

DOUGLAS COUNTY OFFICIAL RECORDS
PATRICIA K. HITT, COUNTY CLERK
2012-001824
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01/24/2012 01:31:38 PM
PLAT-PAR Cnt=1 Stn=1 receiptcounter
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PARTITION SURVEY MAP

APPROVALS
Randy Smith 1-23-2012
DOUGLAS COUNTY SURVEYOR DATE
Patricia K. Hitt 1-24-2012
DOUGLAS COUNTY CLERK DATE



I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.
Sandra K. Corvett 1/24/12
DOUGLAS COUNTY TAX COLLECTOR DATE

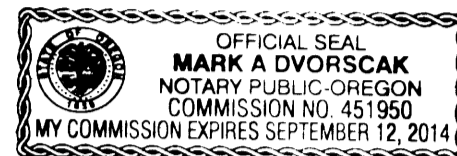
DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT JUNIPER PROPERTIES LIMITED PARTNERSHIP LLC, A WASHINGTON LLC IS THE OWNER OF THE LANDS REPRESENTED HEREON AND THAT IT HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN HEREON.

GREG BYRNE, CFO
GREG BYRNE, CHIEF FINANCIAL OFFICER

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF DOUGLAS)



PERSONALLY APPEARED BEFORE ME THIS 30th DAY OF December, 2011, THE ABOVE NAMED GREG BYRNE CFO OF LONE ROCK TIMBERLAND CO. MANAGING PARTNER OF JUNIPER PROPERTIES LIMITED PARTNERSHIP LLC, AND ACKNOWLEDGES THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED ON BEHALF OF SAID CORPORATION.

Mark A. Dvorcak
NOTARY PUBLIC FOR OREGON

SURVEY FOR:
JUNIPER PROPERTIES LIMITED PARTNERSHIP L.L.C.
SECTION 21 THE WEST 1/2 OF THE WEST 1/2, SECTION 28
THE WEST 1/2 OF THE WEST 1/2 TOWNSHIP 22 SOUTH
RANGE 5 WEST W. M.
SURVEYED BY: LONE ROCK TIMBER MANAGEMENT COMPANY
P. O. BOX 1127 ROSEBURG, OREGON 97470
DOUGLAS COUNTY NOVEMBER 2011

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION A 22.41 ACRE PARCEL (1) FROM A PARENT PARCEL OF APPROXIMATELY 941 ACRES FROM WHICH PARCEL (2) CONTAINING 919 ACRES IS REMAINING. WE INITIATED THIS SURVEY AT THE NORTHWEST CORNER OF SECTION 28 WHICH IS A PROPORTIONED CORNER SET BY BLOOM IN 1980. WE RAN A RANDOM CLOSED TRAVERSE TO THE WEST 1/4 CORNER OF SECTION 28 WHICH IS A COUNTY BRASS CAP SET FROM ORIGINAL EVIDENCE. WE SET A NORTH 1/16 CORNER BETWEEN SECTIONS 28 AND 29 FROM WHICH AN EXISTING FENCE CORNER BEARS N 87° W 1.7 FEET. WE ALSO SET A 5/8" IRON ROD ON THE SECTION LINE AT DEED DISTANCE FROM THE NORTH 1/16 CORNER PER DEED VOL. 184 PAGE 80. A FENCE CORNER FROM THIS IRON ROD BEARS S 21 1/4° W 12.0 FEET ON A STEEP ROCKY SLOPE, THAT IS A DIFFICULT FENCE BUILDING AREA. WE ALSO RAN A CLOSED LOOP RANDOM TRAVERSE TIEING IN CORNERS FROM PARTITION MAP 1991-007 TO DESCRIBE AND LOCATE THE ROAD EASEMENT LOCATIONS AS SHOWN HEREON. THE NORTH BOUNDARY OF PARCEL (1) WE ESTABLISHED BY SETTING IRON RODS BELOW GROUND SURFACE IN MIDDLE OF AN EXISTING NORTHEASTERLY RUNNING GRAVEL ROAD FROM COURSES L1 THRU L3. WE THEN SET IRON RODS IN A WESTERLY FLOWING STREAM CHANNEL TO THE EAST BOUNDARY OF PARCEL (1). THIS SURVEY WAS DONE WITH A NIKON DTM 522 TOTAL STATION WITH GARY ANGIOLET, IGNACIO ROMAN, AND DAN SAILY ASSISTING ME.

APPROVAL:
Sharon Goodhue 1/23/12
DOUGLAS COUNTY PLANNING DIRECTOR DATE
PLANNING DEPT. FILING NO. 11 - 046

ZONE: FG & FF WATER: PARCEL 1 - SPRING
PLAN: AGG, FFT & UGB PARCEL 2 - NO. REQ. VARIANCE
SANITATION: PARCEL 1 - SEPTIC
PARCEL 2 - NO REQ. VARIANCE

THE NORTHWEST SECTION CORNER FOR SECTION 28 FOUND 2 1/2" BLOOM CAP AS PER MAP M 79-64 -- 5' X 6.5' BOULDER BEARS N59°22' W 98.96 FEET (RECORD N57°35' W 98.8 FEET) FOUND PK NAIL OUT OF POSITION AND PUT IN NEW PK NAIL.

-- 5/8" IRON ROD BEARS S67°33' W 19.69 FEET (RECORD S68°29' W 19.65 FEET)
-- 5/8" IRON ROD BEARS N73°29' E 25.53 FEET (RECORD N74°53' E 25.58 FEET)
-- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED LONE ROCK TIMBER PLS 2291 BEARS S0°39'31"E 40.23 FEET 0.3 FEET BELOW GROUND IN CENTERLINE OF GRAVEL ROAD.

CORNER LIES IN SECOND GROWTH FIR TREES AND IS NORTH APPROX. 40 FEET FROM CENTERLINE OF GRAVEL ROAD.

40' WIDE EASEMENT
EXISTING ROAD EASEMENT
DOUGLAS COUNTY #65-15513

LINE	BEARING	HORIZ DIST
L1	S72°25'53"W	358.371'
L2	S56°41'31"W	228.938'
L3	S38°02'24"W	43.983'
L4	S27°20'33"W	276.111'
L5	S34°40'19"W	302.020'
L6	S27°42'15"W	250.626'
L7	S36°36'50"W	300.901'
L8	S34°51'26"W	237.895'
L9	S13°15'44"W	377.309'
L10	S3°22'21"E	400.366'
L11	S37°54'59"W	186.571'
L12	S50°52'59"W	325.719'
L13	S75°14'11"W	120.427'
L14	N85°39'58"W	254.554'
L15	S17°57'52"W	110.926'
L16	S4°37'33"W	483.869'
L17	S22°12'21"W	315.899'
L18	S12°04'07"W	95.463'

SET PROPERTY CORNER
SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED LONE ROCK TIMBER PLS 2291 -- 13" DOUGLAS FIR BEARS S79 1/2° W 37.8 FEET WE SCRIBE BT AND TAG.
CORNER IS 0.3 FEET BELOW GROUND LEVEL IN CENTERLINE OF GRAVEL ROAD.

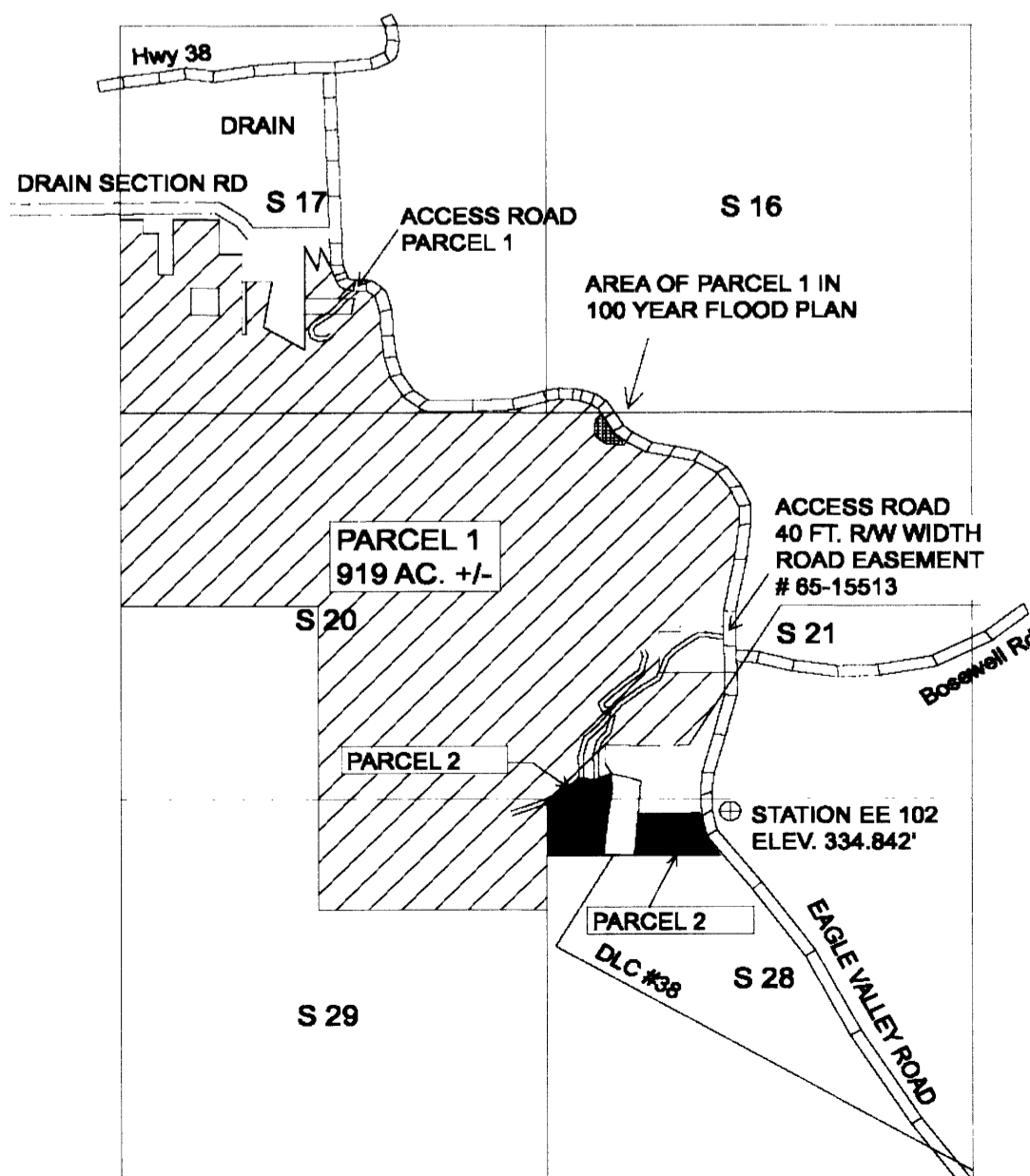
LEGEND

- FOUND MONUMENTS
- FOUND IRON ROD PER MAJOR PARTITION 1991 - 0007
- ⚡ FOUND SPIKE PER DEED
- ⊗ BENCH MARK STATION EE 102 ELEVATION 334.842
- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED LONE ROCK TIMBER PLS 2291
- SET 5/8" X 30" IRON ROD WITH 2 1/2" ALUMINUM CAP.
- ⊙ 5/8" IRON RODS PER PARTITION 1991-0007 CALCULATED POSTION
- △ CALCULATED POSITION FOR EASEMENT CENTERLINE
- EXISTING FENCE LINE
- - - EXISTING GRAVEL ROAD 40' EASEMENT
- () HOFFINE 1991 MAJOR LAND PARTITION 1991 - 0007 FILED IN DOUGLAS COUNTY SURVEYORS OFFICE
- < > BLOOM 1980 MAP M 79 - 64 FILED IN DOUGLAS COUNTY SURVEYORS OFFICE
- { } DEED VOL. 184 PAGE 80 FILED IN DOUGLAS COUNTY CLERKS OFFICE
- [] DEED BOOK 1082 PAGE 28 FILED IN DOUGLAS COUNTY CLERKS OFFICE

BASIS OF BEARING IS FROM LONE ROCK PARTITION MAP 1991-0007 WHICH USED THE ASSUMED BEARING ON MAP M8-68 ALONG THE NORTHWEST LINE OF JESSE APPLAGATE DLC 38

REGISTERED PROFESSIONAL LAND SURVEYOR
Ken W. Hoffine
OREGON JULY 16, 1987
KEN W. HOFFINE PLS # 2291
EXPIRES: 6/30/2013

VICINITY MAP
T. 22 S. R. 5 W. SEC. 16, 17, 20, 21, 28, & 29
NOT TO SCALE:



SURVEYOR'S CERTIFICATE

I, KEN W. HOFFINE HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED HEREON AND THAT THE FOLLOWING IS AS ACCURATE DESCRIPTION OF SAID LANDS.

PARCEL 1 OF PARTITION PLAT NO. 1993 - 0049 OF THE RECORDS OF LAND PARTITIONS IN DOUGLAS COUNTY, OREGON

Ken W. Hoffine
KEN W. HOFFINE PLS 2291

THE QUARTER CORNER BETWEEN SECTIONS 28 AND 29 FOUND 1958 DOUGLAS COUNTY BRASS CAP 1 FOOT ABOVE GROUND -- 1" IRON PIPE BEARS N21°21'E 7.97 FEET (RECORD N20°E 8.0 FEET) -- 21" OAK SNAG BEARS N70°E 56.8 FEET (RECORD N72°E 56.1 FEET) HEALED FACE AND TAG. -- 9" OAK SNAG BEARS N4 3/4°E 18.3 FEET (RECORD N6 1/2°E 18.5 FEET) HEALED FACE AND TAG. -- 35" DOUGLAS FIR BEARS N23 1/2°W 15.6 FEET (RECORD N22 1/2°W 15.6 FEET) HEALED FACE AND TAG. -- 25" DOUGLAS FIR BEARS S59 3/4°E 33.6 FEET (RECORD S58°E 34.0 FEET) HEALED FACE AND TAG. CORNER LIES ON EAST FACING SLOPE IN MATURE TIMBER.