

BOUNDARY SURVEY

TAX LOT 101

C.S. # 15351
FILED 30-JULY-1997
LINCOLN COUNTY SURVEYOR

SITUATED IN THE N.W. 1/4 SECTION 27, T.7S., R.11W., W.M.

LINCOLN COUNTY, OREGON

SURVEYED: JUNE 23, 1997 BY: CHASE, JONES & ASSOCIATES, INC.
SCALE: 1" = 60'
JOB NO. 9497-A

1500 S.W. 12TH AVE.
PORTLAND, OREGON 97201
PHONE: (503) 228-9844

SURVEY PREPARED FOR EASTGATE THEATRE

RADIUS POINT = (R)

LEGEND

- = FOUND MONUMENT AS SHOWN.
- MS. = MEASURED
- CALC. = CALCULATED
- ⊕ = CENTERLINE
- P.C. = POINT OF CURVE
- Y.P.C. = YELLOW PLASTIC CAP
- I.R. = IRON ROD
- I.P. = IRON PIPE
- O.D.O.T. = OREGON DEPARTMENT OF TRANSPORTATION
- C.S. = COUNTY SURVEY
- = SET 5/8" X 30" I.R. WITH Y.P.C. MARKED "CHASE, JONES & ASSOC."

TAX LOT 101

FND 5/8" I.R. * = SURVEY BY PAETH (C.S. NO. 13643)

AREA: 203,070 S.F.
OR 4.6618 AC. ±

NARRATIVE

- 1) THE PURPOSE OF THIS SURVEY IS TO DETERMINE THE BOUNDARIES OF TAX LOT 101 AS PER DEED BOOK 232, PAGE 2118.
- 2) I HELD POINTS (A) & (B) AS A BEARING BASIS PER C.S. NO. 8170.
- 3) I HELD POINTS (C), (D) & (E) FOR THE SOUTH LINE OF "SEA CREST PARK" AND INTERSECTED LINE (A) - (B) AT POINT (F).
- 4) THE RIGHT-OF-WAY OF HIGHWAY 101 WAS DETERMINED BY HOLDING POINTS (C) & (E). I HELD THE RADIUS PER O.D.O.T. OF 1185.92' TO DETERMINE THE RADIAL CENTER AND CHECKED INTO POINT (H) AS SHOWN. HOLDING O.D.O.T. TANGENT FROM (C) TO (I), I MEASURED 82.66' TO (J), (K) & (L) ACROSS HIGHWAY 101 AS SHOWN. THE WIDTH SHOULD BE 80.00'.
- 5) HIGH SCHOOL DRIVE WAS DETERMINED BY USING DEED BOOK 150, PAGE 103 AND BOOK 150, PAGE 105 AND C.S. NO. 8170. THE CALLS OF SOUTH WERE BASED ON THE BEARING I HELD FROM (A) TO (B) OF S. 3° 10' 00" W. POINT (M) WAS DETERMINED BY HOLDING SOUTH & WEST FROM (A) AND INTERSECTING HIGHWAY 101 ALIGNMENT BASED ON (C) & (E). FROM (M) I HELD DEED BOOK 150, PAGE 105 WIDTH OF 25' TO DETERMINE (N).
- 6) THE CENTERLINE OF HIGH SCHOOL DRIVE WAS BASED ON HOLDING THE CENTERLINE DISTANCE AND BEARINGS PER DEED BOOK 150, PAGE 105 AND C.S. NO. 8170 FROM POINT (M) TO THE INTERSECTION OF LINE (A) TO (B) AT POINT (O). THE LAST DISTANCE FROM (P) TO (O) BEING 189.25' AND C.S. NO. 8170 CALCULATES 189.7'.
- 7) DEED BOOK 150, PAGE 103 GIVES A SOUTH AND WEST CALL FROM (A) TO POINT (O) AND I MEASURE AS SHOWN, WHICH IS VERY CLOSE TO DEED CALLS.
- 8) THE RIGHT-OF-WAY WIDTH WAS THEN DETERMINED PER C.S. NO. 8170 AND I SET AN IRON ROD WITH YELLOW PLASTIC CAP MARKED "CHASE, JONES & ASSOC." AT (Q) BY INTERSECTION OF THE (A) - (B) LINE.
- 9) HIGH SCHOOL DRIVE COULD MOVE NORTH 0.32' PER BOOK 150, PAGE 103 OR N. 0.60' PER BOOK 150, PAGE 105, BUT IF THAT IS DONE YOU WILL NOT BE RADIAL AT (N) BACK TO THE RADIUS POINT AT (R). I HELD THE LINE (N) TO (S) AS RADIAL TO LINE (M) TO (R).

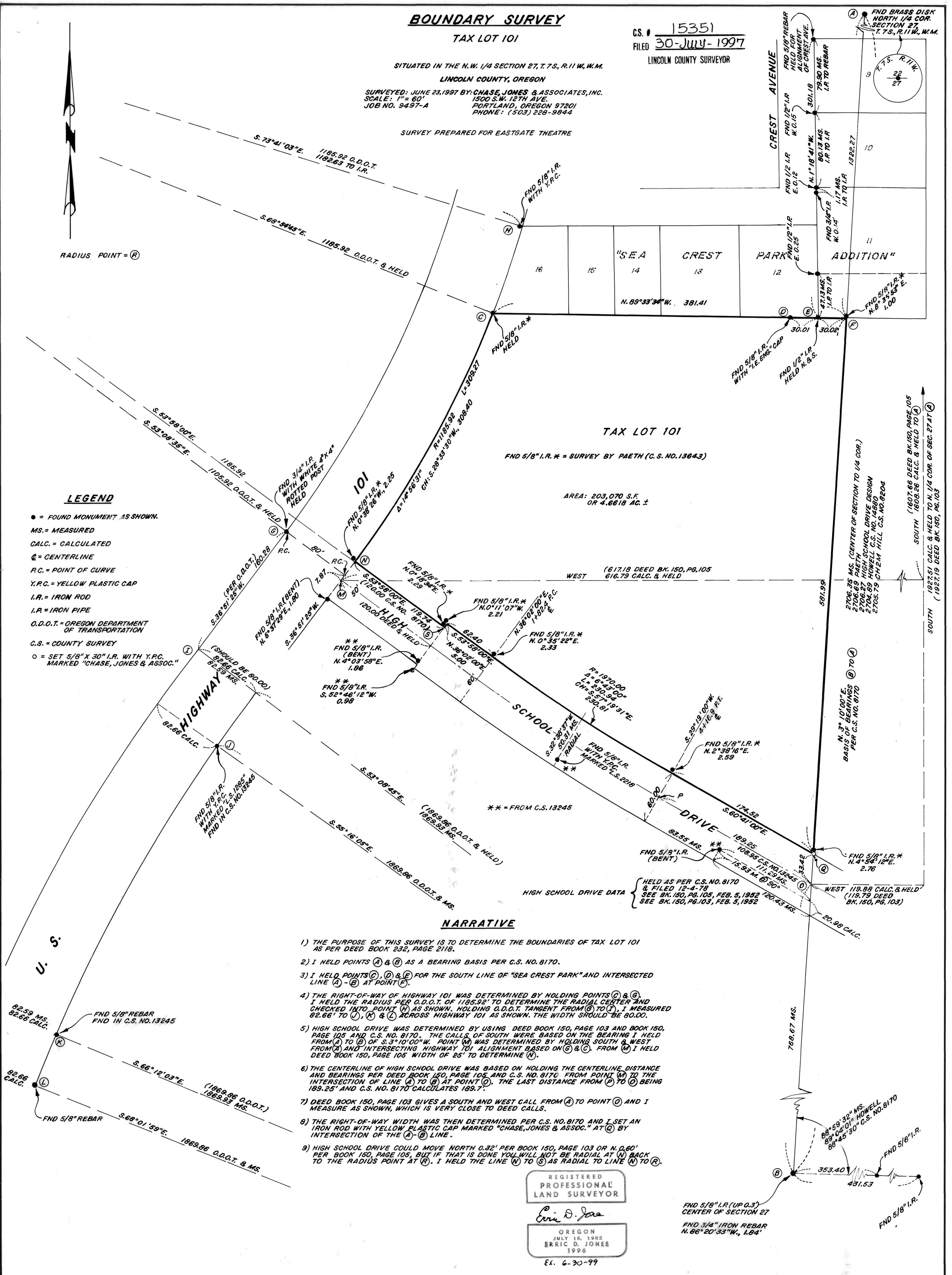
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Eric D. Jones

OREGON
JULY 16, 1982
ERIC D. JONES
1996

EX. 6-30-99

FND BRASS DISK
NORTH 1/4 COR.
SECTION 27,
T. 7S., R. 11W., W.M.



5708.35 MS. (CENTER OF SECTION TO 1/4 COR.)
5706.69 PAETH
5706.87 HIGH SCHOOL DRIVE DESIGN
5706.87 HOWELL C.S. NO. 14880
5706.79 CHEM HILL C.S. NO. 8204

N. 3° 10' 00" E.
BASIS OF BEARINGS
PER C.S. NO. 8170

WEST 119.88 CALC. & HELD
(BK. 150, PG. 103)

768.67 MS.

88° 59' 32" MS.
89° 02' 01" MS.
88° 45' 30" C.S. NO. 8170

FND 5/8" I.R. (UP 0.3')
CENTER OF SECTION 27
FND 3/4" IRON REBAR
N. 66° 20' 33" W., 1.64'