

2002-0027 A

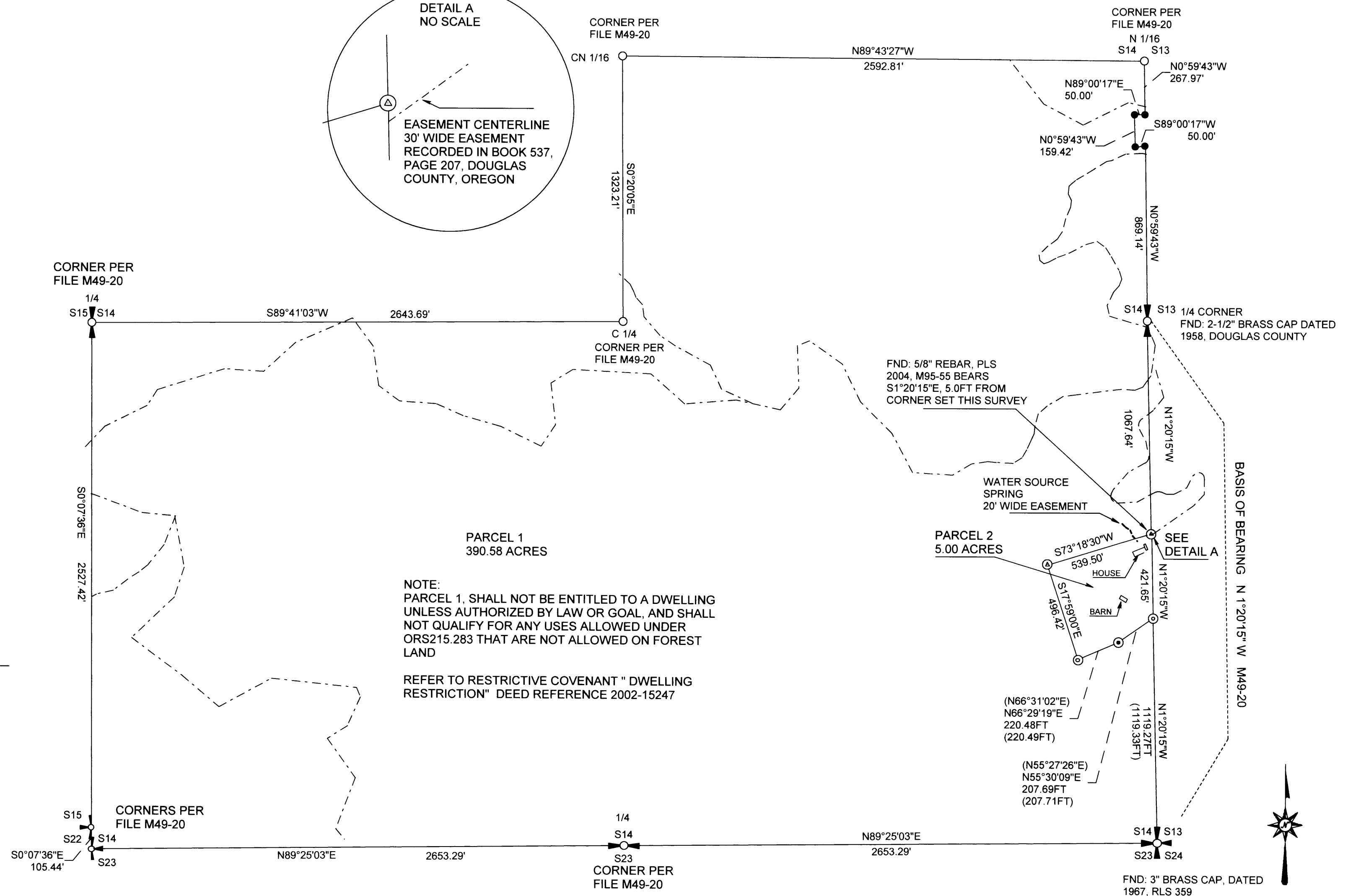
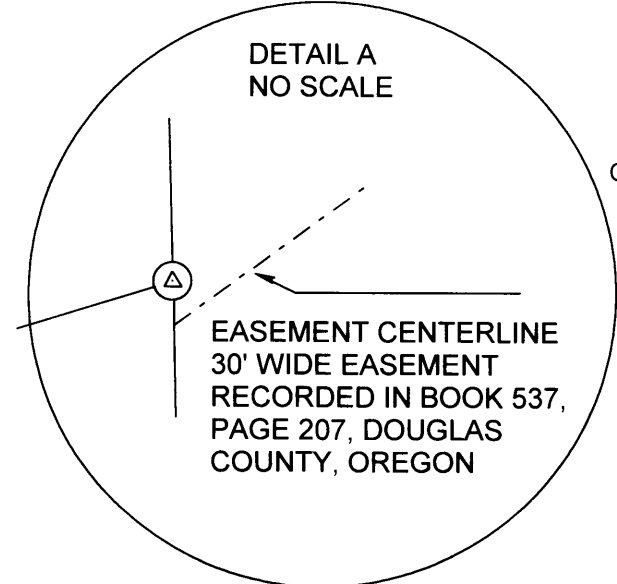
FINAL PARTITION PLAT
FOR: LINCOLN TIMBER LLC
BY ITS MANAGER, THE CAMPBELL GROUP, LLC
SECTION 14, T23S, R10W, W.M.
DOUGLAS COUNTY, OREGON

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PERFORM A PARTITION OF THE SUBJECT PROPERTY AS APPROVED BY THE DOUGLAS COUNTY PLANNING DEPARTMENT ON JAN. 14, 2002. THE APPROVAL WAS FOR A PARTITION/PREEXISTING DWELLING DIVISION.

SURVEY MAP FILE M49-20 WAS USED TO PROJECT THE POSITIONS OF CORNERS AS NOTED ON THIS MAP. THE E 1/4 CORNER AND SE SECTION CORNER WERE TIED AND HELD AS THE BASIS OF BEARING FOR THIS SURVEY. CORNERS SET PER SURVEY MAP FILE M95-55 WERE TIED AND HELD TO ESTABLISH THE SOUTHERLY PORTION OF THE NEWLY CREATED 5.00 ACRE PARCEL BEING PARCEL 2 OF THIS PARTITION.

THIS SURVEY WAS PERFORMED USING A PENTAX TOTAL STATION.



NOTE:
PARCEL 1, SHALL NOT BE ENTITLED TO A DWELLING UNLESS AUTHORIZED BY LAW OR GOAL, AND SHALL NOT QUALIFY FOR ANY USES ALLOWED UNDER ORS215.283 THAT ARE NOT ALLOWED ON FOREST LAND

REFER TO RESTRICTIVE COVENANT " DWELLING RESTRICTION " DEED REFERENCE 2002-15247

- PROJECTED MONUMENT POSITION PER M49-20
- ⊙ FND: 5/8" REBAR WITH CAP MARKED PLS 2004, SET IN SANDSTONE. M95-55
- ⊕ MONUMENT SET THIS SURVEY 5/8" X 30" REBAR WITH CAP MARKED LS 1091
- PROJECTED CORNER POSITION PER DEED
- ⊙ FND: 5/8" REBAR WITH CAP MARKED PLS 2004, M95-55
- ⊕ PROJECTED MONUMENT POSITION PER M49-20
- ⊕ PROJECTED MONUMENT POSITION PER M49-20, UNLESS OTHERWISE NOTED HEREON
- ⊕ PROJECTED MONUMENT POSITION PER M49-20, UNLESS OTHERWISE NOTED HEREON
- - - APPROXIMATE LOCATION OF AN EASEMENT OF RECORD

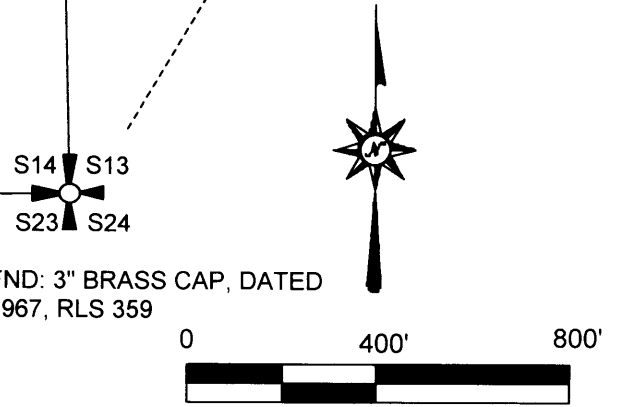
2002-17691

REGISTERED PROFESSIONAL LAND SURVEYOR
Robert B. Ward Jr.
OREGON
ROBERT B. WARD JR.
JULY 30, 1976
LS 1091

EXPIRES: 6/30/02

2002-17691		
FILE NAME	01-22.TRV	
SCALE	DATE	DRAWN BY
400 Ft/In	5-13-2002	RBW
JOB	REVISION	SHEET
01-22		1/1

This map drawn with TRAVERSE PC. Software



Ward NorthWest, Inc.
P.O. BOX 105 FLORENCE, OR 97439
(541) 997-9201 FAX: 541-997-3546

2002-0027 A

**FINAL PARTITION PLAT
FOR: LINCOLN TIMBER LLC
BY ITS MANAGER, THE CAMPBELL GROUP, LLC
SECTION 14, T23S, R10W, W.M.
DOUGLAS COUNTY, OREGON**

SURVEYOR'S CERTIFICATE

I, ROBERT B. WARD JR., A REGISTERED PROFESSIONAL LAND SURVEYOR DO CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE HEREON DESCRIBED PLAT, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF SAID LANDS.

DESCRIPTION

THE SOUTH 1/2 OF THE NORTHEAST 1/4 AND THE SOUTH 1/2 OF SECTION 14, TOWNSHIP 23 SOUTH, RANGE 10 WEST, W.M., DOUGLAS COUNTY OREGON.

EXCEPTING THEREFROM A PARCEL OF LAND DESCRIBED AS FOLLOWS; THE TRUE POINT OF BEGINNING BEING A POINT ON THE EAST BOUNDARY OF SECTION 14, TOWNSHIP 23 SOUTH, RANGE 10 WEST, W.M., SAID TRUE POINT OF BEGINNING BEARS NORTH 0°59'43" WEST, A DISTANCE OF 869.14 FEET FROM THE EAST 1/4 CORNER OF SAID SECTION 14; THENCE SOUTH 89°00'17" WEST A DISTANCE OF 50.00 FEET; THENCE NORTH 0°59'43" WEST A DISTANCE OF 159.42 FEET; THENCE NORTH 89°00'17" EAST A DISTANCE OF 50.00 FEET TO A POINT ON SAID EAST BOUNDARY OF SECTION 14; THENCE ALONG SAID EAST BOUNDARY OF SECTION 14, SOUTH 00°59'43" EAST A DISTANCE OF 159.42 FEET TO THE TRUE POINT OF BEGINNING, ALL IN DOUGLAS COUNTY, OREGON, END OF DESCRIPTION.

DECLARATION

KNOWN ALL MEN BY THESE PRESENT THAT LINCOLN TIMBER LLC, BY ITS MANAGER, THE CAMPBELL GROUP, LLC, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LAND HEREON DESCRIBED AND HAVE CAUSED THE SAME TO BE PLATED INTO PARCELS AS SHOWN AND DOES CREATE THE WATER SOURCE AND LINE EASEMENT AS SHOWN ON THIS PLAT.

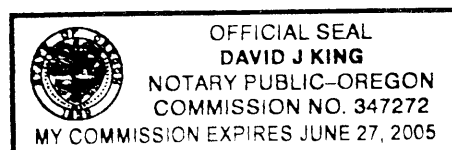
Jerry Brodie 6/11/02
JERRY BRODIE DATE
MANAGING DIRECTOR, THE CAMPBELL GROUP, LLC.

ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF MULTNOMAH) SS

THERE APPEARED PERSONALLY BEFORE ME, A NOTARY PUBLIC IN AND FOR THE SAID STATE AND COUNTY, JERRY BRODIE, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FORGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY STAMP.

David King
SUBSCRIBED AND SWORN TO BEFORE ME
THIS 11th DAY OF JUNE 2002.



FILE NAME	01-22 TRV	
SCALE	DATE	DRAWN BY
100 Ft/In	5-13-2002	RBW
JOB	REVISION	SHEET
01-22		2/2

This map drawn with TRAVERSE PC Software

PLOTTER: HP DESIGNJET 500
INK: BLACK CARBON
MEDIA: CLEARFINT DRAFTING VELLUM
TRANSLUCENT-100% NEW COTTON FIBER
SOLVENT FREE

2002-17691

EASEMENTS AND AGREEMENT WHICH MAY AFFECT THIS OWNERSHIP

PETITION FOR A STATUTORY WAY OF NECESSITY
ORDERED BY DOUGLAS COUNTY BOARD OF COMMISSIONERS
DATED JULY 18, 1973
RECORDED IN DOUGLAS COUNTY, OR., BOOK 537, PAGE 207

EASEMENT
GRANTOR: CASCADES PLYWOOD CORPORATION
GRANTEE: STATE OF OREGON
DATED: 9-26-60
BOOK 298, RECORDER'S NO. 285114, DOUGLAS COUNTY, OREGON
RECORDED 11-18-60

ASSIGNMENT OF EASEMENT
GRANTOR: STATE OF OREGON
GRANTEE: UNITED STATES PLYWOOD CORP.
BOOK 274, RECORDER'S NO. 304495, DOUGLAS COUNTY, OREGON

ASSIGNMENT OF EASEMENT
GRANTEE: CASCADE PLYWOOD CORP.
BOOK: 274
PAGE: 234
RECORDER'S NO: 74-00465, DOUGLAS COUNTY, OR

ASSIGNMENT OF RIGHT-OF-WAY
GRANTEE: E.K. WOOD LUMBER CO.
BOOK: 127
RECORDER'S NO. 54756, DOUGLAS COUNTY, OR

AMENDED RIGHT-OF-WAY
GRANTEE: E.K. WOOD LUMBER CO.
BOOK: 144
PAGE: 535
RECORDER'S NO. 68227, DOUGLAS COUNTY, OR

EASEMENT FROM PARCEL 1 TO PARCEL 2

WATER SOURCE AND WATER LINE EASEMENT DESCRIPTION;

THE TRUE POINT OF BEGINNING BEARS SOUTH 1°20'15" EAST A DISTANCE OF 1067.64 FEET AND SOUTH 73°18'30" WEST A DISTANCE OF 70.78 FEET FROM THE EAST 1/4 CORNER OF SECTION 14, TOWNSHIP 23 SOUTH, RANGE 10 WEST, WILLAMETTE MERIDIAN; THENCE SOUTH 73°18'30" WEST A DISTANCE OF 20.81 FEET; THENCE NORTH 32°45'58" WEST A DISTANCE OF 43.88 FEET; THENCE NORTH 51°24'01" WEST A DISTANCE OF 63.62 FEET; THENCE NORTH 38°35'59" EAST A DISTANCE OF 20.00 FEET; THENCE SOUTH 51°24'01" EAST A DISTANCE OF 66.90 FEET; THENCE SOUTH 32°45'58" EAST A DISTANCE OF 52.93 FEET TO THE TRUE POINT OF BEGINNING, ALL IN DOUGLAS COUNTY, OREGON, END OF DESCRIPTION.

APPROVALS Keith L. Cubic 6/25/02
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Randy Am 6-26-02
DOUGLAS COUNTY SURVEYOR DATE

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

Sandra K. Corvill 6/26/02
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 27th DAY OF JUNE, 2002,
8:26 O'CLOCK AM PM

Carol Engels, Deputy 6-27-02
DOUGLAS COUNTY CLERK DATE

DOUGLAS COUNTY CLERK
STATE OF OREGON

PAGE 2 OF 2

LINCOLN TIMBER, LLC
C/O THE CAMPBELL GROUP, LLC
1 SOUTHWEST COLUMBIA
SUITE 1700
PORTLAND, OR 97258

PLANNING DEPARTMENT FILE NO01-183

ZONE (FF) FARM FOREST AND (TR) TIMBER RESOURCE
THE PROPERTY IS SUBJECT TO THE RIPARIAN
VEGETATION CORRIDOR OVERLAY, THE BIG GAME
SENSITIVE OVERLAY AND THE PERIPHERAL BIG GAME
HABITAT OVERLAY

COMP. PLAN (FFT) FARM FOREST TRANSITIONAL, IN PART
(TL) TIMBERLANDS, IN PART

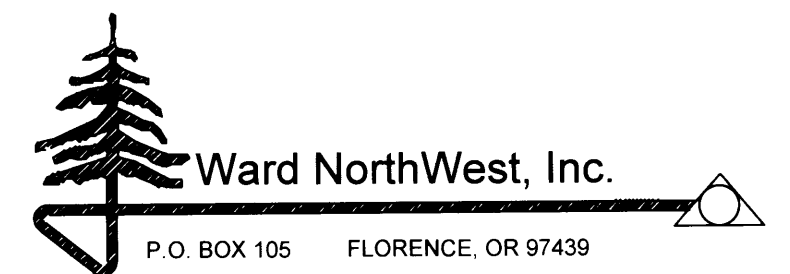
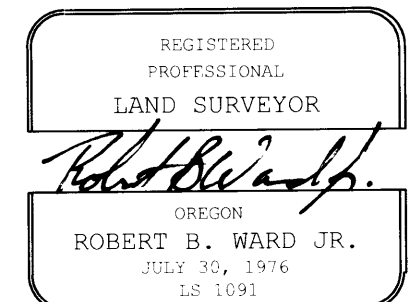
STATE OF OREGON | SS
COUNTY OF DOUGLAS |
I, DOYLE SHAYER JR., COUNTY CLERK AND
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY
THAT THIS INSTRUMENT WAS RECORDED

02 JUN 27 AM 8:26

DOYLE SHAYER JR.
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Carol Engels DEPUTY
RECORDER



2002-17691

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