

TOWNSHIP 215 RANGE 12W SEC. 27 PLSS # 400200

Date: 9/4/25 By: KL
This survey consists of:

DOUGLAS COUNTY OREGON

DATE 8-21-25

Map: _____
Narrative: _____
Corner Rpt: CS 07/01-19

Corner Designation

DOUGLAS COUNTY
SURVEYOR

Sec. Cors 28/27
33/34

Monument(s) Found: (Condition and Source)

1" Iron Rod 2" below
Ground

- Condition report
- Not Found
- Renewed
- Unrecorded
- Surveyed In

Previous Renewals

- DCSO 1972 CS 54/7-4
- HINTZ 1980 M 84-24 AEB
- BAKER 1986 M 103-37
- Wilcox 2000 PP 2000-0096
- SOLARZ 2003 P.D 2003-0053
- Whitty 2007 PP 2007-0018
- DADO 2010 PP 2010-0034

MONUMENT DETAIL

Accessories Found

S.E. CORNER OF Chimney N 40³/₄° W 178.8 FT

Spike in power pole AE 34D S 39° W
61.1 FT

NE CORNER OF STEEL CLAD BARN S 52° 14' W
97.0 FT BARN IS 99' N-S 84' E-W

3/8" Iron Rod with yellow Plastic Cap.
Stamped Wilcox LS 2244 From P.P
2000-0096 set flush with Ground

Monument Set (Procedure and Description)

MONUMENT DETAIL

New Accessories

Sketch of Monument, Accessories, and General Area

Location & Comments

OCS Cottage Grove -
CANYONVILLE LOCATION

MON. ON EMT
PASTURE GROUND
35' E NORTH OF
GRAVEL DRIVEWAY

43° 42' 42.49626 N

124° 07' 28.36432 W

Comp. Decline. 14 1/2° E
Agency DC&O
Party Chief S. F. HAUSE
Note keeper
Witnesses J. LORSUNG

CS 67161-19 2/4



EXPIRES: 12/31/2026

TOWNSHIP 21 RANGE 12 POINT IDENTIFIER # 400200

PRIMARY CORNER DESCRIPTION Sec. Cor. for 27, 28, 33 and 34

| | |
|-------------|--|
| Alias _____ | Description _____ |
| Alias _____ | Description <u>OGRS CANYONVILLE COTTAGE GROVE POSITION</u> |
| Alias _____ | Description _____ |
| Alias _____ | Description <u>43° 42' 42.49626" N</u> |
| | <u>124° 07' 28.36432" W</u> |

GL0 survey by Harvey Gordon Deputy Surveyor, under Contract #69 dated Feb. 2, 1857 (DCSO records Vol. 3 Page(s) 1284)

Set post cor. of secs. 27, 28, 33 and 34, from which

- A Hemlock 18" dia., bears N.34°W., 18 lks. dist.
- A Hemlock 18" dia., bears S.73°W., 37 lks. dist.
- A Hemlock 24" dia., bears S.20°E., 62 lks. dist.
- A Hemlock 20" dia., bears N.84°E., 93 lks. dist.

Douglas County Surveyors Office - F.L. Ingram and John M. Powell - Jan. 1972 - C.S. File 56/7-4

Corner found by field crew, not of record.

Found - 1 3/4" x 23" Axle, flush with ground.

Telephone pole near fence with yellow tag, S.36 1/2°W., 76.6 ft.

SE. corner of chimney, N.41°W., 162.3 ft. *SEARCHED AT THIS B&D FOUND NOTHING*

This corner also tied to triangulation point, "SLIM".

International Paper Co. also set Iron Rods 1320 ft. East and 665 ft. (?) East of 1/16. Not too sure of line, more or less an agreement line.

Survey by Richard J. Hintz - For: International Paper; Menasha Corp. & U.S. Forest Service - Nov 1980 - M 84-24 A&B

Found - 1" I.R., 3" below ground, from which

- SE corner of brick chimney bears N.40°45'W., 178.7 ft. formerly given as N.41°W., 162.3 ft.
- 50d nail on West side of pole AI 34 D bears S.36°15'W., 75.9 ft.
- 1 formerly given as S.36°30'W., 76.6 ft.

Set steel fence post 1 ft. North of corner.

DECLINATION 14 1/2° E *RENEWED 8/21/25*

Survey by Daniel Baker - For: International Paper Co. - Dec. 15, 1986 - M 103-32

Found - 1" Iron rod 2" below ground and ~~under car~~ *CAR GONE*

- SE corner of chimney, N.40 3/4°W., 178.8 ft.
- GONE* - Broken power pole, S.38°W., 76.0 ft. (Rec. per M 84-24, S.36 1/4°W., 75.9 ft.)

Set spike in new power pole, AE 34 D bears S.39°W., 61.1 ft.

MONUMENT ON FLAT PASTURE GROUND ≈ 35 FT. NORTH FROM GRAVEL DRIVEWAY

Fd. Harvey Wilcox, 3/2000, Partition Plat 2000-0096

Fd. OK by G. Solarz, July 2003 - Partition Plat 2003-0053

Fd. OK by Matt Whitty, Jan 2007 2007-0018

Fd. Axle by M. Dado, Oct. 2010, 2010-0034 *CS 6/16/19 3/4*

NEW REFS

THE NE CORNER OF A STEEL CLAD BARN, MEAS'G 99 FT. N-S AND 84 FT. E-W, BEARS S 52 1/4° W, 97° FT.

A 5/8" IR. / YELLOW PLASTIC CAP SET FLUSH WITH GROUND; BEARS S 85 1/2° W, 89 ± 1 FT. DIST.

"WILCOX L52244" FROM LAND PARTITION 2000-0096

2000-0096

FINAL LAND PARTITION PLAT

A PORTION OF THE SW1/4 OF SECTION 27, THE SE1/4 OF SECTION 28, THE NE1/4 OF SECTION 33 AND THE NW1/4 OF SECTION 34, T21S, R12W, W.M.
CITY OF REEDSPORT, DOUGLAS COUNTY, OREGON



STATE OF OREGON
COUNTY OF DOUGLAS
COUNTY CLERK AND
RECORDS DIVISION, TO WHOM COME
ALL INSTRUMENTS TO BE RECORDED
ON DEC 26 AM 8:12
DOUGLAS COUNTY CLERK
BY *David Wilson*
NOTARY PUBLIC FOR THE STATE OF OREGON

REFERENCE SURVEYS:
M109-33 BY GREG SOLARZ
M104-36 BY RICHARD HINTZ
M49-41 BY BAUGHMAN

LEGEND
○ FOUND CORNER AS SHOWN
○ SET 5/8" X 3/8" IRON W/
P.CAP MKD "WILCOX LS2244"
● INITIAL POINT
SET 3/8" X 3/8" IRON W/
P.CAP MKD "WILCOX LS2244"
() RECORD INFORMATION
— PROPERTY LINE
X CALCULATED POSITION

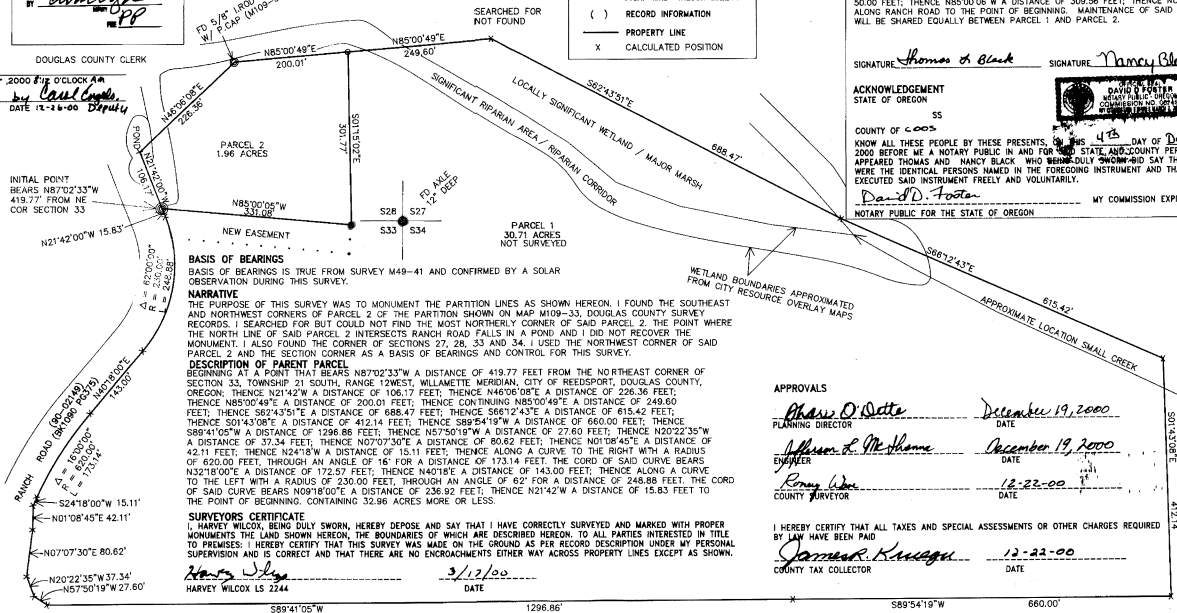
DECLARATION
KNOW ALL MEN BY THESE PRESENTS THAT THOMAS AND NANCY BLACK ARE THE OWNERS OF THE LAND SHOWN HEREON AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN HEREON. FURTHERMORE THEY HEREBY CREATE THE FOLLOWING ACCESS AND UTILITY EASEMENT FROM PARCEL 1 TO PARCEL 2, BEGINNING AT A POINT THAT BEARS N87°02'33"W A DISTANCE OF 419.77 FEET FROM THE NE CORNER OF SECTION 33; THENCE S89°00'05"E A DISTANCE OF 331.08 FEET; THENCE S4°59'55"W A DISTANCE OF 50.00 FEET; THENCE N85°00'06"W A DISTANCE OF 309.56 FEET; THENCE NORTHWESTERLY ALONG RANCH ROAD TO THE POINT OF BEGINNING. MAINTENANCE OF SAID EASEMENT WILL BE SHARED EQUALLY BETWEEN PARCEL 1 AND PARCEL 2.

SIGNATURE *Thomas Black* SIGNATURE *Nancy Black*

ACKNOWLEDGEMENT
STATE OF OREGON
SS
COUNTY OF COOS
KNOW ALL THESE PEOPLE BY THESE PRESENTS, ON THIS 4th DAY OF DECEMBER 2000 BEFORE ME A NOTARY PUBLIC IN AND FOR THE STATE OF OREGON PERSONALLY APPEARED THOMAS AND NANCY BLACK WHO BEING DULY SWORN AND WHO SAY THAT THEY WERE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

David D. Foster
NOTARY PUBLIC FOR THE STATE OF OREGON
MY COMMISSION EXPIRES 3/3/2001

2000-28176
DOUGLAS COUNTY CLERK
FILED THIS 26th DAY OF DECEMBER 2000 AT 8:12 O'CLOCK AM
BY *David Wilson*
DOUGLAS CO. CLERK
DATE 12-26-00



INITIAL POINT
BEARS N87°02'33"W
419.77' FROM NE
COR SECTION 33

BASIS OF BEARINGS
BASIS OF BEARINGS IS TRUE FROM SURVEY M49-41 AND CONFIRMED BY A SOLAR OBSERVATION DURING THIS SURVEY.

NARRATIVE
THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE PARTITION LINES AS SHOWN HEREON. I FOUND THE SOUTHEAST AND NORTHWEST CORNERS OF PARCEL 2 OF THE PARTITION SHOWN ON MAP M109-33, DOUGLAS COUNTY SURVEY RECORDS. I SEARCHED FOR BUT COULD NOT FIND THE MOST NORTHERLY CORNER OF SAID PARCEL 2, THE POINT WHERE THE NORTH LINE OF SAID PARCEL 2 INTERSECTS RANCH ROAD FALLS IN A POND AND I DID NOT RECOVER THE MONUMENT. I ALSO FOUND THE CORNER OF SECTIONS 27, 28, 33 AND 34. I USED THE NORTHWEST CORNER OF SAID PARCEL 2 AND THE SECTION CORNER AS A BASIS OF BEARINGS AND CONTROL FOR THIS SURVEY.

DESCRIPTION OF PARENT PARCEL
BEGINNING AT A POINT THAT BEARS N87°02'33"W A DISTANCE OF 419.77 FEET FROM THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 12 WEST, WILLAMETTE MERIDIAN, CITY OF REEDSPORT, DOUGLAS COUNTY, OREGON; THENCE N21°42'00"W A DISTANCE OF 106.17 FEET; THENCE N46°06'08"E A DISTANCE OF 226.36 FEET; THENCE N85°00'49"E A DISTANCE OF 200.01 FEET; THENCE CONTINUING N85°00'49"E A DISTANCE OF 249.60 FEET; THENCE S89°43'51"E A DISTANCE OF 688.47 FEET; THENCE S89°12'43"E A DISTANCE OF 615.42 FEET; THENCE S01°43'08"E A DISTANCE OF 412.14 FEET; THENCE S89°54'19"W A DISTANCE OF 660.00 FEET; THENCE S89°41'05"W A DISTANCE OF 1296.86 FEET; THENCE N57°50'19"W A DISTANCE OF 27.60 FEET; THENCE N20°22'35"W A DISTANCE OF 37.34 FEET; THENCE N07°07'30"E A DISTANCE OF 80.62 FEET; THENCE N01°58'45"E A DISTANCE OF 42.11 FEET; THENCE N24°18'W A DISTANCE OF 15.11 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 620.00 FEET, THROUGH AN ANGLE OF 16' FOR A DISTANCE OF 173.14 FEET; THE CORD OF SAID CURVE BEARS N32°18'00"E A DISTANCE OF 172.57 FEET; THENCE N40°18'E A DISTANCE OF 143.00 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 230.00 FEET, THROUGH AN ANGLE OF 62' FOR A DISTANCE OF 248.86 FEET; THE CORD OF SAID CURVE BEARS N09°18'00"E A DISTANCE OF 236.82 FEET; THENCE N21°42'W A DISTANCE OF 15.83 FEET TO THE POINT OF BEGINNING, CONTAINING 32.96 ACRES MORE OR LESS.

SURVEYORS CERTIFICATE
I, HARVEY WILCOX, BEING DULY SWORN, HEREBY DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN HEREON, THE BOUNDARIES OF WHICH ARE DESCRIBED HEREON, TO ALL PARTIES INTERESTED IN TITLE TO PREMISES; I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AS PER RECORD DESCRIPTION UNDER MY PERSONAL SUPERVISION AND IS CORRECT AND THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN.

Harvey Wilcox
DATE 3/12/00
HARVEY WILCOX LS 2244

APPROVALS
Shawn D. Dettle December 19, 2000
PLANNING DIRECTOR
Sharon A. McWhome December 19, 2000
SUPPORTER
Romy Wilson 12-22-00
COUNTY SURVEYOR
James R. Kneagan 12-22-00
COUNTY TAX COLLECTOR

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID
DATE 12-22-00

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Harvey Wilcox
HARVEY WILCOX
2244
EXPIRES 6/30/00

2000-28176
Harvey Wilcox Surveying
70442 HWY 101 Ph. (541) 759-4467
North Bend, Oregon 97459

2000-0096

CS 07161-19

Pg 414