DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK 2007-024629

NO FEE

00202488200700246290010014
11/19/2007 11:12:26 AM
PLAT-PAR Cnt=1 Stn=3 MARRIAGECOUNTER
This is a no fee document

FILED THIS DAY 19 NOV, 2007 11:12 OCLOCK AM/PM

BARBARA E. NIELSEN — Deputy — 11/19/07
DOUGLAS COUNTY CLERK — DATE

COUNTY CLERK ★ DOUGLAS COUNTY ★ STATE OF OREGON

PLANNNING DEPARTMENT NO. 07-137

WATER: WELL AND SPRING
SANITATION: SEPTIC
ZONE; FF
PLAN: FFT

APPROVAL:

11-15-07
DOUGLAS COUNTY SURVEYOR — DATE

11/14/07
DOUGLAS COUNTY PLANNING DIRECTOR — DATE

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

11/15/07
DOUGLAS COUNTY TAX COLLECTOR — DATE

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT KARL RICHARD HESS IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED INTO PARCELS TOGETHER WITH EASEMENTS AS SHOWN

Nov 13-07
KARL RICHARD HESS — DATE

ACKNOWLEDGEMENTS:

STATE OF OREGON
COUNTY OF DOUGLAS } SS

KNOW ALL PEOPLE BY THESE PRESENTS THIS 13th DAY OF November, 2007 BEFORE ME A NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED KARL RICHARD HESS, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY

NOTARY: DEBRA A. LEE
NOTARY PUBLIC: OREGON
COMMISION NO. 404259
MY COMMISION EXPIRES 6-20-10

OFFICIAL SEAL
DEBRA A LEE
NOTARY PUBLIC - OREGON
COMMISSION NO. 404259
MY COMMISSION EXPIRES JUNE 20, 2010

LAND PARTITION PLAT

SE1/4 NW1/4, S1/2 NE 1/4, NE1/4SE1/4, SECTION 2,
TOWNSHIP 23 SOUTH RANGE 4 WEST W.M.
SURVEYED BY: LONE ROCK TIMBER MANAGEMENT CO.
FOR: LONE ROCK TIMBERLAND CO.
P.O. BOX 1127 ROSEBURG, OREGON 97470
AND KARL RICHARD HESS
5890 SCOTTS VALLEY ROAD YONCALLA, OR. 97499
DOUGLAS COUNTY, OREGON
OCTOBER 2007

REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
JULY 16, 1987
KEN W. HOFFINE
2291
EXPIRES 6/09

SURVEYORS CERTIFICATE:

I, KEN W. HOFFINE A REGISTERED PROFFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED A PARCEL BOUNDARY FOR THE PARTITION OF LAND DESCRIBED PER INSTRUMENT NUMBER 1987-14928, DEED RECORDS OF DOUGLAS COUNTY, OREGON

PARCEL 1

THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, AND THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, T23S, R4W, W.M. DOUGLAS COUNTY, OREGON, EXCEPTING THAT PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, WHICH LIES EAST OF A LINE BEGINNING AT A 5/8" IRON ROD WHICH BEARS N89°48'21"W, 362.00 FEET FROM THE CENTER-EAST 1/16 OF SECTION 2, THENCE ALONG THE LINE N28°40'27" E, 1497.87 FEET TO A 5/8" IRON ROD WHICH BEARS N89°44'07"W, 961.67 FEET FROM THE NORTH 1/16 CORNER BETWEEN SECTIONS 1 AND 2, T23S, R4W, W.M.

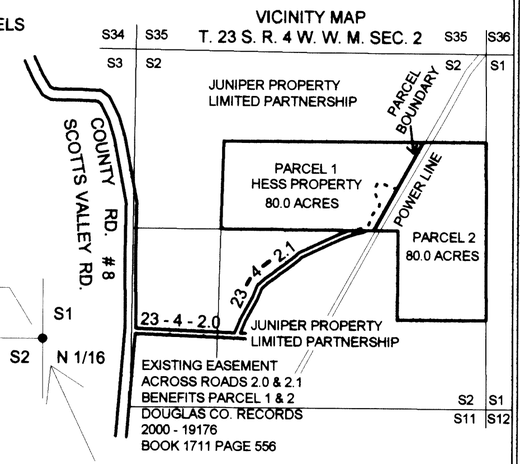
PARCEL 2

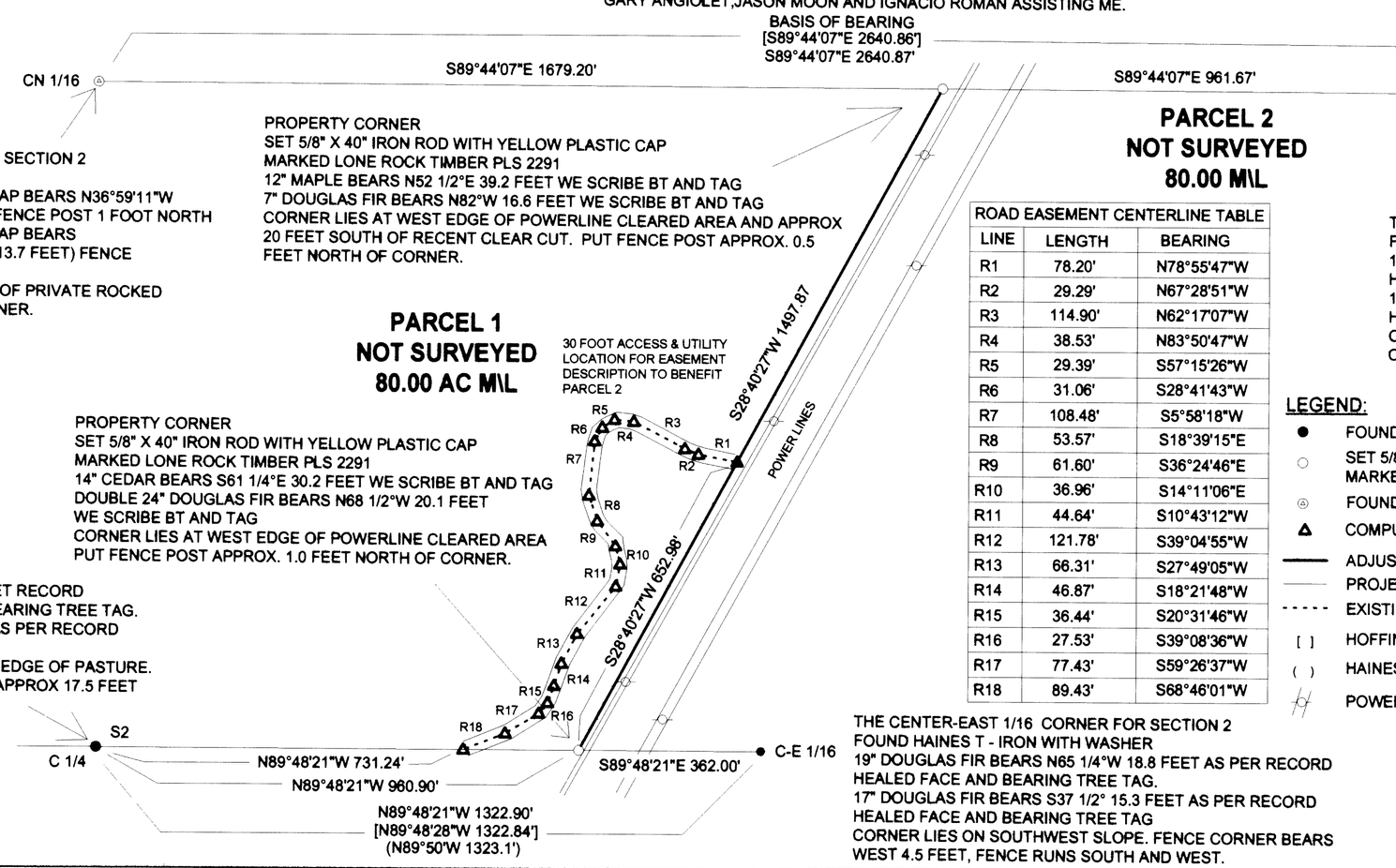
THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, T23S, R4W, W.M., DOUGLAS COUNTY, OREGON, AND THAT PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 2 WHICH LIES EAST OF A LINE BEGINNING AT A 5/8" IRON ROD WHICH BEARS N89°48'21"W, 362.00 FEET FROM THE CENTER-EAST 1/16 OF SECTION 2, THENCE ALONG THE LINE N28°40'27"E, 1497.87 FEET TO A 5/8" IRON ROD WHICH BEARS N89°44'07"W, 961.67 FEET FROM THE NORTH 1/16 CORNER BETWEEN SECTIONS 1 AND 2, T23S, R4W, W.M.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE HESS 160-ACRE PROPERTY INTO TWO PARCELS FOR THE LONE ROCK TIMBERLAND CO. PURCHASE OF PARCEL 2. WE RAN A CLOSED LOOP RANDOM TRAVERSE SURVEY TO TIE IN THE C-N 1/16, N 1/16, C 1/4 AND THE C-E 1/16 CORNERS AS SHOWN ON THIS MAP FOR CONTROL. WE COMPUTED THE TOTAL ACREAGE OF THE HESS PROPERTY TO BE 160.0 ACRES FROM A COMBINATION OF MEASUREMENTS FROM HAINES MAP M22-6, HOFFINE'S MAP M135-69 AND THIS 2007 SURVEY. WE THEN COMPUTED TWO EQUAL 80-ACRE PARCELS WITH THE ESTABLISHMENT OF THE NEW BOUNDARY LINE WHICH IS PARALLEL TO THE EXISTING POWERLINE RIGHT OF WAY WHICH CURRENTLY DIVIDES THE HESS PROPERTY. WE ALSO RAN A TRAVERSE FROM OUR EXISTING CONTROL TO TIE IN THE CENTERLINE OF AN EXISTING GRAVEL ROAD FOR A ROAD EASEMENT DESCRIPTION. THIS SURVEY WAS DONE WITH A NIKON DTM 522 TOTAL STATION WITH GARY ANGIOLET, JASON MOON AND IGNACIO ROMAN ASSISTING ME.

VICINITY MAP





THE CENTER-NORTH 1/16 CORNER FOR SECTION 2
FOUND 2000 LRT ALUMINUM CAP
5/8" IRON ROD WITH YELLOW PLASTIC CAP BEARS N36°59'11"W
12.88 FEET (RECORD N37°W 12.9 FEET) FENCE POST 1 FOOT NORTH
5/8" IRON ROD WITH YELLOW PLASTIC CAP BEARS
S36°59'32"E 13.70 FEET RECORD (S37°E 13.7 FEET) FENCE
POST 1 FOOT NORTH
CORNER LIES APPROX. 20 FEET NORTH OF PRIVATE ROCKED
ROAD. BLACKBERRY PATCH NEAR CORNER.

PROPERTY CORNER
SET 5/8" X 40" IRON ROD WITH YELLOW PLASTIC CAP
MARKED LONE ROCK TIMBER PLS 2291
12" MAPLE BEARS N52 1/2°E 39.2 FEET WE SCRIBE BT AND TAG
7" DOUGLAS FIR BEARS N82°W 16.6 FEET WE SCRIBE BT AND TAG
CORNER LIES AT WEST EDGE OF POWERLINE CLEARED AREA AND APPROX
20 FEET SOUTH OF RECENT CLEAR CUT. PUT FENCE POST APPROX. 0.5
FEET NORTH OF CORNER.

PROPERTY CORNER
SET 5/8" X 40" IRON ROD WITH YELLOW PLASTIC CAP
MARKED LONE ROCK TIMBER PLS 2291
14" CEDAR BEARS S61 1/4°E 30.2 FEET WE SCRIBE BT AND TAG
DOUBLE 24" DOUGLAS FIR BEARS N68 1/2°W 20.1 FEET
WE SCRIBE BT AND TAG
CORNER LIES AT WEST EDGE OF POWERLINE CLEARED AREA
PUT FENCE POST APPROX. 1.0 FEET NORTH OF CORNER.

THE CENTER 1/4 CORNER FOR SECTION 2
FOUND HAINES T - IRON WITH WASHER
17" DOUGLAS FIR BEARS S61 3/4°W 35.4 FEET RECORD
(S61 1/4°W 35.4 FEET) HEALED FACE AND BEARING TREE TAG.
17" DOUGLAS FIR BEARS S63°W 38.0 FEET AS PER RECORD
HEALED FACE AND BEARING TREE TAG
CORNER LIES ON FLAT GROUND AT SOUTH EDGE OF PASTURE.
A EAST - WEST FENCE LINE BEARS SOUTH APPROX 17.5 FEET

ROAD EASEMENT CENTERLINE TABLE

LINE	LENGTH	BEARING
R1	78.20'	N78°55'47"W
R2	29.29'	N67°28'51"W
R3	114.90'	N62°17'07"W
R4	38.53'	N83°50'47"W
R5	29.39'	S57°15'26"W
R6	31.06'	S28°41'43"W
R7	108.48'	S5°58'18"W
R8	53.57'	S18°39'15"E
R9	61.60'	S36°24'46"E
R10	36.96'	S14°11'06"E
R11	44.64'	S10°43'12"W
R12	121.78'	S39°04'55"W
R13	66.31'	S27°49'05"W
R14	46.87'	S18°21'48"W
R15	36.44'	S20°31'46"W
R16	27.53'	S39°08'36"W
R17	77.43'	S59°26'37"W
R18	89.43'	S68°46'01"W

THE NORTH 1/16 CORNER FOR SECTION 1 & 2
FOUND HAINES T - IRON WITH WASHER
12" DOUGLAS FIR BEARS N72 3/4°E 7.0 FEET AS PER RECORD
HEALED FACE AND BEARING TREE TAG.
18" CEDAR BEARS S24 1/2°W 11.3 FEET NO RECORD
HEALED FACE AND BEARING TREE TAG
CORNER LIES APPROX. N57°W 1.0 FEET SOUTH OF FENCE
CORNER FENCE RUNS NORTH AND WEST

THE CENTER-EAST 1/16 CORNER FOR SECTION 2
FOUND HAINES T - IRON WITH WASHER
19" DOUGLAS FIR BEARS N65 1/4°W 18.8 FEET AS PER RECORD
HEALED FACE AND BEARING TREE TAG.
17" DOUGLAS FIR BEARS S37 1/2° 15.3 FEET AS PER RECORD
HEALED FACE AND BEARING TREE TAG
CORNER LIES ON SOUTHWEST SLOPE. FENCE CORNER BEARS
WEST 4.5 FEET, FENCE RUNS SOUTH AND WEST.

LEGEND:

- ● FOUND HAINES T - IRON
- ○ SET 5/8" X 40" IRON ROD WITH YELLOW PLASTIC CAP MARKED LONE ROCK TIMBER PLS 2291
- ◎ FOUND 2 1/2" ALUMINUM CAP FROM HOFFINE 2000 MAP M 135 - 69
- △ COMPUTED POINT MEASURED NOT SET
- ADJUSTED BOUNDARY LINE - MARKED WITH METAL POSTS
- PROJECTED LINE
- EXISTING ROCK ROAD
- [ ] HOFFINE 2000 MAP M 135 - 69
- ( ) HAINES 1961 MAP M 22 - 6
- POWERLINES

0 200'

BASIS OF BEARING
FROM M 135 - 69

2007-0150

2007-0150