

PREPARED FOR  
CHRISMAN DEVELOPMENT, INC.  
200 E. MAIN STREET  
ENTERPRISE, OR 97828

# RECORD OF SURVEY

LOCATED IN THE NORTHEAST 1/4 OF SECTION 4,  
TOWNSHIP 22 SOUTH, RANGE 12 WEST, WILLAMETTE MERIDIAN,  
CITY OF REEDSPORT, DOUGLAS COUNTY, OREGON  
JANUARY 31, 2024

## NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE OUTER BOUNDARY OF THE PROPERTY DESCRIBED IN BOOK 1045, PAGE 177.

THE SOUTHEASTERLY LINE, ALSO BEING THE NORTHWESTERLY RIGHT-OF-WAY LINE OF LONGWOOD DRIVE, WAS ESTABLISHED BY HOLDING THE FOUND MONUMENTS PER SURVEY NUMBER CS 63/3-5 AND THE FOUND MONUMENT OF UNKNOWN ORIGIN. SAID MONUMENTS WERE FOUND TO BE WITHIN REASONABLE TOLERANCES OF RECORD. A RECORD ROAD WIDTH OF 80.00 FEET WAS HELD AS SHOWN ON THE OREGON STATE DEPARTMENT OF TRANSPORTATION HIGHWAY MAP 38-026A. THIS RESOLUTION IS IN AGREEMENT WITH THE FOUND MONUMENTS PER THE PLAT OF "LILLEBO ADDITION" AND THE PLAT OF "RENBROOK SUBDIVISION" ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID ROAD.

THE NORTHEASTERLY LINE WAS ESTABLISHED BY HOLDING THE FOUND MONUMENTS PER SURVEY NUMBER CS 63/3-5. SAID MONUMENTS WERE FOUND TO MATCH THE RECORD DISTANCE OF 100.00 FEET PERPETUATED IN SAID SURVEY. THIS RESOLUTION AGREES WITH THE ADJOINING DEED BY MATCHING BEARINGS AND DISTANCES IN INSTRUMENT NUMBER 2016-017544 AND BOOK 1045, PAGE 177.

THE NORTHWESTERLY LINE, ALSO BEING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 101, WAS ESTABLISHED BY HOLDING THE FOUND MONUMENTS PER SURVEY NUMBERS CS 51/148-1 AND CS 63/3-5. SAID MONUMENTS WERE FOUND TO BE WITHIN REASONABLE TOLERANCES OF RECORD. A HALF ROAD WIDTH OF 110.00 FEET IS REPORTED PER THE OREGON STATE DEPARTMENT OF TRANSPORTATION HIGHWAY MAP 38-026A.

THE SOUTHWESTERLY LINE WAS ESTABLISHED BY HOLDING THE FOUND MONUMENT PER SURVEY NUMBER CS 51/148-1 AT THE NORTHEAST CORNER OF VOLUME 298, PAGE 739, AND A RECORD DISTANCE OF 403.00 FEET FROM THE SOUTHWEST CORNER OF SAID DEED. BOTH VOLUME 298, PAGE 739 AND BOOK 1045, PAGE 177 CALL FOR THIS DISTANCE AND IT WAS HELD AS CONTROLLING SINCE A MONUMENT WAS NOT FOUND AT THIS LOCATION.

## BASIS OF BEARINGS/HORIZONTAL DATUM:

BASIS OF BEARINGS: STATE PLANE GRID BEARING.

HORIZONTAL DATUM: A LOCAL DATUM PLANE DERIVED FROM STATE PLANE OREGON NORTH 3601 NAD83(2011) EPOCH: 2010.0000. STATE PLANE COORDINATES WERE DERIVED FROM THE TRIMBLE VRS NOW NETWORK. DISTANCES SHOWN ARE INTERNATIONAL FOOT GROUND VALUES.

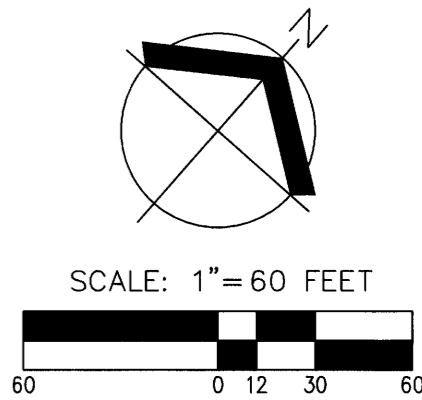
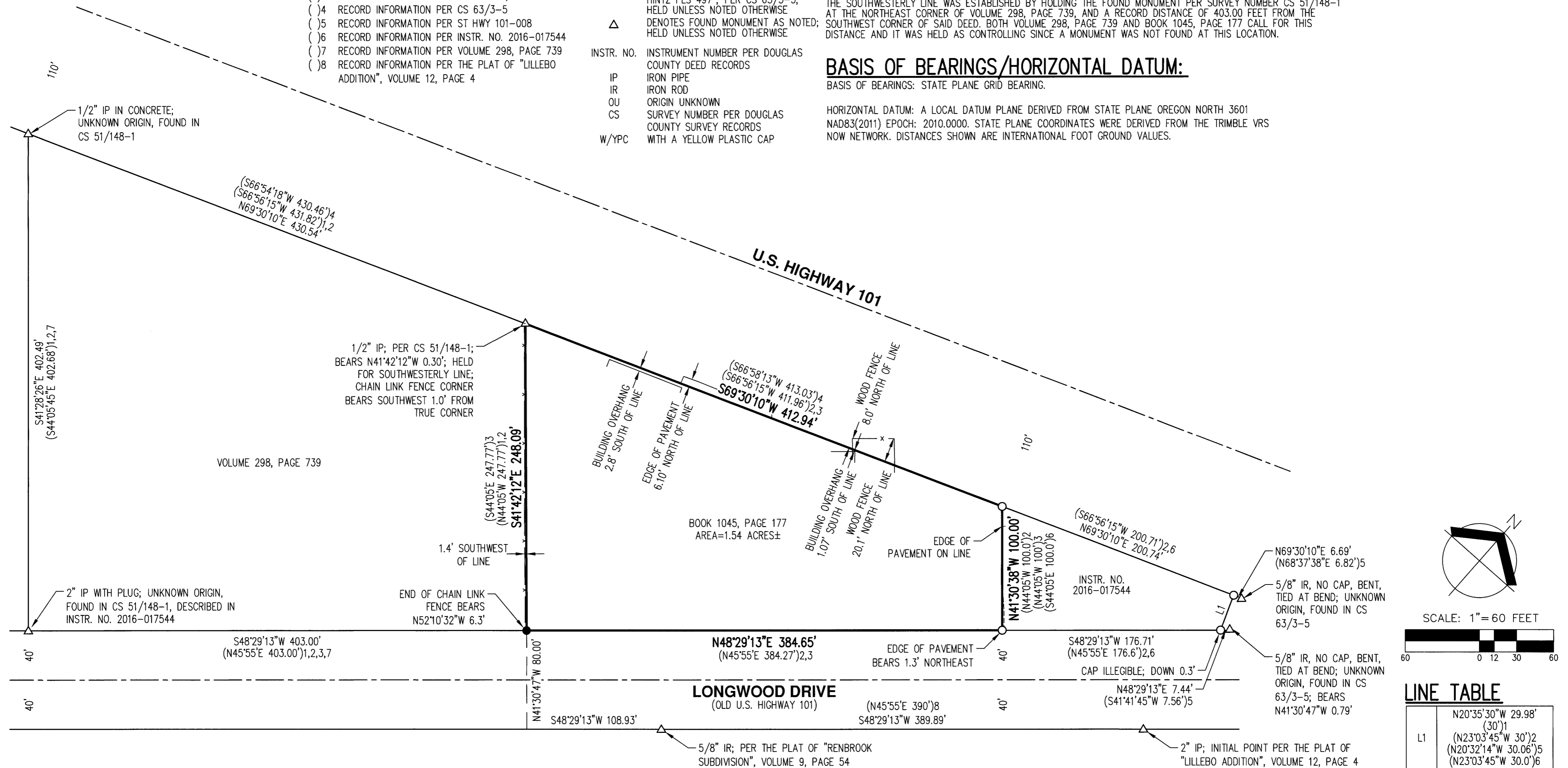
FILED  
Date: 3-12-2024 By: [Signature]  
This survey consists of:  
Map: M183-46  
Narrative: \_\_\_\_\_  
Corner Rpt: \_\_\_\_\_  
DOUGLAS COUNTY  
SURVEYOR

## REFERENCES

- (1) RECORD INFORMATION PER CS 51/148-1
- (2) RECORD INFORMATION PER CS 51/148-2
- (3) RECORD INFORMATION PER BOOK 1045, PAGE 177
- (4) RECORD INFORMATION PER CS 63/3-5
- (5) RECORD INFORMATION PER ST HWY 101-008
- (6) RECORD INFORMATION PER INSTR. NO. 2016-017544
- (7) RECORD INFORMATION PER VOLUME 298, PAGE 739
- (8) RECORD INFORMATION PER THE PLAT OF "LILLEBO ADDITION", VOLUME 12, PAGE 4

## LEGEND

- SET 5/8" X 30" IR W/YPC INSCRIBED "AKS ENGR."
  - FOUND 5/8" IR W/YPC INSCRIBED R. J. HINTZ PLS 497"; PER CS 63/3-5; HELD UNLESS NOTED OTHERWISE
  - △ DENOTES FOUND MONUMENT AS NOTED; HELD UNLESS NOTED OTHERWISE
- INSTR. NO. INSTRUMENT NUMBER PER DOUGLAS COUNTY DEED RECORDS
- IP IRON PIPE  
IR IRON ROD  
OU ORIGIN UNKNOWN  
CS SURVEY NUMBER PER DOUGLAS COUNTY SURVEY RECORDS  
W/YPC WITH A YELLOW PLASTIC CAP



LINE TABLE	
L1	N20°35'30\"/>

3/6/2024

REGISTERED PROFESSIONAL LAND SURVEYOR  
Benjamin R Huff

OREGON MARCH 14, 2017  
BENJAMIN R HUFF  
84738PLS  
RENEWS: 6/30/25

JOB NAME:	2301 LONGWOOD DR - REEDSPORT	AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM
JOB NUMBER:	10314	
DRAWN BY:	WCB	
CHECKED BY:	BRH	
DRAWING NO.:	10314 CROS	ENGINEERING · SURVEYING · NATURAL RESOURCES FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

MAP FILE M183-46

MAP FILE M183-46