DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK
2007-014352
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DATE: JUNE 18, 2007

PAGE 1: TITLE PAGE & PROPERTY LINES

FINAL BOUNDARY LINE ADJUSTMENT AND PARTITION PLAT

LOCATED IN PORTIONS OF
THE NW¼, SW¼ & SE¼ OF SEC. 15, AND
THE NE¼, & SE¼, SEC. 16., AND
THE NW¼ & NE¼ OF SEC. 22, T.21S., R12W., W.M.,
DOUGLAS COUNTY, OREGON

PAGE 1: TITLE PAGE & PROPERTY LINES
PAGE 2: HWY. CENTERLINE ALIGNMENT
PAGE 3: FINAL PARTITION PLAN
PAGE 4: EASEMENTS & EXCEPTIONS
PAGE 5: SIGNATURE PAGE

PREPARED FOR:
NORB WONDRA, REPRESENTATIVE
INTERNATIONAL PAPER CO.
P.O. BOX 854, GARDINER OR 97441
(541) 271-2185

PREPARED BY:
STUNTZNER ENG. & FORESTRY LLC
705 S.4TH ST., PO BOX 118,
COOS BAY, OR 97420

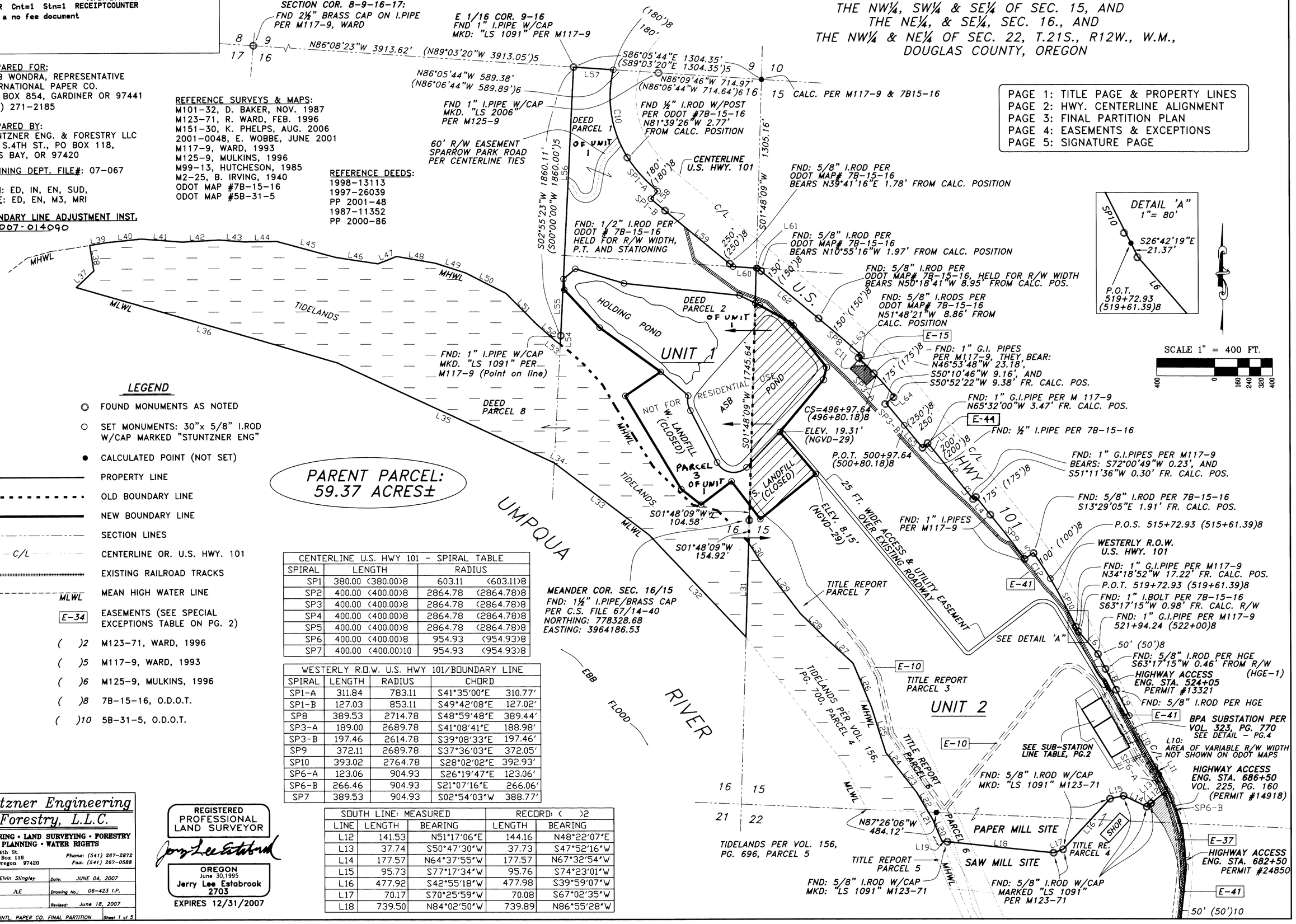
PLANNING DEPT. FILE#: 07-067

PLAN: ED, IN, EN, SUD,
ZONE: ED, EN, M3, MRI

BOUNDARY LINE ADJUSTMENT INST.
2007-014090

REFERENCE SURVEYS & MAPS:
M101-32, D. BAKER, NOV. 1987
M123-71, R. WARD, FEB. 1996
M151-30, K. PHELPS, AUG. 2006
2001-0048, E. WOBBE, JUNE 2001
M117-9, WARD, 1993
M125-9, MULKINS, 1996
M99-13, HUTCHESON, 1985
M2-25, B. IRVING, 1940
ODOT MAP #7B-15-16
ODOT MAP #5B-31-5

REFERENCE DEEDS:
1998-13113
1997-26039
PP 2001-48
1987-11352
PP 2000-86



LEGEND

- FOUND MONUMENTS AS NOTED
- SET MONUMENTS: 30"x 5/8" I.ROD W/CAP MARKED "STUNTZNER ENG"
- CALCULATED POINT (NOT SET)
- PROPERTY LINE
- OLD BOUNDARY LINE
- NEW BOUNDARY LINE
- SECTION LINES
- C/L — CENTERLINE OR. U.S. HWY. 101
- EXISTING RAILROAD TRACKS
- MLWL — MEAN HIGH WATER LINE
- E-34 — EASEMENTS (SEE SPECIAL EXCEPTIONS TABLE ON PG. 2)
- ( )2 — M123-71, WARD, 1996
- ( )5 — M117-9, WARD, 1993
- ( )6 — M125-9, MULKINS, 1996
- ( )8 — 7B-15-16, O.D.O.T.
- ( )10 — 5B-31-5, O.D.O.T.

PARENT PARCEL:
59.37 ACRES±

CENTERLINE U.S. HWY 101 - SPIRAL TABLE				
SPIRAL	LENGTH		RADIUS	
SP1	380.00	(380.00)8	603.11	(603.11)8
SP2	400.00	(400.00)8	2864.78	(2864.78)8
SP3	400.00	(400.00)8	2864.78	(2864.78)8
SP4	400.00	(400.00)8	2864.78	(2864.78)8
SP5	400.00	(400.00)8	2864.78	(2864.78)8
SP6	400.00	(400.00)8	954.93	(954.93)8
SP7	400.00	(400.00)10	954.93	(954.93)8

WESTERLY R.O.W. U.S. HWY 101/BOUNDARY LINE				
SPIRAL	LENGTH	RADIUS	CHORD	
SP1-A	311.84	783.11	S41°35'00"E	310.77'
SP1-B	127.03	853.11	S49°42'08"E	127.02'
SP8	389.53	2714.78	S48°59'48"E	389.44'
SP3-A	189.00	2689.78	S41°08'41"E	188.98'
SP3-B	197.46	2614.78	S39°08'33"E	197.46'
SP9	372.11	2689.78	S37°36'03"E	372.05'
SP10	393.02	2764.78	S28°02'02"E	392.93'
SP6-A	123.06	904.93	S26°19'47"E	123.06'
SP6-B	266.46	904.93	S21°07'16"E	266.06'
SP7	389.53	904.93	S02°54'03"W	388.77'

SOUTH LINE: MEASURED			RECORD: ( )2	
LINE	LENGTH	BEARING	LENGTH	BEARING
L12	141.53	N51°17'06"E	144.16	N48°22'07"E
L13	37.74	S50°47'30"W	37.73	S47°52'16"W
L14	177.57	N64°37'55"W	177.57	N67°32'54"W
L15	95.73	S77°17'34"W	95.76	S74°23'01"W
L16	477.92	S42°55'18"W	477.98	S39°59'07"W
L17	70.17	S70°25'59"W	70.08	S67°02'35"W
L18	739.50	N84°02'50"W	739.89	N86°55'28"W

Stuntzner Engineering & Forestry, L.L.C.
ENGINEERING • LAND SURVEYING • FORESTRY
PLANNING • WATER RIGHTS
705 South 4th St.
Post Office Box 118
Coos Bay, Oregon 97420
Phone: (541) 267-2872
Fax: (541) 267-0588

Drawn By:	Elvin Stingley	Date:	JUNE 04, 2007
Checked By:	JLE	Drawing No.:	06-423 I.P.
Designed By:		Revised:	June 18, 2007
Job Name:	INTL. PAPER CO. FINAL PARTITION	Sheet 1 of 5	

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Jerry Lee Estabrook
OREGON
June 30,1995
Jerry Lee Estabrook
2703
EXPIRES 12/31/2007

2007-0083 A

2007-0083 A

2007-0083 B

DATE: JUNE 18, 2007

FINAL BOUNDARY LINE ADJUSTMENT AND PARTITION PLAT

LOCATED IN PORTIONS OF
THE NW¼, SW¼ & SE¼ OF SEC. 15, AND
THE NE¼, & SE¼, SEC. 16., AND
THE NW¼ & NE¼ OF SEC. 22, T.21S., R12W., W.M.,
DOUGLAS COUNTY, OREGON

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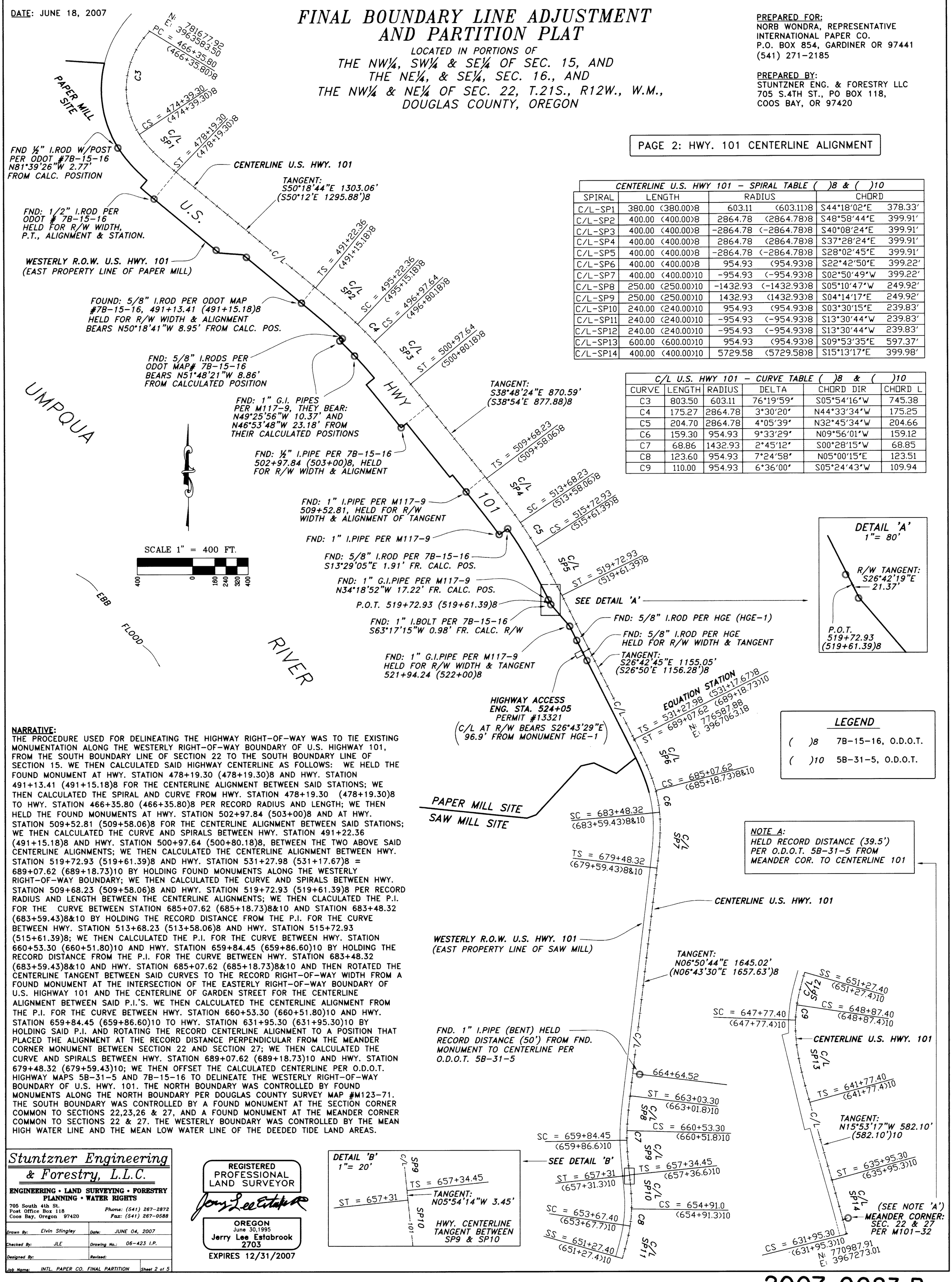
COOS BAY, OR 97420

PAGE 2: HWY. 101 CENTERLINE ALIGNMENT



CENTERLINE U.S. HWY 101 - SPIRAL TABLE ( )8 & ( )10					
SPIRAL	LENGTH		RADIUS		CHORD	
C/L-SP1	380.00	(380.00)8	603.11	(603.11)8	S44°18'02"E	378.33'
C/L-SP2	400.00	(400.00)8	2864.78	(2864.78)8	S48°58'44"E	399.91'
C/L-SP3	400.00	(400.00)8	-2864.78	(-2864.78)8	S40°08'24"E	399.91'
C/L-SP4	400.00	(400.00)8	2864.78	(2864.78)8	S37°28'24"E	399.91'
C/L-SP5	400.00	(400.00)8	-2864.78	(-2864.78)8	S28°02'45"E	399.91'
C/L-SP6	400.00	(400.00)8	954.93	(954.93)8	S22°42'50"E	399.22'
C/L-SP7	400.00	(400.00)10	-954.93	(-954.93)8	S02°50'49"W	399.22'
C/L-SP8	250.00	(250.00)10	-1432.93	(-1432.93)8	S05°10'47"W	249.92'
C/L-SP9	250.00	(250.00)10	1432.93	(1432.93)8	S04°14'17"E	249.92'
C/L-SP10	240.00	(240.00)10	954.93	(954.93)8	S03°30'15"E	239.83'
C/L-SP11	240.00	(240.00)10	-954.93	(-954.93)8	S13°30'44"W	239.83'
C/L-SP12	240.00	(240.00)10	-954.93	(-954.93)8	S13°30'44"W	239.83'
C/L-SP13	600.00	(600.00)10	954.93	(954.93)8	S09°53'35"E	597.37'
C/L-SP14	400.00	(400.00)10	5729.58	(5729.58)8	S15°13'17"E	399.98'

C/L U.S. HWY 101 - CURVE TABLE ( )8 & ( )10					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIR	CHORD L
C3	803.50	603.11	76°19'59"	S05°54'16"W	745.38
C4	175.27	2864.78	3°30'20"	N44°33'34"W	175.25
C5	204.70	2864.78	4°05'39"	N32°45'34"W	204.66
C6	159.30	954.93	9°33'29"	N09°56'01"W	159.12
C7	68.86	1432.93	2°45'12"	S00°28'15"W	68.85
C8	123.60	954.93	7°24'58"	N05°00'15"E	123.51
C9	110.00	954.93	6°36'00"	S05°24'43"W	109.94

LEGEND

( )8	7B-15-16, O.D.O.T.
( )10	5B-31-5, O.D.O.T.

NOTE A:
HELD RECORD DISTANCE (39.5') PER O.D.O.T. 5B-31-5 FROM MEANDER COR. TO CENTERLINE 101

NARRATIVE:
THE PROCEDURE USED FOR DELINEATING THE HIGHWAY RIGHT-OF-WAY WAS TO TIE EXISTING MONUMENTATION ALONG THE WESTERLY RIGHT-OF-WAY BOUNDARY OF U.S. HIGHWAY 101, FROM THE SOUTH BOUNDARY LINE OF SECTION 22 TO THE SOUTH BOUNDARY LINE OF SECTION 15. WE THEN CALCULATED SAID HIGHWAY CENTERLINE AS FOLLOWS: WE HELD THE FOUND MONUMENT AT HWY. STATION 478+19.30 (478+19.30)8 AND HWY. STATION 491+13.41 (491+15.18)8 FOR THE CENTERLINE ALIGNMENT BETWEEN SAID STATIONS; WE THEN CALCULATED THE SPIRAL AND CURVE FROM HWY. STATION 478+19.30 (478+19.30)8 TO HWY. STATION 466+35.80 (466+35.80)8 PER RECORD RADIUS AND LENGTH; WE THEN HELD THE FOUND MONUMENTS AT HWY. STATION 502+97.84 (503+00)8 AND AT HWY. STATION 509+52.81 (509+58.06)8 FOR THE CENTERLINE ALIGNMENT BETWEEN SAID STATIONS; WE THEN CALCULATED THE CURVE AND SPIRALS BETWEEN HWY. STATION 491+22.36 (491+15.18)8 AND HWY. STATION 500+97.64 (500+80.18)8, BETWEEN THE TWO ABOVE SAID CENTERLINE ALIGNMENTS; WE THEN CALCULATED THE CENTERLINE ALIGNMENT BETWEEN HWY. STATION 519+72.93 (519+61.39)8 AND HWY. STATION 531+27.98 (531+17.67)8 = 689+07.62 (689+18.73)10 BY HOLDING FOUND MONUMENTS ALONG THE WESTERLY RIGHT-OF-WAY BOUNDARY; WE THEN CALCULATED THE CURVE AND SPIRALS BETWEEN HWY. STATION 509+68.23 (509+58.06)8 AND HWY. STATION 519+72.93 (519+61.39)8 PER RECORD RADIUS AND LENGTH BETWEEN THE CENTERLINE ALIGNMENTS; WE THEN CLACULATED THE P.I. FOR THE CURVE BETWEEN STATION 685+07.62 (685+18.73)8&10 AND STATION 683+48.32 (683+59.43)8&10 BY HOLDING THE RECORD DISTANCE FROM THE P.I. FOR THE CURVE BETWEEN HWY. STATION 513+68.23 (513+58.06)8 AND HWY. STATION 515+72.93 (515+61.39)8; WE THEN CALCULATED THE P.I. FOR THE CURVE BETWEEN HWY. STATION 660+53.30 (660+51.80)10 AND HWY. STATION 659+84.45 (659+86.60)10 BY HOLDING THE RECORD DISTANCE FROM THE P.I. FOR THE CURVE BETWEEN HWY. STATION 683+48.32 (683+59.43)8&10 AND HWY. STATION 685+07.62 (685+18.73)8&10 AND THEN ROTATED THE CENTERLINE TANGENT BETWEEN SAID CURVES TO THE RECORD RIGHT-OF-WAY WIDTH FROM A FOUND MONUMENT AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY BOUNDARY OF U.S. HIGHWAY 101 AND THE CENTERLINE OF GARDEN STREET FOR THE CENTERLINE ALIGNMENT BETWEEN SAID P.I.'S. WE THEN CALCULATED THE CENTERLINE ALIGNMENT FROM THE P.I. FOR THE CURVE BETWEEN HWY. STATION 660+53.30 (660+51.80)10 AND HWY. STATION 659+84.45 (659+86.60)10 TO HWY. STATION 631+95.30 (631+95.30)10 BY HOLDING SAID P.I. AND ROTATING THE RECORD CENTERLINE ALIGNMENT TO A POSITION THAT PLACED THE ALIGNMENT AT THE RECORD DISTANCE PERPENDICULAR FROM THE MEANDER CORNER MONUMENT BETWEEN SECTION 22 AND SECTION 27; WE THEN CALCULATED THE CURVE AND SPIRALS BETWEEN HWY. STATION 689+07.62 (689+18.73)10 AND HWY. STATION 679+48.32 (679+59.43)10; WE THEN OFFSET THE CALCULATED CENTERLINE PER O.D.O.T. HIGHWAY MAPS 5B-31-5 AND 7B-15-16 TO DELINEATE THE WESTERLY RIGHT-OF-WAY BOUNDARY OF U.S. HWY. 101. THE NORTH BOUNDARY WAS CONTROLLED BY FOUND MONUMENTS ALONG THE NORTH BOUNDARY PER DOUGLAS COUNTY SURVEY MAP #M123-71. THE SOUTH BOUNDARY WAS CONTROLLED BY A FOUND MONUMENT AT THE SECTION CORNER COMMON TO SECTIONS 22,23,26 & 27, AND A FOUND MONUMENT AT THE MEANDER CORNER COMMON TO SECTIONS 22 & 27. THE WESTERLY BOUNDARY WAS CONTROLLED BY THE MEAN HIGH WATER LINE AND THE MEAN LOW WATER LINE OF THE DEEDED TIDE LAND AREAS.

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Drawn By:	Elvin Stingley	Date:	JUNE 04, 2007
Checked By:	JLE	Drawing No.:	06-423 I.P.
Designed By:		Revised:	
Job Name:	INTL. PAPER CO. FINAL PARTITION		Sheet 2 of 5

REGISTERED PROFESSIONAL LAND SURVEYOR
Jerry Lee Estabrook
OREGON
June 30,1995
Jerry Lee Estabrook
2703
EXPIRES 12/31/2007

2007-0083 B

2007-0083 C

PREPARED FOR:
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PREPARED BY:
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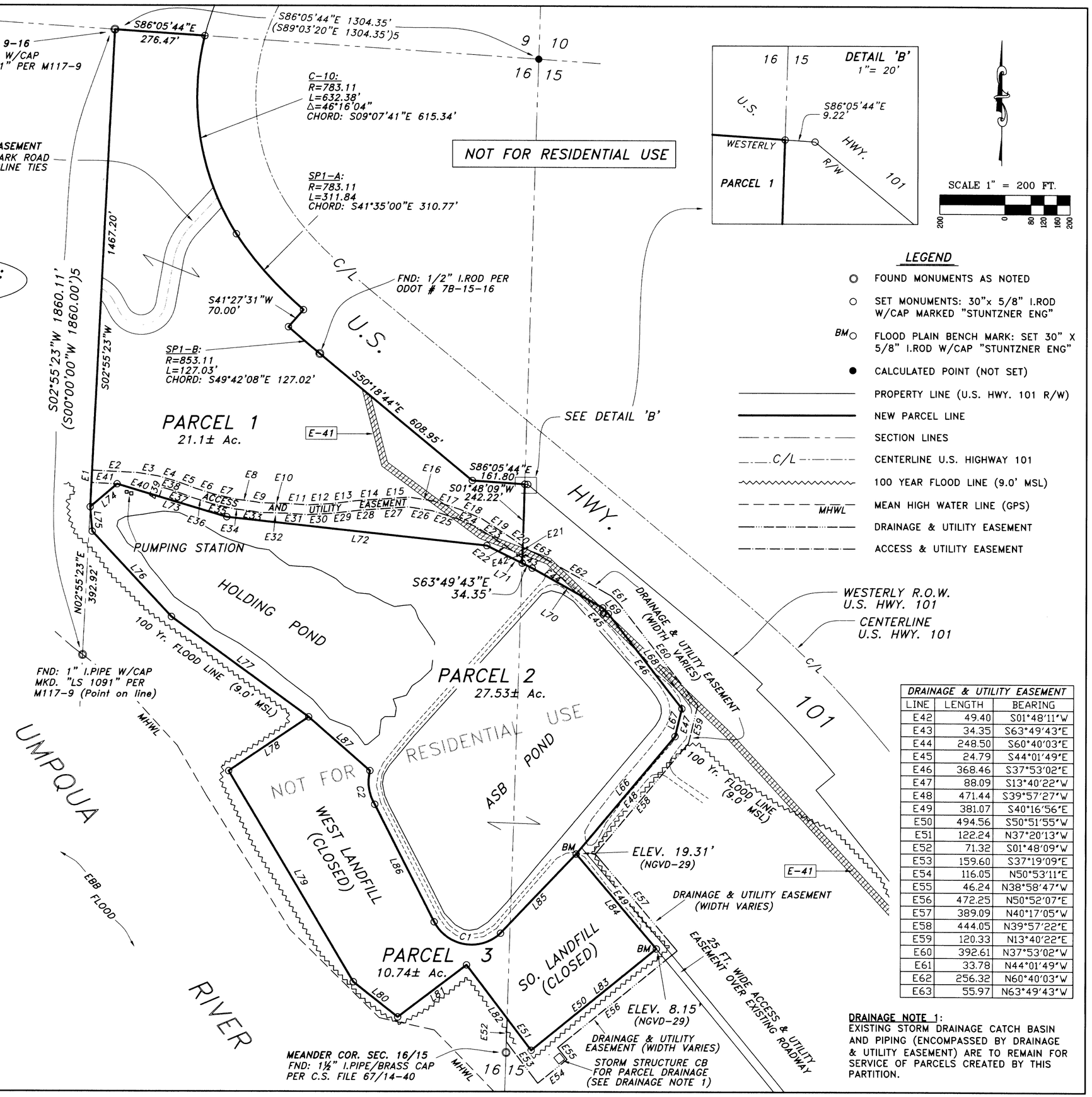
COOS BAY, OR 97420

DATE: JUNE 18, 2007

PAGE 3: FINAL PARTITION PLAN OF ADJUSTED UNIT OF LAND #1 OF THIS SURVEY

PARENT PARCEL: 59.37 ACRES±



ACCESS & UTILITY EASEMENT		
LINE	LENGTH	BEARING
E1	38.11	N02°55'23"E
E2	138.01	S87°04'37"E
E3	65.38	S81°04'08"E
E4	62.97	S73°47'25"E
E5	57.60	S69°29'13"E
E6	63.03	S72°48'27"E
E7	65.62	S77°09'01"E
E8	63.10	S82°39'34"E
E9	12.60	S77°01'00"E
E10	78.56	S88°33'55"E
E11	66.93	S86°14'50"E
E12	74.11	N86°45'45"E
E13	78.31	N83°09'20"E
E14	79.65	N86°06'27"E
E15	80.19	N85°52'40"E
E16	79.76	S81°12'16"E
E17	82.48	S72°19'07"E
E18	71.37	S67°04'51"E
E19	110.59	S57°14'49"E
E20	42.84	S54°22'25"E
E21	36.11	S01°48'09"W
E22	62.19	N54°22'25"W
E23	107.25	N57°14'49"W
E24	67.41	N67°04'51"W
E25	78.78	N72°19'07"W
E26	74.03	N81°12'16"W
E27	76.86	S85°52'40"W
E28	78.94	S86°06'27"W
E29	78.49	S83°09'20"W
E30	76.88	S86°45'45"W
E31	68.16	N86°14'50"W
E32	80.98	N88°33'55"W
E33	14.15	N77°01'00"W
E34	63.06	N82°39'34"W
E35	68.20	N77°09'01"W
E36	65.03	N72°48'27"W
E37	57.35	N69°29'13"W
E38	39.63	N73°47'25"W
E39	29.94	S18°16'25"W
E40	134.88	N73°23'42"W
E41	78.79	N87°04'37"W

PARCEL 2 & 3 LINE TABLE		
LINE	LENGTH	BEARING
L66	471.47	N39°57'22"E
L67	88.09	N13°40'22"E
L68	368.46	N37°53'02"W
L69	24.79	N44°01'49"W
L70	248.50	N60°40'03"W
L71	121.32	N63°49'43"W
L72	804.03	N83°49'17"W
L73	351.40	N73°23'42"W
L74	108.39	S49°32'50"W
L75	75.21	S04°37'41"E
L76	357.18	S42°56'51"E
L77	522.10	S53°56'40"E
L78	296.58	S55°58'43"W
L79	752.47	S30°44'33"E
L80	173.98	S51°45'46"E
L81	265.01	N52°49'26"E
L82	328.94	S37°19'09"E
L83	494.59	N50°52'07"E
L84	381.09	N40°17'05"W
L85	336.78	N43°34'35"E
L86	404.07	S26°56'37"E
L87	250.80	S48°54'36"E

PARCEL 2 & 3 CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIR	CHORD L
C1	239.88	129.51	106°07'16"	S80°24'37"E	207.03
C2	107.26	135.24	45°26'20"	S08°12'30"E	104.47

LEGEND

- FOUND MONUMENTS AS NOTED
- SET MONUMENTS: 30"x 5/8" I.ROD W/CAP MARKED "STUNTZNER ENG"
- BM FLOOD PLAIN BENCH MARK: SET 30" X 5/8" I.ROD W/CAP "STUNTZNER ENG"
- CALCULATED POINT (NOT SET)
- PROPERTY LINE (U.S. HWY. 101 R/W)
- NEW PARCEL LINE
- SECTION LINES
- C/L CENTERLINE U.S. HIGHWAY 101
- 100 YEAR FLOOD LINE (9.0' MSL)
- MHWL MEAN HIGH WATER LINE (GPS)
- DRAINAGE & UTILITY EASEMENT
- ACCESS & UTILITY EASEMENT

DRAINAGE & UTILITY EASEMENT		
LINE	LENGTH	BEARING
E42	49.40	S01°48'11"W
E43	34.35	S63°49'43"E
E44	248.50	S60°40'03"E
E45	24.79	S44°01'49"E
E46	368.46	S37°53'02"E
E47	88.09	S13°40'22"W
E48	471.44	S39°57'27"W
E49	381.07	S40°16'56"E
E50	494.56	S50°51'55"W
E51	122.24	N37°20'13"W
E52	71.32	S01°48'09"W
E53	159.60	S37°19'09"E
E54	116.05	N50°53'11"E
E55	46.24	N38°58'47"W
E56	472.25	N50°52'07"E
E57	389.09	N40°17'05"W
E58	444.05	N39°57'22"E
E59	120.33	N13°40'22"E
E60	392.61	N37°53'02"W
E61	33.78	N44°01'49"W
E62	256.32	N60°40'03"W
E63	55.97	N63°49'43"W

DRAINAGE NOTE 1:
EXISTING STORM DRAINAGE CATCH BASIN AND PIPING (ENCOMPASSED BY DRAINAGE & UTILITY EASEMENT) ARE TO REMAIN FOR SERVICE OF PARCELS CREATED BY THIS PARTITION.

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Drawn By:	Elvin Slingley	Date:	JUNE 04, 2007
Checked By:	JLE	Drawing No.:	06-423 I.P.
Designed By:		Revised:	June 18, 2007
Job Name:	INTL. PAPER CO. FINAL PARTITION		Sheet 3 of 5

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FINAL BOUNDARY LINE ADJUSTMENT AND PARTITION PLAT

LOCATED IN PORTIONS OF
THE NW¼, SW¼ & SE¼ OF SEC. 15, AND
THE NE¼, & SE¼, SEC. 16., AND
THE NW¼ & NE¼ OF SEC. 22, T.21S., R12W., W.M.,
DOUGLAS COUNTY, OREGON

DATE: JUNE 18, 2007

2007-0083 D

PAGE 4: EASEMENTS & EXCEPTIONS

EASEMENTS & RESERVATIONS NOT SHOWN:
ACCESS EASEMENT #18895, PER BK.214, PG.59, DOUGLAS CO. OREGON AT ENGINEER'S STA 639+95, 647+40, 647+90, 648+30

ACCESS EASEMENT #164272, PER BK.225, PG. 160, DOUGLAS CO. OREGON AT ENGINEER'S STA. 626+50 AND 662+60

25 FOOT ACCESS EASEMENT #346041, PER BK.339, PG.233, DOUGLAS CO. OREGON, AT ENGINEER'S STA. 524+10

OIL, GAS & MINERAL RIGHTS #290630, PER BK.302, PG.607, DOUGLAS CO. OREGON

ACCESS EASEMENT #67-12540, PER BK.400, PG.732 DOUGLAS CO. OREGON

DOMESTIC WATER SUPPLY:
REEDSPORT MUNICIPAL WATER SUPPLY

SEWER DISPOSAL:
GARDINER SANITARY SEWER SYSTEM

COMPREHENSIVE PLAN & ZONING:	COMP	ZONE
TAX LOT 200, 21-12-16, R# 26295:	IN SUD	M3 MRI
TAX LOT 500, 21-12-16, R# 27743:	EN SUD	EN
TAX LOT 400, 21-12-15, R# 26191:	IN SUD	M3 MRI

PARENT PARCEL: CONSISTING OF ALL, OR A PORTION OF, THE FOLLOWING DEED PARCELS:

DEED PARCELS #1 & #2: 21-12W-16-00200, DEED INSTRUMENT #1987-11352,
DEED PARCEL #3: 21-12W-15-00400, DEED INSTRUMENT #PP 2001-48,
DEED PARCEL #5: 21-12W-15-00500, DEED INSTRUMENT #1987-11352,
DEED PARCEL #6: 21-12W-15-01000, DEED INSTRUMENT #1987-11352,
DEED PARCEL #7: 21-12W-15-00500, DEED INSTRUMENT #1987-11352,
DEED PARCEL #8: 21-12W-16-00500, DEED INSTRUMENT #1987-11352,

ALL RECORDS OF DOUGLAS COUNTY, OREGON. TOTAL OF 256 ACRES±

U.S. HWY 101 - CURVE TABLE ( )8 & ( )10					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIR	CHORD L
C3	803.50	603.11	76°19'59"	S05°54'16"W	745.38
C4	175.27	2864.78	3°30'20"	N44°33'34"W	175.25
C5	204.70	2864.78	4°05'39"	N32°45'34"W	204.66
C6	159.30	954.93	9°33'29"	N09°56'01"W	159.12
C7	68.86	1432.93	2°45'12"	S00°28'15"W	68.85
C8	123.60	954.93	7°24'58"	N05°00'15"E	123.51
C9	110.00	954.93	6°36'00"	S05°24'43"W	109.94

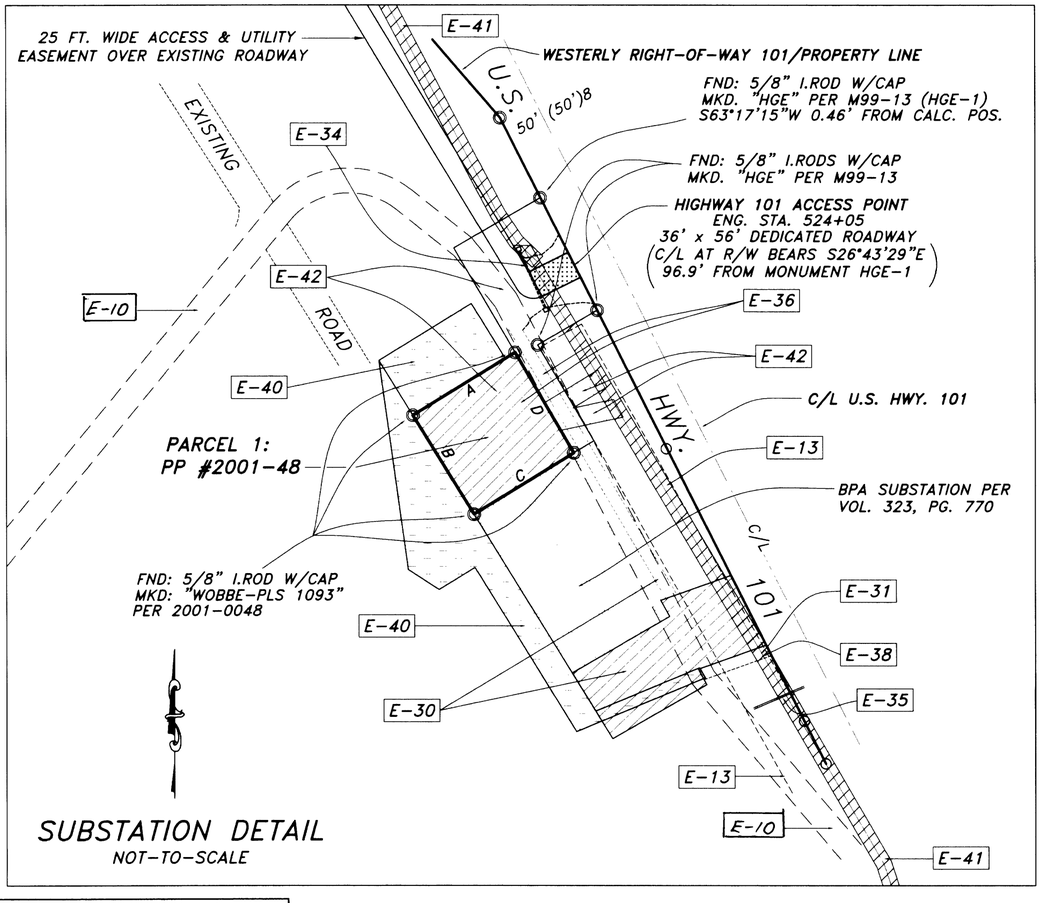
WESTERLY R.O.W. 101 CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIR	CHORD L
C10	632.38	783.11	46°16'04"	S09°07'41"E	615.34
C11	164.57	2689.78	3°30'20"	N44°33'34"W	164.54
C12	213.65	2764.78	4°25'39"	N32°55'35"W	213.60
C13	150.96	904.93	9°33'29"	N09°56'01"W	150.79

SUB-STATION OUT-PARCEL, CONSISTING OF PARCEL 1 OF PARTITION PLAT 2001-48. SUBJECT TO A MAINTENANCE EASEMENT, PER VOL. 1802, PG. 909, BOTH RECORDS OF DOUGLAS CO. OREGON.

SUBSTATION: MEASURED			RECORD: ( )4	
LINE	LENGTH	BEARING	LENGTH	BEARING
A	154.73	S58°19'50"W	154.72	S55°24'48"E
B	150.00	S31°41'00"E	150.00	S34°35'12"E
C	150.98	N58°19'54"E	151.10	N58°19'58"E
D	150.05	N30°15'06"W	150.04	N33°12'10"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00	N51°11'36"E
L2	496.97	S38°48'24"E
L3	25.00	N51°11'36"E
L4	173.42	S38°48'24"E
L5	75.00	N54°52'17"E
L6	206.10	S40°45'13"E
L7	115.68	S26°42'45"E
L8	162.63	S26°42'45"E
L9	199.93	S26°43'43"E
L10	393.90	S26°42'16"E
L11	61.60	S26°42'45"E
L12	141.53	S51°17'06"W
L13	37.74	S50°47'30"W
L14	177.57	N64°37'55"W
L15	95.73	S77°17'34"W
L16	477.92	S42°55'18"W
L17	70.17	S70°25'59"W
L18	739.50	N84°02'50"W
L19	37.12	N84°02'50"W
L20	164.19	N23°10'30"W
L21	57.53	N30°33'22"W
L22	162.18	N30°33'22"W
L23	201.87	N37°48'32"W
L24	143.42	N37°48'32"W
L25	329.00	N17°25'28"W
L26	331.44	N22°34'22"W
L27	256.61	N47°28'40"W
L28	246.17	N45°37'33"W
L29	450.36	N37°14'12"W
L30	155.67	N32°02'16"W
L31	654.55	S01°48'09"W
L32	973.10	N43°13'22"W

LINE	LENGTH	BEARING
L33	825.00	N52°41'51"W
L34	0.76	N65°11'51"W
L35	1649.24	N65°11'51"W
L36	1881.00	N73°41'51"W
L37	166.85	N46°48'09"E
L38	178.39	N08°59'19"W
L39	121.25	N81°00'41"E
L40	241.35	N84°21'52"E
L41	281.83	S85°27'36"E
L42	255.30	N86°55'13"E
L43	171.56	S85°30'09"E
L44	227.49	N89°24'28"E
L45	423.57	S74°47'04"E
L46	294.30	S81°26'53"E
L47	139.72	N68°40'01"E
L48	271.71	S80°01'58"E
L49	217.99	S72°17'36"E
L50	314.07	S63°00'02"E
L51	309.22	S44°43'13"E
L52	166.14	S48°32'21"E
L53	41.21	S52°38'19"E
L54	61.69	N02°55'23"E
L55	392.92	N02°55'23"E
L56	1467.20	N02°55'23"E
L57	276.47	S86°05'44"E
L58	70.00	S41°27'31"W
L59	608.95	S50°18'44"E
L60	161.80	S86°05'44"E
L61	9.22	S86°05'44"E
L62	555.37	S50°18'44"E
L63	25.00	S43°41'16"W
L64	75.00	S50°10'46"W
L65	200.20	S38°48'24"E



SUBSTATION DETAIL
NOT-TO-SCALE

SPECIAL EXCEPTIONS TABLE

E-10: EASEMENT FOR DYKE OR LEVEE CONSTRUCTION & MAINTAINENCE AND ROAD ACCESS: BOOK 102, PG. 201, REC. NO. 18591
E-11: EASEMENT FOR LEVEES, EMBANKMENTS, REVETMENTS, CANALS ETC: BOOK 162, PG. 22, REC. NO. 85447
E-12: LIMITED ACCESS PROVISIONS: BOOK 214, PG. 59, REC. NO. 18895
E-13: EASEMENT FOR RAILROAD RIGHT-OF-WAY: BOOK 224, PG. 351, REC. NO. 163386
E-14: LIMITED ACCESS PROVISIONS: BOOK 225, PG. 160, REC. NO. 164272, AND BOOK 339, PG. 233, REC. NO. 346041
E-15: EASEMENT FOR SLOPE EASEMENT: BOOK 298, PG. 640, REC. NO. 285291
E-16: OIL, GAS & MINERAL RIGHTS: BOOK 302, PG. 607, REC. NO. 290630
* E-17: TERMS & PROVISIONS FOR EASEMENT AT TAHKENITCH LAKE: REEL 302, PG. 616, REC. NO. 290632
* E-18: TERMS & PROVISIONS FOR WATER PUMPING AT TAHKENITCH LAKE: BOOK 302, PG. 622, REC. NO. 290633, AND BOOK 334, PG. 471, REC. NO. 338765
* E-19: TERMS & PROVISIONS FOR PIPELINE & ROADS: BOOK 302, PG. 629 REC. NO. 290634 AND BOOK 334, PG. 889, REC. NO. 339412
* E-20: TERMS & PROVISIONS FOR PIPELINE EASEMENT: BOOK 303, PG. 197, REC. NO. 291412, AND BOOK 332, PG. 578, REC. NO. 336024
* E-21: TERMS & PROVISIONS FOR TAHKENITCH LAKE & SILTCOOS LAKE: BOOK 303, PG. 203, REC. NO. 291413
* E-22: TERMS & PROVISIONS FOR TAHKENITCH LAKE & SILTCOOS LAKE: BOOK 305, PG. 510, REC. NO. 294737
* E-23: TERMS & PROVISIONS FOR TAHKENITCH LAKE: BOOK 306. PG. 413
* E-24: TERMS & PROVISIONS FOR SILTCOOS LAKE: BOOK 307, PG. 464, REC. NO. 297548
* E-25: TERMS & PROVISIONS FOR FLOWAGE, PIPELINE & ROAD: BOOK 308, PG. 671, REC. NO. 299770, AND BOOK 327, PG. 219, REC. NO. 327746, AND BOOK 331, PG. 440, REC. NO. 334381
* E-26: TERMS & PROVISIONS FOR TAHKENITCH LAKE: BOOK 310, PG. 7, REC. NO. 302315
* E-27: TERMS & PROVISIONS FOR TAHKENITCH LAKE & SILTCOOS LAKE: BOOK 314, PG. 705, REC. NO. 369497
* E-28: TERMS & PROVISIONS TO FLOOD, OVERFLOW, IMPOUND, STORE & MAINTAIN WATER: BOOK 318, PG. 525, REC. NO. 314447
* E-29: TERMS & PROVISIONS FOR SILTCOOS LAKE: BOOK 375, PG. 468, REC. NO. 66-7939
E-30: EASEMENT FOR ELECTRIC POWER TRANSMISSION: BOOK 323, PG. 763, REC. NO. 323009
E-31: EASEMENT FOR ELECTRIC POWER TRANSMISSION: BOOK 336, PG. 199, REC. NO. 341198
E-32: EASEMENT FOR ACCESS ROADS: BOOK 400, PG. 732, REC. NO. 67-12540
E-33: EASEMENT FOR UTILITY PURPOSES: BOOK 610, PG. 1030, REC. NO. 76-15079
E-34: EASEMENT FOR UTILITY PURPOSES: BOOK 681, PG. 728, REC. NO. 78-12507
E-35: EASEMENT FOR COMMUNICATION FACILITIES: BOOK 687, PG. 916, REC. NO. 78-15834
E-36: LEASE, INCL. TERMS & PROVISIONS: BOOK 905, PG. 820, REC. NO. 85-1740
E-37: EASEMENT FOR RAILROAD RIGHT-OF-WAY: BOOK 1025, PG. 642, REC. NO. 88-08968
E-38: EASEMENT FOR ELECTRIC POWER TRANSMISSION: BOOK 1354, PG. 581, REC. NO. 95-10340
E-39: BNDY. LINE ADJUSTMENT COVENANT, INCL. TERMS & PROVISIONS: BOOK 1440, PG. 102, REC. NO. 96-22819
E-40: LEASE, INCL. TERMS & PROVISIONS: BOOK 1546, PG. 918, REC. NO. 98-14073
E-41: EASEMENT FOR OVERHEAD & UNDERGROUND POWER LINES: BOOK 1673, PG. 466, REC. NO. 2000-04202
E-42: EASEMENT FOR ACCESS ROAD & OVERHEAD UTILITY LINE EASEMENT: BOOK 1797, PG. 971, REC. NO. 2001-21606
E-43: TERMS & PROVISIONS OF UTILITY LINES, INGRESS & EGRESS TO EASEMENT: REEL: 1802, PG. 909, REC. NO. 2001-11324
E-44: EASEMENT FOR WATER LINES: INSTRUMENT NO. 2003-019229

ALL RECORDS OF DOUGLAS COUNTY, OREGON # NOT PLOTTABLE * NOT ON SURVEYED SITE

Stuntzner Engineering & Forestry, L.L.C.
ENGINEERING • LAND SURVEYING • FORESTRY
PLANNING • WATER RIGHTS
705 South 4th St.
Post Office Box 118
Coos Bay, Oregon 97420
Phone: (541) 267-2872
Fax: (541) 267-0588

Drawn By:	Elvin Stingley	Date:	JUNE 04, 2007
Checked By:	JLE	Drawing No.:	06-423 I.P.
Designed By:		Revised:	
Job Name:	INTL. PAPER CO. FINAL PARTITION		Sheet 4 of 5

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
June 30,1995
Jerry Lee Estabrook
2703

EXPIRES 12/31/2007

2007-0083 D

PREPARED FOR:
NORBERT F. WONDRA, REPRESENTATIVE
INTERNATIONAL PAPER CO.
P.O. BOX 854, GARDINER OR 97441
(541) 271-2185

PREPARED BY:
STUNTZNER ENG. & FORESTRY LLC
705 S.4TH ST., PO BOX 118,
COOS BAY, OR 97420

FINAL BOUNDARY LINE ADJUSTMENT AND PARTITION PLAT

LOCATED IN PORTIONS OF
THE NW¼, SW¼ & SE¼ OF SEC. 15, AND
THE NE¼, & SE¼, SEC. 16., AND
THE NW¼ & NE¼ OF SEC. 22, T.21S., R12W., W.M.,
DOUGLAS COUNTY, OREGON

DATE: JUNE 18, 2007

PAGE 5: SIGNATURE PAGE

NARRATIVE:
THE PURPOSE OF THIS SURVEY WAS TO PARTITION THAT PARCEL OF LAND RESERVED FROM SALE OR TRANSFER IN SECTIONS 15, 16 AND 22 OF TOWNSHIP 21 SOUTH, RANGE 12 WEST, W.M., DOUGLAS COUNTY, OREGON, DESCRIBED IN DEED INSTRUMENT #1987-11352.

THE PROCEDURE WAS TO TIE EXISTING MONUMENTS OF RECORD AS SHOWN HEREON FOR CONTROL OF THIS SURVEY. HIGHWAY RIGHT-OF-WAY MONUMENTS HELD WERE ALSO AS SHOWN HEREON. NEXT, MONUMENTS WERE SET PER INSTRUCTIONS OF THE OWNER TO CREATE THREE (3) DISTINCT PARCELS FROM THE ORIGINAL PARENT PARCEL.

THE BASIS OF BEARING FOR THIS SURVEY WAS OREGON STATE PLANE, SOUTH ZONE, NAD-83 COORDINATES.
THE EQUIPMENT USED FOR THIS SURVEY WAS: ONE NIKON DTM-550 TOTAL STATION, ONE LEICA-405 TOTAL STATION, ONE TOPCON GTS-312 TOTAL STATION, ALL WITH TDS-RECON DATA COLLECTORS, ONE TRIMBLE 5700 GPS RECEIVER AND ONE TRIMBLE 5800 GPS RECEIVER, BOTH WITH TRIMBLE TSC-1 DATA COLLECTORS.

ASSISTING PERSONNEL WERE: BOB NORTH, DANNY DEAN, COREY WOODRUFF, JASON HERRMANN, TERRENCE CAMPBELL, WALTER WHITE, SHANE FREDRICKSON AND GARY SLAWSON.

SURVEYOR'S CERTIFICATE:
I, JERRY L. ESTABROOK, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE PROPERTY SHOWN ON THIS PARTITION MAP, OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION.

PARENT PARCEL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 16 AND THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 15 OF TOWNSHIP 21 SOUTH, RANGE 12 WEST, W.M.; DOUGLAS COUNTY, OREGON. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" IRON PIPE AT THE E1/16 CORNER ON THE NORTH BOUNDARY OF SAID SECTION 16; THENCE ALONG SAID NORTH BOUNDARY SOUTH 86°05'44" EAST 276.47 FEET TO A 5/8" IRON ROD ON THE WESTERLY RIGHT-OF-WAY BOUNDARY OF U.S. HIGHWAY 101; THENCE ALONG SAID RIGHT-OF-WAY BOUNDARY ON A 783.11 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 46°16'04", FOR 632.38 FEET, (SAID CURVE HAVING A CHORD OF SOUTH 09°07'41"EAST 615.34 FEET) TO A 5/8" IRON ROD; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY ON A SPIRAL CURVE TO THE LEFT (SAID SPIRAL CURVE HAVING A CHORD OF SOUTH 41°35'00" EAST 310.77 FEET) TO A 5/8" IRON ROD; THENCE SOUTH 41°27'31"WEST 70.00 FEET TO A 5/8" IRON ROD; THENCE ALONG A SPIRAL CURVE TO THE LEFT (SAID CURVE HAVING A CHORD OF SOUTH 49°42'08" EAST) 127.02 FEET TO A 1/2" IRON ROD; THENCE SOUTH 50°18'44" EAST 608.95 FEET TO A 5/8" IRON ROD; THENCE SOUTH 86°05'44" EAST 161.80 FEET TO A 5/8" IRON ROD ON THE COMMON BOUNDARY BETWEEN SAID SECTIONS 15 & 16; THENCE LEAVING SAID RIGHT-OF-WAY BOUNDARY AND PROCEEDING ALONG SAID COMMON SECTION BOUNDARY SOUTH 01°48'09" WEST 242.22 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID COMMON SECTION BOUNDARY SOUTH 63°49'43" EAST 34.35 FEET TO A 5/8" IRON ROD; THENCE SOUTH 60°40'03" EAST 248.50 FEET TO A 5/8" IRON ROD; THENCE SOUTH 44°01'49" EAST 24.79 FEET TO A 5/8" IRON ROD; THENCE SOUTH 37°53'02" EAST 368.46 FEET TO A 5/8" IRON ROD; THENCE SOUTH 13°40'22" WEST 88.09 FEET TO A 5/8" IRON ROD; THENCE SOUTH 39°57'22" WEST 471.47 FEET TO A 5/8" IRON ROD; THENCE SOUTH 40°17'05" EAST 381.09 FEET TO A 5/8" IRON ROD; THENCE SOUTH 50°52'07" WEST 494.59 FEET TO A 5/8" IRON ROD; THENCE NORTH 37°19'09" WEST 328.94 FEET TO A 5/8" IRON ROD; THENCE SOUTH 52°49'26" WEST 265.01 FEET TO A 5/8" IRON ROD; THENCE NORTH 51°45'46" WEST 173.98 FEET TO A 5/8" IRON ROD; THENCE NORTH 30°44'33" WEST 752.47 FEET TO A 5/8" IRON ROD; THENCE NORTH 55°58'43" EAST 296.58 FEET TO A 5/8" IRON ROD; THENCE NORTH 53°56'40" WEST 522.10 FEET TO A 5/8" IRON ROD; THENCE NORTH 42°56'51" WEST 357.18 FEET TO A 5/8" IRON ROD; THENCE NORTH 04°37'41" WEST 75.21 FEET TO A 5/8" IRON ROD ON THE WEST BOUNDARY OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE ALONG SAID WEST BOUNDARY NORTH 02°55'23" EAST 1467.20 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 59.37 ACRES, MORE-OR-LESS.

Jerry Lee Estabrook — 6/19/07
JERRY L. ESTABROOK PLS #2703 — DATE

APPROVALS: Keith L. Cubic — JUNE 22, 2007
DOUGLAS COUNTY PLANNING DIRECTOR — DATE

Randy Smith — 6-25-07
DOUGLAS COUNTY SURVEYOR DEPUTY — DATE

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

Sandra K. Cowell — 6/26/07
DOUGLAS COUNTY TAX COLLECTOR — DATE

FILED THIS 27th DAY OF JUNE, 2007, 8:15 O'CLOCK AM/~~PM~~

BARBARA E. NIELSEN — Gloria G. Burnett — 6-27-07
DOUGLAS COUNTY CLERK — By: DEPUTY — DATE

COUNTY CLERK ★ DOUGLAS COUNTY ★ STATE OF OREGON

DECLARATION:

KNOW ALL PEOPLE B ESE PRESENTS THAT INTERNATIONAL PAPER COMPANY IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS TOGETHER WITH THE EASEMENTS AS SHOWN.

Norbert F. Wondra — 6/19/2007
NORBERT F. WONDRA, REPRESENTATIVE, INTERNATIONAL PAPER COMPANY — DATE

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 19th DAY OF JUNE, 2007, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED NORB WONDRA, WHO DID SAY THAT HE WAS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Elvin L. Stingley
ELVIN L. STINGLEY

MY COMMISSION EXPIRES: MAY 04, 2010

Stuntzner Engineering & Forestry, L.L.C.
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PLANNING • WATER RIGHTS
705 South 4th St.
Post Office Box 118
Coos Bay, Oregon 97420
Phone: (541) 267-2872
Fax: (541) 267-0588

Drawn By:	Elvin Stingley	Date:	JUNE 04, 2007
Checked By:	JLE	Drawing No.:	06-423 I.P.
Designed By:		Revised:	
Job Name:	INTL. PAPER CO. FINAL PARTITION		Sheet 5 of 5

REGISTERED PROFESSIONAL LAND SURVEYOR
Jerry Lee Estabrook
OREGON
June 30,1995
Jerry Lee Estabrook
2703
EXPIRES 12/31/2007