 66.30' (S08°55'00"E 66.26')1
C4+C5	103.74' (103.74')1	32.29' (32.29')1	17°50'01" (17°50'00")1	S08°54'13"E 32.16' (S08°55'00"E 32.16')1

DRAWN BY: JLE	DATE: 8/29/2022
CHECKED BY: TJE	DRAWING NO.: LEWIS2
JOB NO.: 2022-43	SHEET 1 OF 1

50.00'  
(50.00')1

50.00'  
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50.00'  
(50.00')1

30.00'  
(30.00')2

30.00'  
(30.00')2

50.00'  
(50.00')1

MASTERS WAY

MASTERS LANE

HULTON LANE

LOT 15  
7,978 SQ. FT.

PORTION OF LOT 14  
4,443 SQ. FT.

PORTION OF LOT 14  
3,955 SQ. FT.

LOT 13  
9,123 SQ. FT.

LOT 12

12,420.79 SQ. FT.  
0.285 AC.

13,078 SQ. FT.  
0.30 AC.

S89°58'25"E 99.94'  
(EAST 100.00')1

62.70'  
(NORTH 62.73')1

26.90'  
(NORTH 26.84')1

(EAST 110.00')1  
S89°58'06"E 110.01'

(N72°10'00"E 110.00')1  
N72°10'00"E 110.05'

BOUNDARY LINE BEING VACATED

N89°28'51"E 110.42'  
ADJUSTED BOUNDARY LINE

N42°13'20"E  
(N42°13'20"E 110.00')1  
BASIS OF BEARING

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(SOUTH 72.73')1

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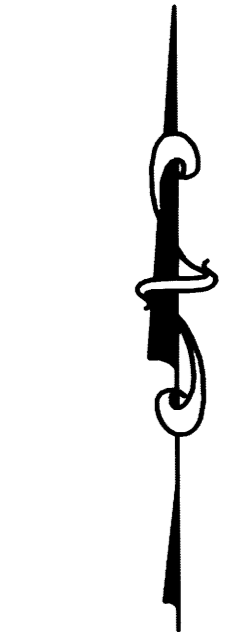
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SCALE 1" = 20'

MAP FILE M181-37

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