

PROPERTY LINE ADJUSTMENT SURVEY  
 LOCATED IN THE SE1/4 SECTION 33,  
 TWP 21 S. RNG 12 W, MW; AND LOT 19 OF  
 MASTER HEIGHTS SUBDIVISION (VOL. 23, PG. 12).  
 DOUGLAS COUNTY, OREGON  
 CITY OF REEDSPORT PLANNING FILE 22-003

*[Signature]*  
 COMMUNITY DEVELOPMENT  
 DIRECTOR CONTRACT  
 CITY PLANNER

2022-011489  
 PROPERTY LINE ADJUSTMENT  
 DEED RECORDED INST. NO.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PREPARE FOR A PROPERTY LINE ADJUSTMENT BETWEEN TWO PROPERTIES DESCRIBED PER INST. NO. 1980-4117 AND INST. NO. 2019-2077, DOUGLAS CO. DEED RECORDS. THE PROPERTY LINE ADJUSTMENT WAS APPROVED PER THE CITY OF REEDSPORT PLANNING FILE 22-003. THE ADJUSTED PARCEL WILL BE ADDED TO THE WEST BOUNDARY OF LOT 19. FOUR PLAT MONUMENTS ALONG MASTERS LANE AND MASTERS COURT HAVE BEEN DISTURBED BY CONSTRUCTION OR LAND CLEARING. FOR THE PURPOSE OF THIS SURVEY THEIR POSITIONS WERE HELD PER PLAT. THE CURVE ALONG THESE MONUMENTS IS NON-CONFORMING AS THE PLAT DELTA IS NOT PERPENDICULAR TO BOTH OF THE TANGENT BEARINGS FOR THIS CURVE.

THE SURVEY CONTROL WAS BASED ON THE PLAT OF MASTER HEIGHTS SUBDIVISION (VOL. 23, PAGE 12), DOUGLAS COUNTY SURVEY RECORDS. THIS SURVEY WAS COMPLETED ON FEBRUARY 25, 2022.

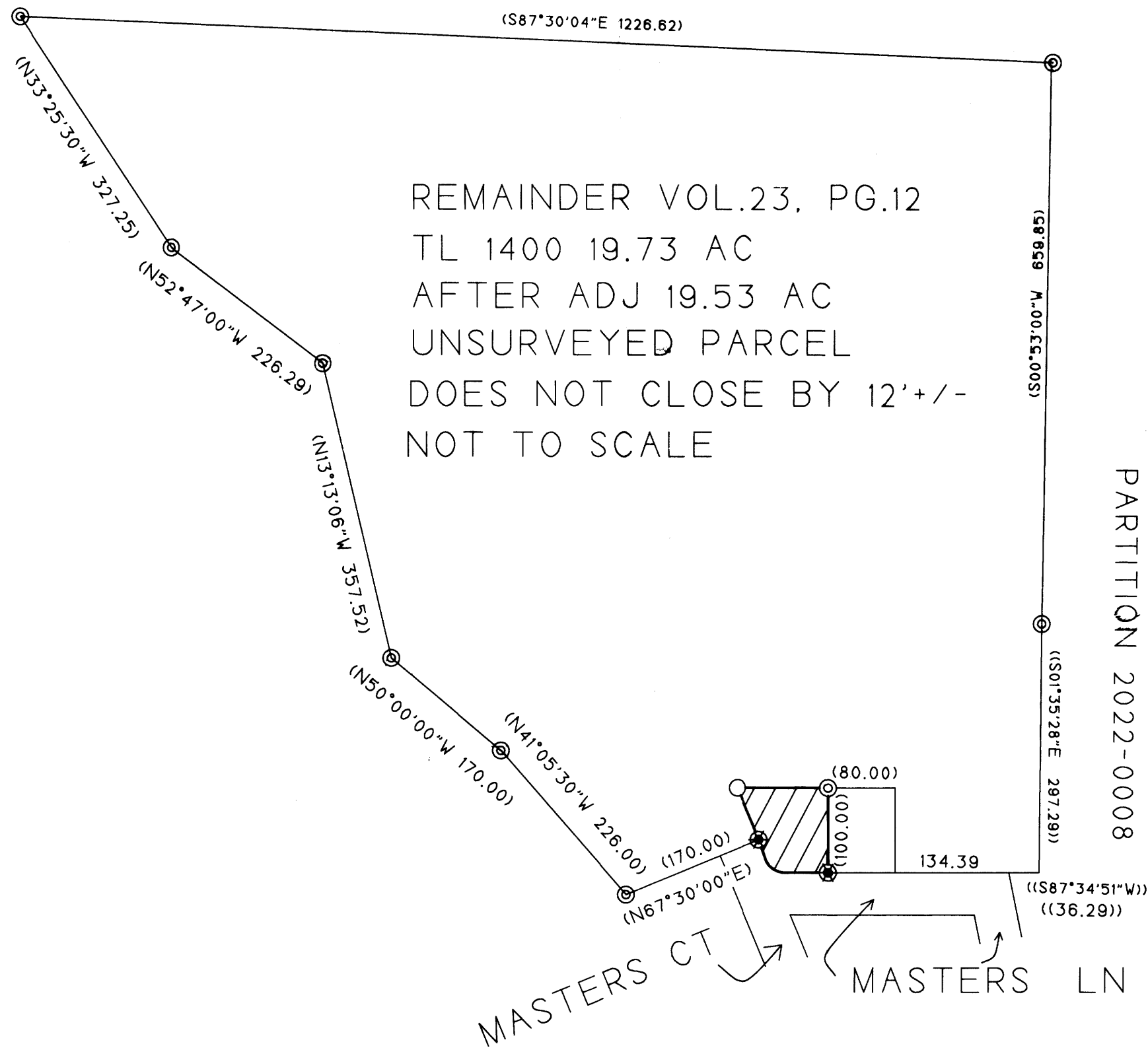
FILED  
 7-11-2022  
 This survey consists of:  
 Map: M181-8  
 Narrative:  
 Corner Rpt:  
 DOUGLAS COUNTY  
 SURVEYOR

MAP FILE M181-8

SCALE 1" = 50'

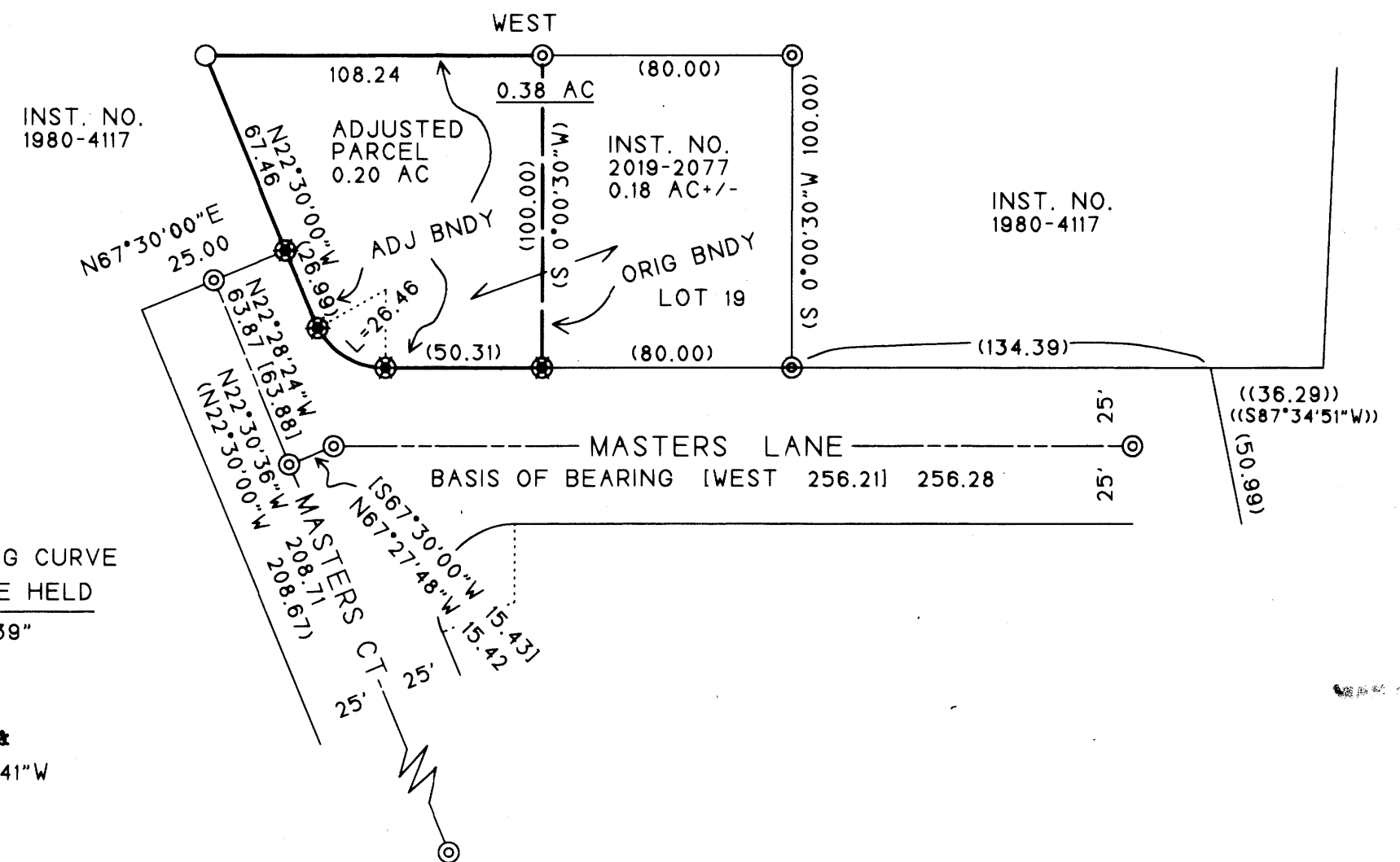
MARCH 25, 2022

BASIS OF BEARING  
 MASTERS LANE & MONUMENTS



REMAINDER VOL.23, PG.12  
 TL 1400 19.73 AC  
 AFTER ADJ 19.53 AC  
 UNSURVEYED PARCEL  
 DOES NOT CLOSE BY 12'+/-  
 NOT TO SCALE

PARTITION 2022-0008



NON-CONFORMING CURVE  
 PLAT MEASURE HELD

$\Delta = 80^{\circ}38'39''$   
 R = 25.00  
 L = 26.46  
 C = 25.24 ±  
 N59°40'41"W

LEGEND

- ⊙ FOUND PLAT MONUMENT  
5/8" IRON ROD
- ⊙ FOUND PLAT MONUMENT  
5/8" IRON ROD BENT OVER
- SET 5/8" X 30" IRON ROD  
WITH PLASTIC CAP  
MARKED "LS 2006"
- ADJUSTED BOUNDARY LINE  
AFTER PROPERTY LINE  
CONVEYANCE
- ORIGINAL BOUNDARY LINE  
TO BE VACATED AFTER  
CONVEYANCE
- ( ) RECORD MEASURE  
VOL. 23, PAGE 12
- (( )) RECORD MEASURE  
PARTITION P.P. 2022-0008

PREPARED FOR:  
 REEDSPORT, PROPERTIES  
 P.O. BOX 29  
 COOS BAY, OR 97420

PREPARED BY:  
 MULKINS & RAMBO, LLC  
 P.O. BOX 809  
 NORTH BEND, OR 97459

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
*[Signature]*  
 OREGON  
 JULY 18, 1982  
 CLYDE F. MULKINS  
 2006  
 RENEWAL 12/31/2022

MAP FILE M181-8