

COUNTY SURVEYORS FILE DATA
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**Stuntzner Engineering
& Forestry**

ENGINEERING • LAND SURVEYING • FORESTRY
PLANNING • WATER RIGHTS

705 South 4th St. Phone: (503) 267-2872
Post Office Box 118 Coos Bay, Oregon 97420 Fax: (503) 267-0588

Drawn By: KEITH CLEVENGER Date: 31 AUG. 1992.

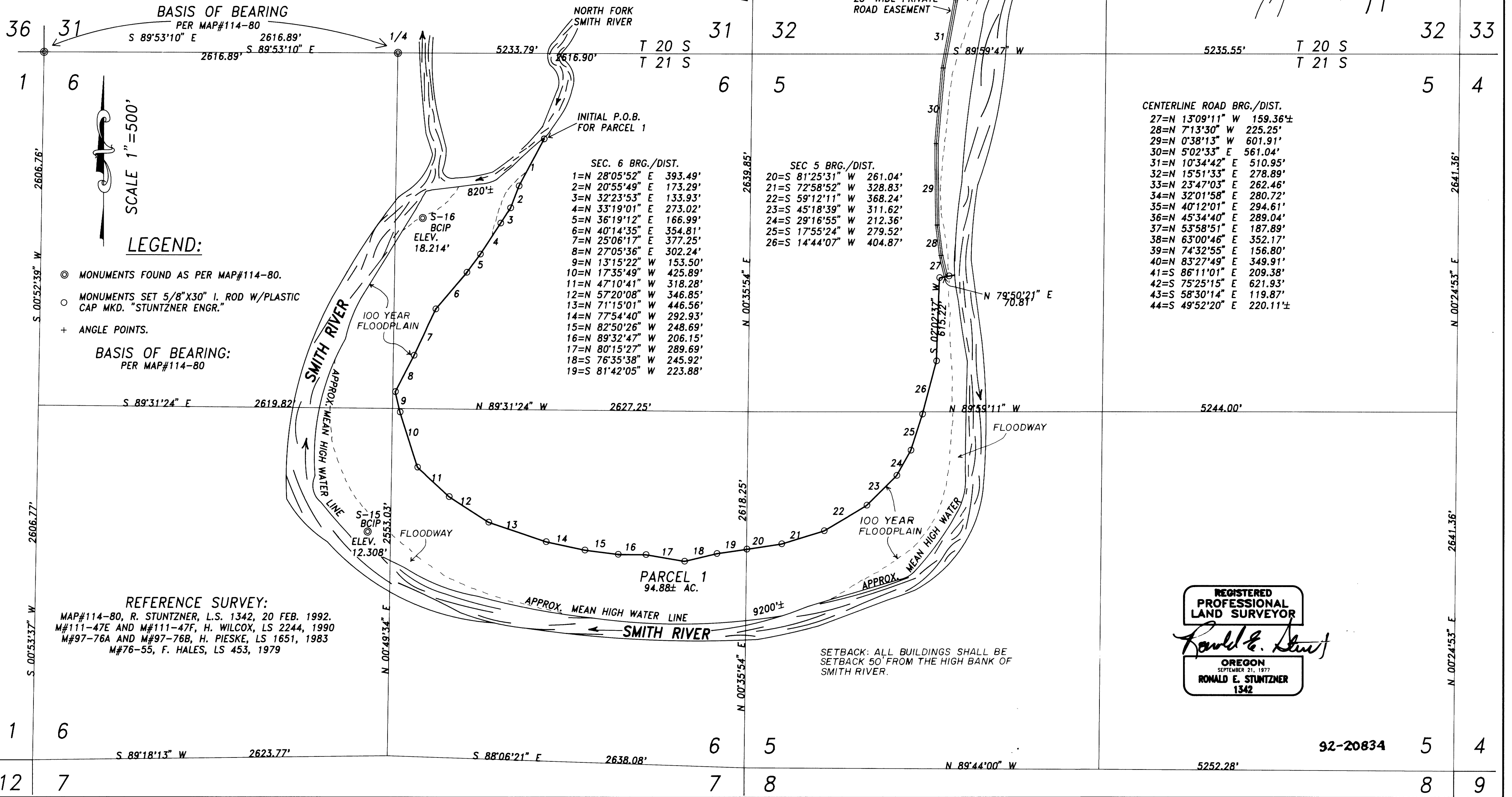
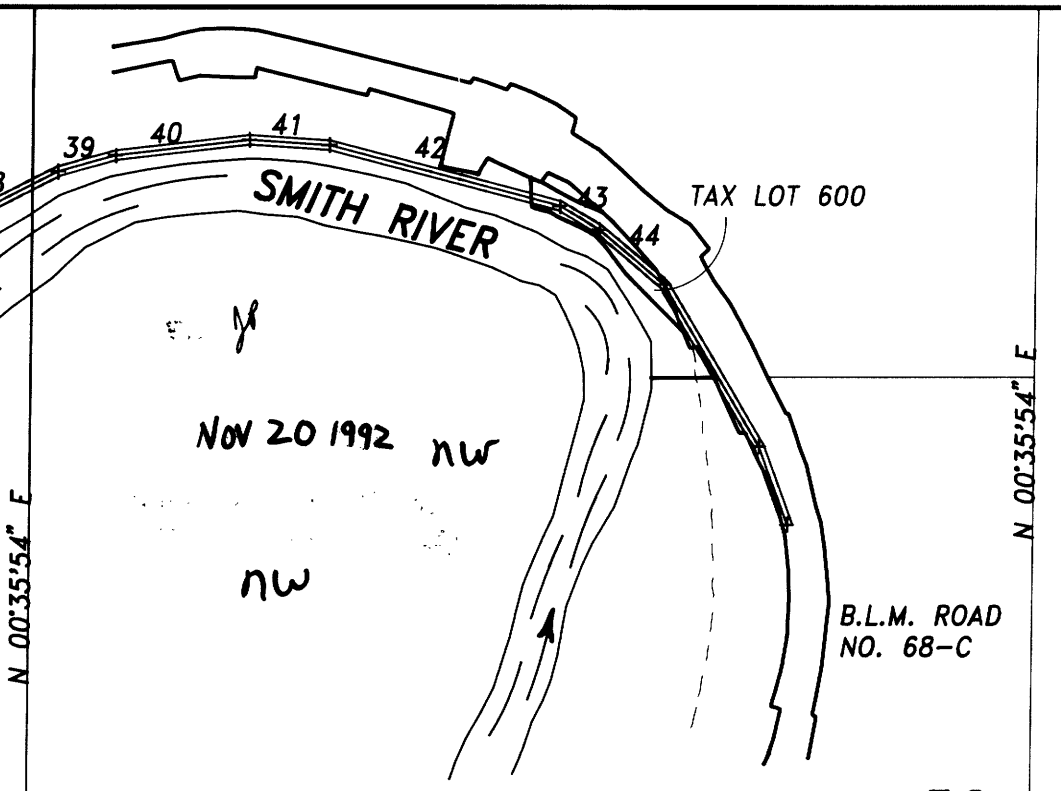
Checked By: DAVE FOSTER Drawing No.: 92-102

Designed By: Revised:

Job Name: MAST/INTERNATIONAL PAPER Sheet 2 of 3

FINAL PARTITION PLAT LOCATED IN
SEC. 32, T20S, R10W, AND
SEC. 5 AND SEC. 6, T21S, R10W, W.M.
DOUGLAS COUNTY, OREGON.

SURVEY FOR: MIKE MAST
1124 LOWER SMITH RIVER RD.
REEDSPORT, OR. 97467



SCALE 1"=500'

LEGEND:

- ⊙ MONUMENTS FOUND AS PER MAP#114-80.
- MONUMENTS SET 5/8"X30" I. ROD W/PLASTIC CAP MKD. "STUNTZNER ENGR."
- + ANGLE POINTS.

BASIS OF BEARING:
PER MAP#114-80

REFERENCE SURVEY:
MAP#114-80, R. STUNTZNER, L.S. 1342, 20 FEB. 1992.
M#111-47E AND M#111-47F, H. WILCOX, LS 2244, 1990
M#97-76A AND M#97-76B, H. PIESKE, LS 1651, 1983
M#76-55, F. HALES, LS 453, 1979

SEC. 6 BRG./DIST.

1=N 28°05'52" E	393.49'
2=N 20°55'49" E	173.29'
3=N 32°23'53" E	133.93'
4=N 33°19'01" E	273.02'
5=N 36°19'12" E	166.99'
6=N 40°14'35" E	354.81'
7=N 25°06'17" E	377.25'
8=N 27°05'36" E	302.24'
9=N 13°15'22" W	153.50'
10=N 17°35'49" W	425.89'
11=N 47°10'41" W	318.28'
12=N 57°20'08" W	346.85'
13=N 71°15'01" W	446.56'
14=N 77°54'40" W	292.93'
15=N 82°50'26" W	248.69'
16=N 89°32'47" W	206.15'
17=N 80°15'27" W	289.69'
18=S 76°35'38" W	245.92'
19=S 81°42'05" W	223.88'

SEC 5 BRG./DIST.

20=S 81°25'31" W	261.04'
21=S 72°58'52" W	328.83'
22=S 59°12'11" W	368.24'
23=S 45°18'39" W	311.62'
24=S 29°16'55" W	212.36'
25=S 17°55'24" W	279.52'
26=S 14°44'07" W	404.87'

CENTERLINE ROAD BRG./DIST.

27=N 13°09'11" W	159.36±
28=N 7°13'30" W	225.25'
29=N 0°38'13" W	601.91'
30=N 5°02'33" E	561.04'
31=N 10°34'42" E	510.95'
32=N 15°51'33" E	278.89'
33=N 23°47'03" E	262.46'
34=N 32°01'58" E	280.72'
35=N 40°12'01" E	294.61'
36=N 45°34'40" E	289.04'
37=N 53°58'51" E	187.89'
38=N 63°00'46" E	352.17'
39=N 74°32'55" E	156.80'
40=N 83°27'49" E	349.91'
41=S 86°11'01" E	209.38'
42=S 75°25'15" E	621.93'
43=S 58°30'14" E	119.87'
44=S 49°52'20" E	220.11±

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Ronald E. Stuntzner
OREGON
SEPTEMBER 21, 1977
RONALD E. STUNTZNER
1342

SETBACK: ALL BUILDINGS SHALL BE
SETBACK 50' FROM THE HIGH BANK OF
SMITH RIVER.

1992 - 0077 B

1992 - 0077 B

92-20834 5 4

FINAL PARTITION PLAT LOCATED IN
SEC 32, T20S, R10W, AND SEC. 5 AND SEC. 6, T21S, R10W, W.M.
DOUGLAS COUNTY, OREGON

NOV 20 1992 NW

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A PARCEL OF LAND FOR MR. MIKE MAST, OUT OF A PARENT TRACT OWNED BY INTERNATIONAL PAPER AS DESCRIBED IN MY CERTIFICATION.

THE PROCEDURE I USED WAS TO START AT TWO CONTROL POINTS WHICH ARE P.K. NAILS LOCATED ON SMITH RIVER ROAD. THESE POINTS WERE SET AS PART OF OUR SURVEY FOR THE TRAVELERS COMPANIES DATED 20 FEB. 1992, MAP#114-80 IN WHICH THE SECTION CORNERS OF SECTION 1, SEC. 6, SEC. 31, AND SEC. 36, AND THE ONE QUARTER CORNER BETWEEN SECTION 6, AND SEC. 31 WERE TIED IN, THEREBY ESTABLISHING A BASIS OF BEARING WHICH IS A SOLAR OBSERVATION FROM OUR 1990 SURVEY, MAP#111-47E AND M#111-47F. WE THENCE SET MONUMENTS AT POSITIONS WHERE THE TOE OF THE HILLSIDE MEETS THE EDGE OF THE PASTURE LAND AND TAKING IN SOME UPLAND GROUND AT EACH END OF THE PARCEL BEING EXTRACTED FROM THE PARENT TRACT, FOR FUTURE ROAD AND BUILDING LOCATIONS. WE THENCE TIED THE APPROXIMATE HIGH WATER LINE OF SMITH RIVER WHERE IT ABUTS SAID PARCEL OF LAND. WE THENCE TRAVERSED AN ACCESS ROAD INTO SAID PARCEL FOR AN EASEMENT INTO SAID PARCEL OF LAND. OTHER SECTIONAL CORNERS AND PROPERTY CORNER OF SAID PARENT TRACT WERE CALCULATED FROM DEED AND WERE NOT TIED IN THIS SURVEY.

THE INSTRUMENTS USED IN THIS SURVEY WERE A WILD T-1000 THEODOLITE AND A WILD DI-1000 E.D.M. ASSISTING PERSONNEL WERE JERRY ESTABROOK AND KEITH CLEVENGER.

SURVEYOR'S CERTIFICATE

I RONALD E. STUNTZNER, BEING FIRST DULY SWORN, HEREBY, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, ONE PARCEL OF LAND, TAKEN OUT OF THE PARENT PARCEL AS DESCRIBED IN DEED RECORDING #87-11352 LESS THE PARCEL WE SURVEYED, BEING MORE PRECISELY DESCRIBED AS BEGINNING AT A POINT WHICH BEARS S 59°35'38" E 1250.65 FEET FROM ONE QUARTER CORNER OF SECTION 6 AND SECTION 31. SAID BEGINNING POINT BEING 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED STUNTZNER ENGR., THENCE S 28°05'52" W 393.49 FEET TO AN IRON ROD; THENCE S 20°55'49" W 173.29 FEET TO AN IRON ROD; THENCE S 32°23'53" W 133.93 FEET TO AN IRON ROD; THENCE S 33°19'01" W 273.02 FEET TO AN IRON ROD; THENCE S 36°19'12" W 166.99 FEET TO AN IRON ROD; THENCE S 40°14'35" W 354.81 FEET TO AN IRON ROD; THENCE S 25°06'17" W 377.25 FEET TO AN IRON ROD; THENCE S 27°05'36" W 302.24 FEET TO AN IRON ROD; THENCE S 13°15'22" E 153.50 FEET TO AN IRON ROD; THENCE S 17°35'49" E 425.89 FEET TO AN IRON ROD; THENCE S 47°10'41" E 318.28 FEET TO AN IRON ROD; THENCE S 57°20'08" E 346.85 FEET TO AN IRON ROD; THENCE S 71°15'01" E 446.56 FEET TO AN IRON ROD; THENCE S 77°54'40" E 292.93 FEET TO AN IRON ROD; THENCE S 82°50'26" E 248.69 FEET TO AN IRON ROD; THENCE S 89°32'47" E 206.15 FEET TO AN IRON ROD; THENCE S 80°15'27" E 289.69 FEET TO AN IRON ROD; THENCE N 76°35'38" E 245.92 FEET TO AN IRON ROD; THENCE N 81°42'05" E 223.88 FEET TO AN IRON ROD; THENCE N 81°25'31" E 261.04 FEET TO AN IRON ROD; THENCE N 72°58'52" E 328.83 FEET TO AN IRON ROD; THENCE N 59°12'11" E 368.24 FEET TO AN IRON ROD; THENCE N 45°18'39" E 311.62 FEET TO AN IRON ROD; THENCE N 29°16'55" E 212.36 FEET TO AN IRON ROD; THENCE N 17°55'24" E 279.52 FEET TO AN IRON ROD; THENCE N 14°44'07" E 404.87 FEET TO AN IRON ROD; THENCE N 2°02'37" E 615.22 FEET TO AN IRON ROD; THENCE N 79°50'21" E 70.81 FEET TO AN IRON ROD; THENCE N 79°50'21" E 40.00 MORE OR LESS TO THE HIGH WATER LINE OF SMITH RIVER; THENCE RUNNING DOWN STREAM ALONG THE HIGH WATER LINE OF SMITH RIVER 9200 FEET, MORE OR LESS, TO A POINT WHERE THE NORTH FORK OF SMITH RIVER INTERSECTS SMITH RIVER; THENCE RUNNING UP STREAM ON THE SOUTH BANK OF THE NORTH FORK 820 FEET, MORE OR LESS, TO A POINT WHICH BEARS N 90°00' W 20.00 FEET, MORE OR LESS, FROM THE TRUE POINT OF BEGINNING. SAID PARCEL CONTAINS 94.88 ACRES, MORE OR LESS. THE DESCRIPTION OF THE ABOVE DESCRIBED PARCEL IS BASED UPON THE STUNTZNER SURVEY OF AUGUST 31, 1992. PARCEL 2 AND 3 DEPICTED ON THE PARTITION PLAT WERE NOT SURVEYED. ALL INFORMATION PERTAINING TO THESE PARCELS WAS BASED UPON DEED RECORDS AND SURVEYS AS NOTED.



OWNER:

IP TIMBERLANDS OPERATING CO., LTD.
P.O. BOX 579
LONGVIEW, WA. 98632

ENGINEER AND SURVEYOR:

STUNTZNER ENGINEERING AND FORESTRY
705 SOUTH 4TH ST., P.O. BOX 118
COOS BAY, OREGON 97420

WATER RIGHTS:

PERMIT NO. 26684
(TAX LOT 1000, T.20S, R.10WWM, S.32)

WATER: SPRING

SEWER: SEPTIC

PLANNING FILE NO.: 92-273

ZONING: FG, TR, MZ

COMPREHENSIVE PLAN: AGG, TL, ESB, IN, CPR

EASEMENT

AN EASEMENT 25 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER LINE OF ACCESS ROAD, FROM WHICH POINT BEARS N 79°50'21" E 47.07 FEET, MORE OR LESS, FROM A 5/8" IRON ROD SET AT THE TOE OF THE SLOPE IN THE NORTHEAST CORNER OF PARCEL 1 PER THIS PARTITION PLAT; THENCE ALONG THE CENTERLINE OF SAID EASEMENT AS FOLLOWS:

CENTERLINE ROAD BRG./DIST.

- | | |
|--------------------------|---------------------------------|
| 27=N 13°09'11" W 159.36± | 38=N 63°00'46" E 352.17' |
| 28=N 7°13'30" W 225.25' | 39=N 74°32'55" E 156.80' |
| 29=N 0°38'13" W 601.91' | 40=N 83°27'49" E 349.91' |
| 30=N 5°02'33" E 561.04' | 41=S 86°11'01" E 209.38' |
| 31=N 10°34'42" E 510.95' | 42=S 75°25'15" E 621.93' |
| 32=N 15°51'33" E 278.89' | 43=S 58°30'14" E 119.87' |
| 33=N 23°47'03" E 262.46' | 44=S 49°52'20" E 220.11± |
| 34=N 32°01'58" E 280.72' | TO THE CENTERLINE OF B.L.M. RD. |
| 35=N 40°12'01" E 294.61' | NO. 68-C. |
| 36=N 45°34'40" E 289.04' | |
| 37=N 53°58'51" E 187.89' | |

OWNER'S CERTIFICATE

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I HAVE CAUSED THE LANDS SUBJECT TO THIS PARTITION TO BE SURVEYED AND PARTITIONED IN ACCORDANCE WITH THE PROVISIONS OF ORS 92.

IP TIMBERLANDS OPERATING CO., LTD.
BY: IP FOREST RESOURCES CO., IT'S
MANAGING GENERAL PARTNER.

Richard R. Yarbrough
RICHARD R. YARBROUGH, VICE-PRESIDENT
IP FOREST RESOURCES CO.

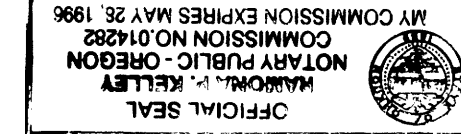
Oct. 30, 1992
DATE

NOTARY'S CERTIFICATE

STATE OF Oregon
COUNTY OF Lane

THIS IS TO CERTIFY THAT Richard R. Yarbrough PERSONALLY APPEARED BEFORE ME ON THIS 30th DAY OF October 1992. WHO HAVE ACKNOWLEDGED THAT HE HAS SIGNED THE ABOVE OWNER'S CERTIFICATE AS HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY SEAL THIS DAY 30th DAY OF October, 1992. MY COMMISSION EXPIRES ON: 05-28-96

Ramona P. Kelley
NOTARY PUBLIC FOR Lane County



PLANNING DIRECTOR'S CERTIFICATE

I, KEITH L. CUBIC, PLANNING DIRECTOR OF DOUGLAS COUNTY, OREGON, HEREBY CERTIFY THAT THE PARTITION PLAT COMPLIES WITH THE APPLICABLE ZONING ORDINANCE AND REGULATIONS THAT APPLY TO THE SUBJECT PROPERTY.

Keith L. Cubic
KEITH L. CUBIC, PLANNING DIRECTOR
DATE 11/9/92

STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED 1992 NOV 20 AM 11:02
GAY FIELDS
DOUGLAS COUNTY CLERK

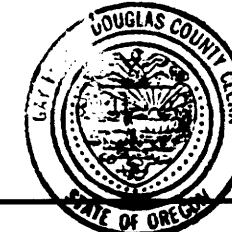
COUNTY SURVEYOR'S AFFIDAVIT

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY BY *Gloria J. Bennett* DEPUTY FEE PP
Jerry E. Mann DEPUTY DATE 11-19-92
FRITZ INGRAM, COUNTY SURVEYOR

92-20834

STATE OF OREGON) SS.
COUNTY OF DOUGLAS)
I, GAY FIELDS, COUNTY CLERK & RECORDER OF CONVEYANCES, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY BY *Gloria J. Bennett* DEPUTY FEE



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Drawn By: KEITH CLEVENGER	Date: 31 AUG. 1992
Checked By: DAVE FOSTER	Drawing No.: 92-102
Designed By:	Revised:
Job Name: MAST/INTERNATIONAL PAPER	Sheet 3 of 3

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM

1992 - 0077 C

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