

PROPERTY LINE ADJUSTMENT SURVEY
 LOCATED IN THE SE1/4 SECTION 33,
 TWP 21 S, RNG 12 W, WM; 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

2024-00635A
 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. IN 2022 0.20 ACRES OF THE FORMER PROPERTY WAS CONVEYED TO THE LATTER PROPERTY THROUGH A PROPERTY LINE ADJUSTMENT DEED RECORDED ON INST. NO. 2022-11489.

THE PURPOSE OF THIS ADJUSTMENT WAS TO EXTEND THE EAST BOUNDARY OF LOT 19 OF MASTER HEIGHTS SUBDIVISION TO THE EAST AND CONTROL OWNERSHIP OF TREES AND WINDFALL HAZARDS. THE NORTH BOUNDARY OF SAID LOT 19 WAS EXTENDED EAST AND THE EAST BOUNDARY OF THE ADJUSTED PARCEL WAS PROJECTED NORTH FROM THE WEST BOUNDARY OF MASTERS WAY ACROSS MASTERS LANE.

THE SURVEY CONTROL WAS BASED ON THE PLAT OF MASTER HEIGHTS SUBDIVISION (VOL. 23, PAGE 12) AND MAP FILE M181-8, DOUGLAS COUNTY SURVEY RECORDS. THIS SURVEY WAS COMPLETED ON MAY 20, 2024.

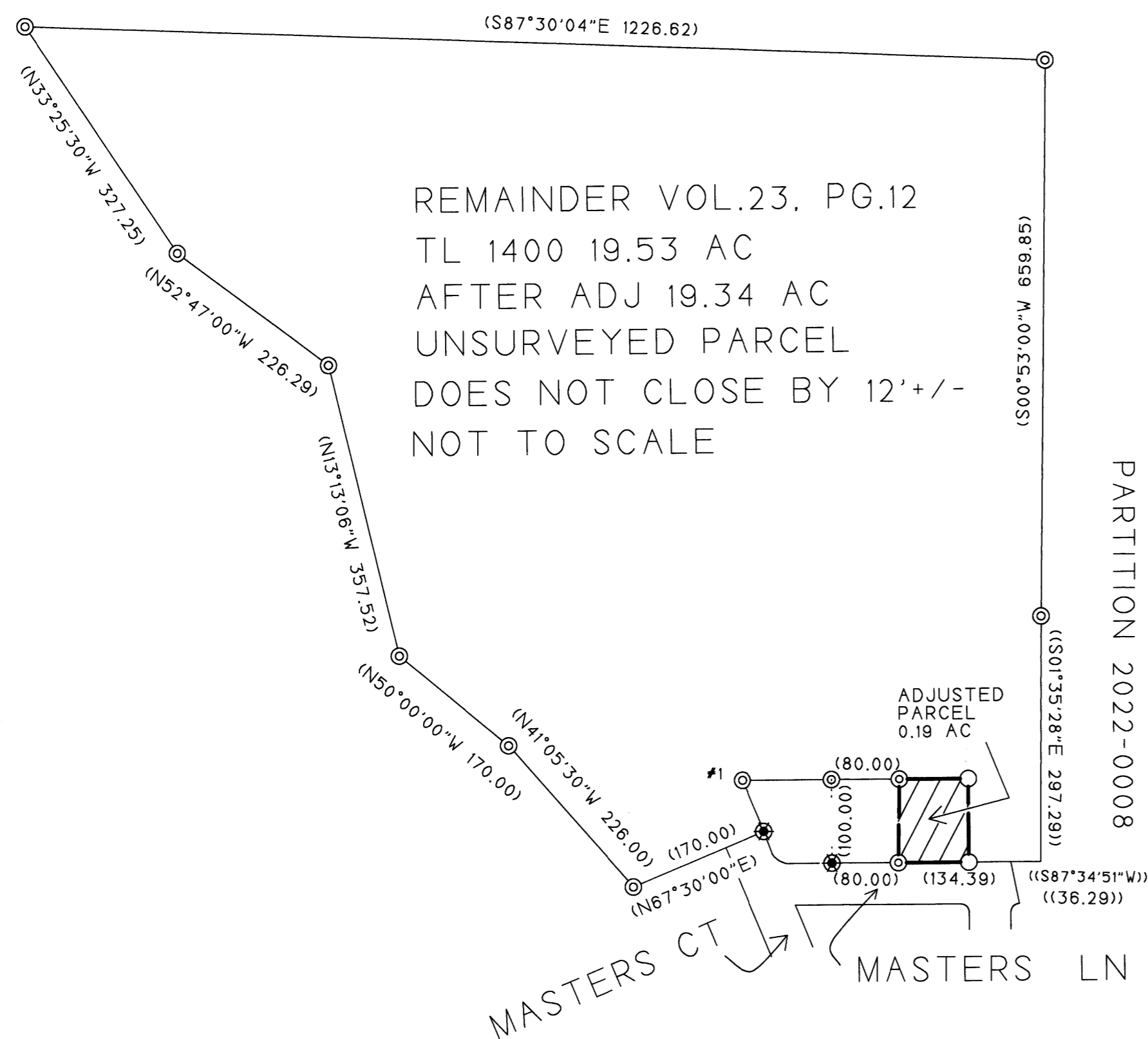
FILED
 6-10-2024 By: *[Signature]*
 This survey consists of:
 Map: M183-73
 Narrative:
 Corner Rpt:
 DOUGLAS COUNTY
 SURVEYOR

MAP FILE M183-73

BASIS OF BEARING
 MASTERS LANE & MONUMENTS

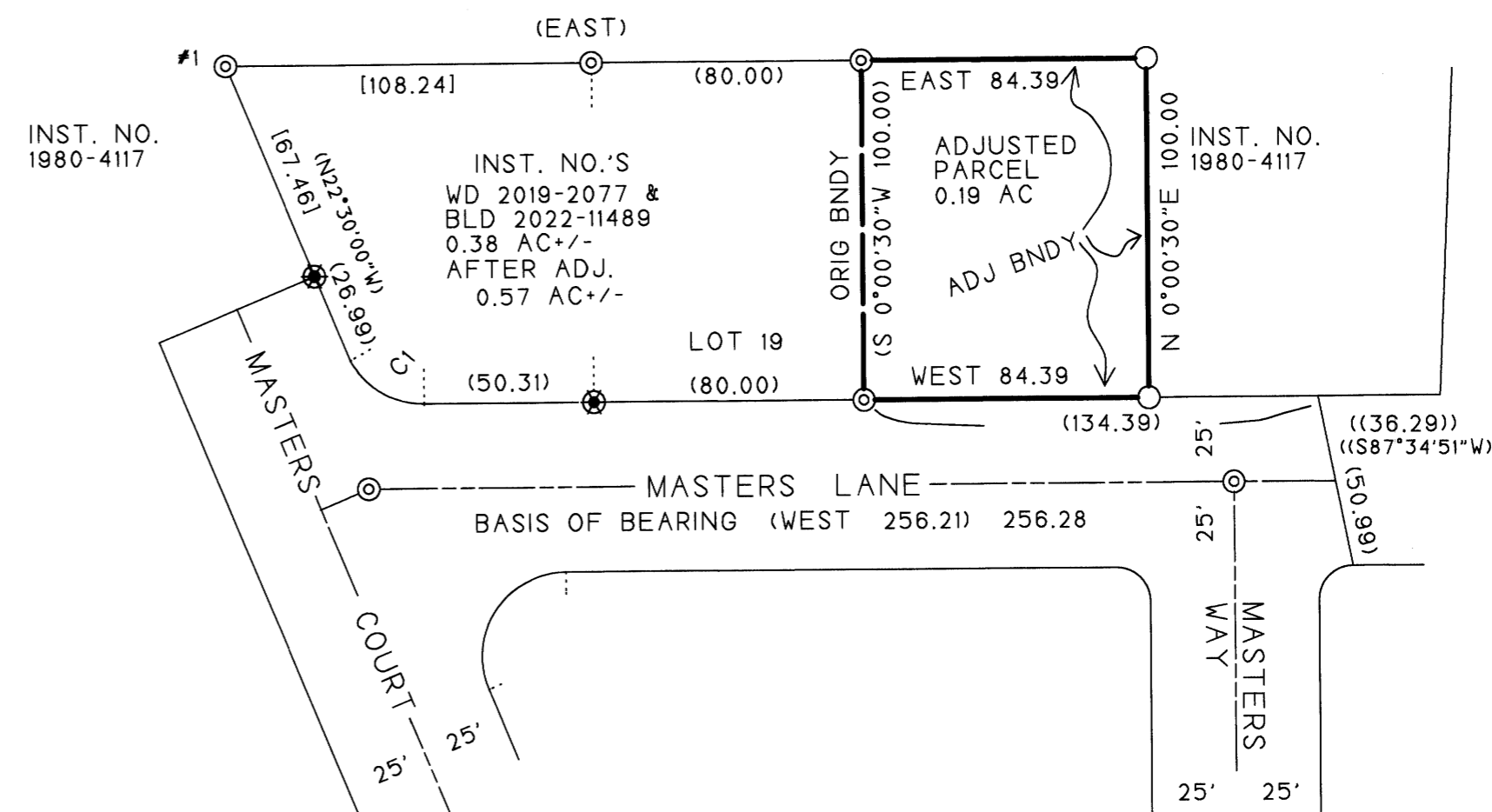
SCALE 1" = 50'

MAY 20, 2024



REMAINDER VOL.23, PG.12
 TL 1400 19.53 AC
 AFTER ADJ 19.34 AC
 UNSURVEYED PARCEL
 DOES NOT CLOSE BY 12'+/-
 NOT TO SCALE

PARTITION 2022-0008



- LEGEND
- ⊙ FOUND PLAT MONUMENT 5/8" IRON ROD
 - ⊙ SET 5/8" X 30" IRON ROD WITH PLASTIC CAP MARKED "LS 2006"
 - ⊙ FOUND PLAT MONUMENT 5/8" IRON ROD BENT OVER
 - () RECORD MEASURE VOL. 23, PAGE 12
 - #1 ⊙ FOUND 5/8" X 30" IRON ROD PER M181-8
 - (() RECORD MEASURE PARTITION P.P. 2022-0008
 - ADJUSTED BOUNDARY LINE AFTER PROPERTY LINE CONVEYANCE
 - - - ORIGINAL BOUNDARY LINE TO BE VACATED AFTER CONVEYANCE
 - C1 NON-CONFORMING PLAT CURVE
 L = (26.46')
 R = (25.00')
 Δ = (60°38'39")
 - [] RECORD MEASURE PER M181-8

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 16, 1982
 CLYDE F. MULKINS
 2006
 RENEWAL 12/31/2024

MAP FILE M183-73