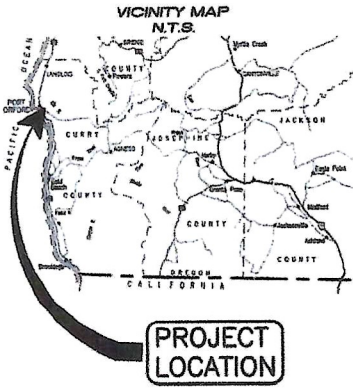
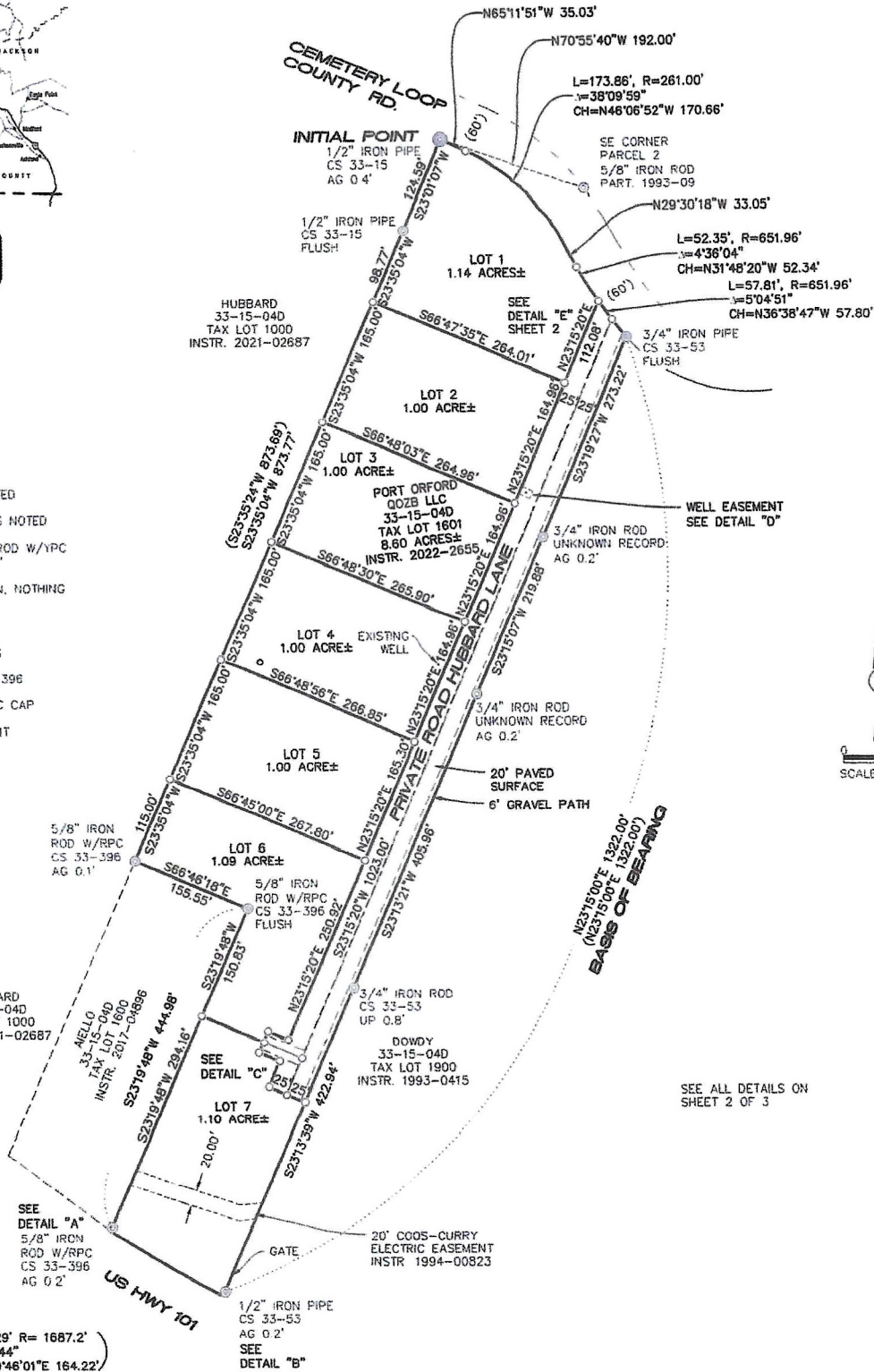




**FINAL PLAT- BATTLE ROCK ESTATES SUBDIVISION, A PLANNED COMMUNITY  
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 4, AND IN A PORTION OF  
GOVERNMENT LOT 1, SECTION 9,  
ALL IN TOWNSHIP 33 SOUTH, RANGE 15 WEST, W.M.,  
CURRY COUNTY, OREGON**

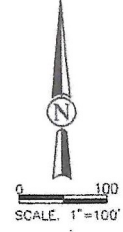


Plat Number: 2024-11  
Instrument Number: 2024-08810



**LEGEND**

- |       |  |
|-------|--|
| ●     | INITIAL POINT AS NOTED                         |
| ○     | FOUND MONUMENT AS NOTED                        |
| ○     | SET 5/8"X30" IRON ROD W/YPC MARKED "SHN 55547" |
| ●     | CALCULATED POSITION, NOTHING FOUND OR SET      |
| —     | SURVEYED LINES                                 |
| - - - | RIGHT-OF-WAY LINES                             |
| ( )   | RECORD PER CS 33-396                           |
| W/YPC | WITH YELLOW PLASTIC CAP                        |
| RM    | REFERENCE MONUMENT                             |



HUBBARD  
33-15-04D  
TAX LOT 1000  
INSTR. 2021-02687

5/8" IRON ROD W/RPC  
CS 33-396  
AG 0.1'

5/8" IRON ROD W/RPC  
CS 33-396  
AG 0.1'

5/8" IRON ROD W/RPC  
CS 33-396  
AG 0.1'

5/8" IRON ROD W/RPC  
CS 33-396  
AG 0.1'

5/8" IRON ROD W/RPC  
CS 33-396  
AG 0.1'

5/8" IRON ROD W/RPC  
CS 33-396  
AG 0.1'

5/8" IRON ROD W/RPC  
CS 33-396  
AG 0.1'

5/8" IRON ROD W/RPC  
CS 33-396  
AG 0.1'

(L= 164.29' R= 1667.2'  
Δ= 5'34'44"  
CH= 559'46'01"E 164.22')

**NARRATIVE**  
THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THAT PROPERTY DESCRIBED IN CURRY COUNTY DEED 2022-02655 AMERITILE DEVELOPMENT REPORT 513079AM WAS USED TO SHOW EXCEPTIONS, IF ANY, FOR THE SUBJECT PROPERTY. THE BASIS OF BEARING FOR IS APPARENTLY ASSUMED PURSUANT TO CURRY COUNTY SURVEY 33-396(RAMBO). I FOUND AND HELD ALL MONUMENTS SHOWN FROM 33-396(RAMBO) AND 33-53 LOTS AS SHOWN HEREON WERE CALCULATED PURSUANT TO MY CLIENTS REQUEST AND NEW MONUMENTS WERE SET IN SEPTEMBER 2024 AS SHOWN HEREON DURING THE APPLICATION PROCESS THE PROPERTY WAS CONVEYED IN CURRY COUNTY DEED INSTRUMENT 2022-02655 TO PORT ORFORD QOZB LLC WHICH IS OWNED BY MY CLIENT. A TRIMBLE R10 RECEIVERS AND S7 ROBOTIC TOTAL STATION WITH TSCS DATA COLLECTOR WERE USED FOR THIS SURVEY

**THIS MAP IS A TRUE AND EXACT COPY OF THE ORIGINAL**

REGISTERED PROFESSIONAL LAND SURVEYOR

Walter E. White  
55547  
EXPIRES 6/30/26

FOR PTC CONSTRUCTION  
PO BOX 5758  
BEND, OREGON 97708  
Date: Nov. 4, 2024 Scale: 1"=100'

**SHN** 275 MARKET AVENUE  
COOS BAY, OR. 97420  
WWW.SHN-ENGR.COM  
541-266-9890

RECEIVED  
Dec 11, 2024

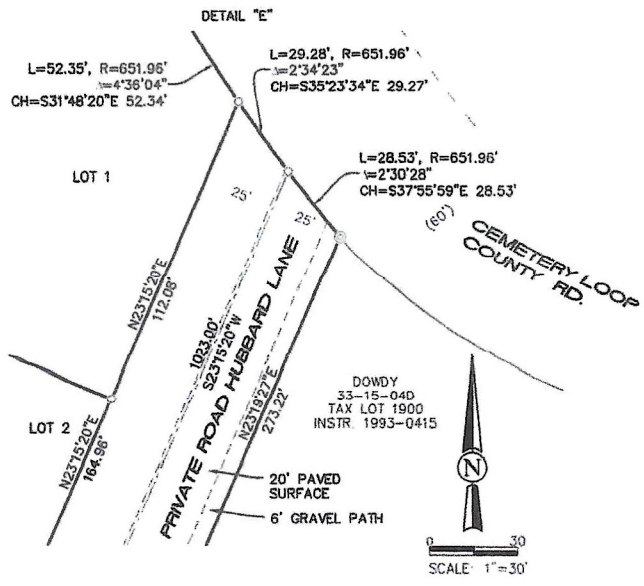
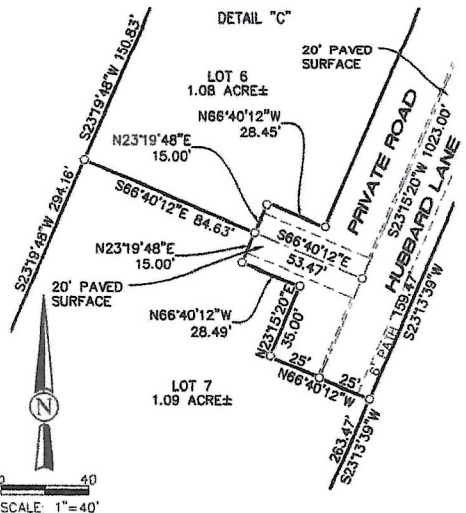
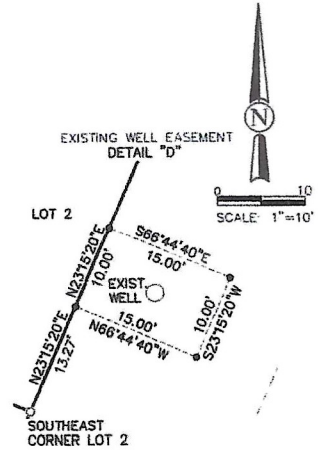
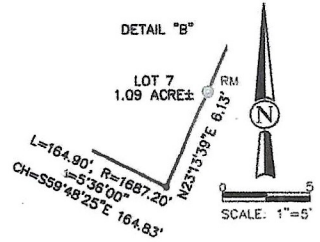
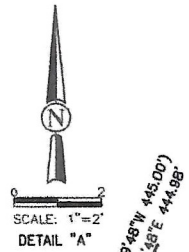
2024-11

**FINAL FLAT- BATTLE ROCK ESTATES SUBDIVISION, A PLANNED COMMUNITY  
 LOCATED IN THE SOUTHWEST 1/4 OF SECTION 4, AND IN A PORTION OF  
 GOVERNMENT LOT 1, SECTION 9,  
 ALL IN TOWNSHIP 33 SOUTH, RANGE 15 WEST, W.M.,  
 CURRY COUNTY, OREGON**

Plat Number: 2024-11  
 Instrument Number: 2024-2886

**LEGEND**

- SYMBOL**      **INDICATES**
- ⊙ INITIAL POINT AS NOTED
  - ⊙ FOUND MONUMENT AS NOTED
  - SET 5/8"x30" IRON ROD W/YPC MARKED "SHN 55547"
  - CALCULATED POSITION, NOTHING FOUND OR SET
  - SURVEYED LINES
  - - - RIGHT-OF-WAY LINES
  - ( ) RECORD PER CS 33-396
  - W/YPC WITH YELLOW PLASTIC CAP
  - RM REFERENCE MONUMENT



**THIS MAP IS A TRUE AND EXACT COPY OF THE ORIGINAL**

REGISTERED PROFESSIONAL LAND SURVEYOR

*Walter E. White*

OREGON  
 827 21, 2nd  
 Walter E. White  
 55547  
 EXPIRES 6/30/26

FOR PTC CONSTRUCTION  
 PO BOX 5758  
 BEND, OREGON 97708

Date: Nov. 4, 2024      Scale: Varies

**SW** 275 MARKET AVENUE  
 COOS BAY, OR. 97420  
 WWW.SHN-ENGR.COM  
 541-266-9890

Project: 621131      Sheet 2 of 3

RECEIVED  
 Dec 12 2024  
 CURRY COUNTY CLERK'S OFFICE

2024-11

SURVEYOR'S CERTIFICATE

I, WALTER WHITE, PROFESSIONAL LAND SURVEYOR OF OREGON #55547, DO STATE THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH O.R.S. CHAPTER 92 AND THE BOUNDARIES OF SAID PLAT ARE AS FOLLOWS:

EXTERIOR BOUNDARY LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4 AND IN A PORTION OF GOVERNMENT LOT 1, SECTION 9, ALL IN TOWNSHIP 33 SOUTH, RANGE 15 WEST, W.M., CURRY COUNTY, OREGON.

BEGINNING AT THE INITIAL POINT, SAID INITIAL POINT BEING A 1/2" IRON PIPE ON THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF CEMETARY LOOP COUNTY ROAD, SAID 1/2" IRON PIPE BEARS NORTH 70°55'40" WEST A DISTANCE OF 192.00 FEET FROM A 5/8" IRON ROD LOCATED AT THE SOUTHEAST CORNER OF PARCEL 2 OF PARTITION PLAT 1993-09; THENCE LEAVING SAID RIGHT-OF-WAY, SOUTH 23°01'07" WEST FOR A DISTANCE OF 124.59 FEET TO A 1/2" IRON PIPE, THENCE SOUTH 23°35'04" WEST FOR A DISTANCE OF 873.77 FEET TO A 5/8" IRON ROD, THENCE SOUTH 66°46'18" EAST FOR A DISTANCE OF 155.58 FEET TO A 5/8" IRON ROD, THENCE SOUTH 23°19'48" WEST FOR A DISTANCE OF 444.98 FEET TO A 5/8" IRON ROD, THENCE SOUTH 23°19'48" WEST FOR A DISTANCE OF 5.00 FEET TO A 5/8" IRON ROD ON THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF U.S. HIGHWAY 101; THENCE ALONG A 1687.20 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 5°36'00" FOR AN ARC LENGTH OF 164.90 FEET TO A 5/8" IRON ROD, SAID CURVE HAVING A CHORD BEARING OF SOUTH 59°49'25" EAST AND A CHORD DISTANCE OF 164.83 FEET; THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 23°13'39" EAST FOR A DISTANCE OF 6.13 FEET TO A 1/2" IRON PIPE, THENCE NORTH 23°13'39" EAST FOR A DISTANCE OF 422.94 FEET TO A 3/4" IRON ROD; THENCE NORTH 23°13'21" EAST FOR A DISTANCE OF 405.96 FEET TO A 3/4" IRON ROD, THENCE NORTH 23°15'07" EAST FOR A DISTANCE OF 219.88 FEET TO A 3/4" IRON ROD, THENCE NORTH 23°19'27" EAST FOR A DISTANCE OF 273.22 FEET TO A 3/4" IRON PIPE ON THE SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY OF CEMETARY LOOP COUNTY ROAD; THENCE ALONG A 651.98 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 9°40'55" FOR AN ARC LENGTH OF 110.17 FEET TO A 5/8" IRON ROD, SAID CURVE HAVING A CHORD BEARING OF NORTH 34°20'45" WEST AND A CHORD DISTANCE OF 110.04 FEET; THENCE NORTH 29°30'18" WEST FOR A DISTANCE OF 33.05 FEET TO A 5/8" IRON ROD; THENCE ALONG A 261.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 38°09'59" FOR AN ARC LENGTH OF 173.86 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 46°06'52" WEST AND A CHORD DISTANCE OF 170.66 FEET TO A 5/8" IRON ROD; THENCE NORTH 65°11'51" WEST FOR A DISTANCE OF 35.03 FEET TO THE POINT OF BEGINNING

SAID PARCEL CONTAINING 8.60 ACRES, MORE OR LESS

WATER WELL EASEMENT APPURTENANT TO LOT 2

AN EASEMENT OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 4 IN TOWNSHIP 33 SOUTH, RANGE 15 WEST, W.M., CURRY COUNTY, OREGON.

COMMENCING AT A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF LOT 2 AS SHOWN HEREON, SAID 5/8" IRON ROD ALSO BEING LOCATED ON THE WESTERLY RIGHT-OF-WAY BOUNDARY OF HUBBARD LANE, A PRIVATE ROAD, SAID 5/8" IRON ROD BEARS SOUTH 10°57'55" EAST A DISTANCE OF 469.35 FEET FROM THE 1/2" IRON PIPE AT THE INITIAL POINT; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY, NORTH 23°15'20" EAST FOR A DISTANCE OF 23.27 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY, SOUTH 66°44'40" EAST FOR A DISTANCE OF 15.00 FEET, THENCE SOUTH 23°15'20" WEST FOR A DISTANCE OF 10.00 FEET, THENCE NORTH 66°44'40" WEST FOR A DISTANCE OF 15.00 FEET TO SAID RIGHT-OF-WAY, THENCE ALONG SAID RIGHT-OF-WAY, NORTH 23°15'20" EAST FOR A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING

SAID EASEMENT CONTAINING 150.00 SQUARE FEET, MORE OR LESS.

FINAL PLAT- BATTLE ROCK ESTATES SUBDIVISION, A PLANNED COMMUNITY LOCATED IN THE SOUTHWEST 1/4 OF SECTION 4, AND IN A PORTION OF GOVERNMENT LOT 1, SECTION 9, ALL IN TOWNSHIP 33 SOUTH, RANGE 15 WEST, W.M., CURRY COUNTY, OREGON

Plat Number: 2024-11 Instrument Number: 2024-2886

COUNTY TAX COLLECTOR CERTIFICATE

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY O.R.S. 91-512 HAVE BEEN

PAID AS OF THIS 10 DAY OF Dec 2024.

Shelley Denney CURRY COUNTY TAX COLLECTOR

COUNTY CLERK'S CERTIFICATE

RECORDED IN CURRY COUNTY RECORDS AS:

CURRY COUNTY INSTRUMENT NO. 2024-2886

FILED THIS 10th DAY OF December 2024, AT 11:08 O'CLOCK A.M.

Shelley Denney by Shelley Lindsey Harris CURRY COUNTY CLERK CURRY COUNTY, OREGON Deputy Clerk

COUNTY SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH OREGON REVISED STATUTE 92.100

APPROVED THIS 21 DAY OF November 2024

SCOTT FEIN CURRY COUNTY SURVEYOR CURRY COUNTY, OREGON

COUNTY PLANNING APPROVAL

APPROVED THIS 7 DAY OF November 2024

PLANNING DIRECTOR FILE NUMBER

PLANNING COMMISSION CHAIR

APPROVED THIS 14th DAY OF NOVEMBER 2024

PLANNING COMMISSION CHAIR

COUNTY COMMISSIONER

APPROVED THIS 21 DAY OF Nov 2024

BRAD ALCOHN

COUNTY COMMISSIONER

APPROVED THIS 21 DAY OF Nov 2024

JOHN HERZOG

COUNTY COMMISSIONER

APPROVED THIS 22 DAY OF November 2024

WALTER WHITE

OWNER'S DECLARATION:

KNOW ALL MEN BY THESE PRESENTS THAT PORT ORFORD GOZB LLC DOES HEREBY DECLARE THAT THEY ARE THE FEE TITLE OWNER OF THE LANDS SHOWN HEREON AND AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND PLAT, AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO LOTS AS SHOWN HEREON IN ACCORDANCE WITH O.R.S. CHAPTER 92 AND AS A CONDITION OF APPROVAL OF THIS PLAT:

1. THE UNDERSIGNED HEREBY AGREE THAT HE WILL HOLD CURRY COUNTY HARMLESS FROM AND INDEMNIFY THE COUNTY FOR ANY LIABILITY FOR ANY DAMAGE WHICH MAY OCCUR TO THE UNDERSIGNED OR HIS PROPERTY OR TO ANY OTHER PERSONS OR PROPERTY WHATSOEVER AS A RESULT OF THE UNDERSIGNED'S FAILURE TO BUILD, IMPROVE OR MAINTAIN ROADS IN THIS PROPOSED LAND DIVISION. PORT ORFORD GOZB LLC DOES HEREBY DECLARE THE FOLLOWING:

- 1. WATER TO BE PROVIDED BY INDIVIDUAL WELLS.
2. SEWER SERVICE TO BE INDIVIDUAL SEPTIC AND DRAIN FIELDS.
3. HEREBY CREATE A 15.00' BY 10.00 FOOT WELL EASEMENT APPURTENANT TO LOT 2 AS SHOWN HEREON.
4. HEREBY CREATE 50-FOOT WIDE, RECIPROCAL INGRESS AND EGRESS, PRIVATE ROAD RIGHT-OF-WAY AS HEREON SHOWN.
5. THIS DEVELOPMENT WILL BE GOVERNED BY THE CONVENANTS, CONDITIONS, AND RESTRICTIONS AS SET FORTH IN CURRY COUNTY INSTRUMENT # 2024-2881.
6. HUBBARD LANE WILL BE MAINTAINED AS DESCRIBED IN THE ROAD MAINTENANCE AGREEMENT IN CURRY COUNTY INSTRUMENT # 2024-2882.
7. THE STORM WATER SYSTEM WILL BE MAINTAINED AS DESCRIBED IN CURRY COUNTY INSTRUMENT # 2024-2883.
8. BYLAWS FOR BATTLE ROCK ESTATES HOMEOWNERS ASSOCIATION ARE AS DESCRIBED IN CURRY COUNTY INSTRUMENT # 2024-2884.
9. SUBDIVISION DISCLOSURE STATEMENT AS REQUIRED BY CURRY COUNTY LAND DIVISION ORDINANCE 6.0410 RECORDED IN CURRY COUNTY INSTRUMENT # 2024-2885.

OWNER:

PORT ORFORD GOZB LLC.

BY PATRICK TODD, MEMBER DATE 11-7-2024

STATE OF OREGON )
) JSS
COUNTY OF DESCHUTES )

THIS IS TO CERTIFY THAT PATRICK TODD PERSONALLY APPEARED IN HIS CAPACITY AS ITS MEMBER OF PORT ORFORD GOZB LLC BEFORE ME ON THIS 14th DAY OF NOVEMBER 2024 WHO HAS ACKNOWLEDGED THAT HE HAS SIGNED THE ABOVE OWNER'S DECLARATION AS HIS VOLUNTARY ACT AND DEED.

Notary Public of Oregon, Commission No. 1019266, My Commission Expires 11-22-2025

THIS MAP IS A TRUE AND EXACT COPY OF THE ORIGINAL.

FOR PTC CONSTRUCTION PO BOX 5758 BEND, OREGON 97708

Date: Nov. 4, 2024 Scale: None



Project: 621131 Sheet 3 of 3

RECEIVED Dec 11 2024 CURRY COUNTY SURVEYOR

2024-11