

APPROVALS

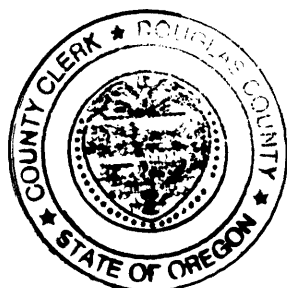
Keith L. Cubie JUNE 20, 2013
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Randy Hunt 6-21-13
DOUGLAS COUNTY SURVEYOR DATE

STATEMENTS

FILED THIS 25 DAY OF JUNE 2013

BY: Patricia K. Hitt 1:23 Pm
DOUGLAS COUNTY CLERK TIME



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

Jessica E. Chief Deputy 6/20/13
DOUGLAS COUNTY TAX COLLECTOR DATE

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT LONE ROCK TIMBERLAND COMPANY, A WASHINGTON COMPANY IS THE OWNER OF THE LANDS REPRESENTED HEREON AND THAT IT HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN HEREON.

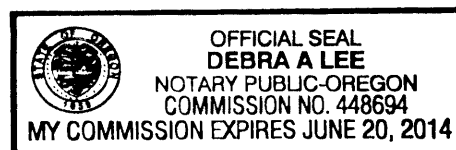
Greg Byrne
GREG BYRNE, CHIEF FINANCIAL OFFICER

ACKNOWLEDGMENT

STATE OF OREGON)
) SS
COUNTY OF DOUGLAS)

PERSONALLY APPEARED BEFORE ME THIS 10th DAY OF June, 2013, THE ABOVE NAMED GREG BYRNE, CHIEF FINANCIAL OFFICER, OF LONE ROCK TIMBERLAND CO., AND ACKNOWLEDGES THE FORGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED ON BEHALF OF SAID CORPORATION.

Debra A. Lee
NOTARY PUBLIC FOR OREGON



ZONING & UTILITIES

PLANNING DEPT. FILING NO. 13-004

ZONE: FF

PLAN: PARCEL 1 - FF
PARCEL 2 - FF

WATER: PARCEL 1 - WELL
PARCEL 2 - NO. REQ. VARIANCE

SANITATION: PARCEL 1 - SEPTIC WITH DRAINFIELD
PARCEL 2 - NO REQ. VARIANCE

PARCEL 1 LEGAL DESCRIPTION

BEGINNING AT THE SOUTH 1/16 BETWEEN SECTIONS 11 AND 12, TOWNSHIP 23 SOUTH, RANGE 6 WEST, W.M., THENCE NORTH 82° 54' 18" EAST 237.06 FEET TO A 5/8" IRON ROD, THENCE NORTH 82° 54' 40" EAST 1011.63 FEET TO A 5/8" IRON ROD WHICH IS THE TRUE POINT OF BEGINNING, THENCE SOUTH 06° 13' 56" EAST FOR 101.81 FEET TO A 5/8" IRON ROD, THENCE SOUTH 04° 18' 12" EAST FOR 133.76 FEET TO A 5/8" IRON ROD, THENCE SOUTH 04° 38' 08" WEST FOR 51.99 FEET TO A 5/8" IRON ROD, THENCE SOUTH 12° 22' 23" EAST FOR 33.42 FEET TO A 5/8" IRON ROD, THENCE NORTH 79° 51' 33" EAST FOR 99.23 FEET TO A 5/8" IRON ROD, THENCE NORTH 23° 49' 39" EAST FOR 124.26 FEET TO A 5/8" IRON ROD, THENCE NORTH 18° 27' 21" EAST FOR 78.70 FEET TO A 5/8" IRON ROD, THENCE NORTH 34° 26' 47" EAST FOR 86.50 FEET TO A 5/8" IRON ROD, THENCE NORTH 04° 00' 04" EAST FOR 73.29 FEET TO A 5/8" IRON ROD, THENCE NORTH 17° 34' 49" EAST FOR 90.60 FEET TO A 5/8" IRON ROD, THENCE NORTH 13° 38' 42" EAST FOR 76.52 FEET TO A 5/8" IRON ROD, THENCE NORTH 52° 42' 04" WEST FOR 138.29 FEET TO A 5/8" IRON ROD, THENCE SOUTH 16° 35' 47" WEST FOR 146.06 FEET TO A 5/8" IRON ROD, THENCE SOUTH 03° 12' 21" WEST FOR 74.26 FEET TO A 5/8" IRON ROD, THENCE SOUTH 02° 23' 45" WEST FOR 44.39 FEET TO A 5/8" IRON ROD, THENCE SOUTH 82° 54' 40" WEST FOR 139.63 FEET TO THE TRUE POINT OF BEGINNING, WHICH ALL LIES IN THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 6 WEST, W.M., DOUGLAS COUNTY OREGON, CONTAINING 1.94 ACRES MORE OR LESS.

PARCEL 2 LEGAL DESCRIPTION

BEGINNING AT A 5/8" IRON ROD WHICH BEARS SOUTH 01° 23' 46" EAST 237.00 FEET FROM THE SOUTH 1/16 BETWEEN SECTIONS 11 AND 12, TOWNSHIP 23 SOUTH, RANGE 6 WEST, THENCE SOUTH 01° 23' 46" EAST FOR 1043.89 FEET TO THE SOUTHWEST CORNER OF SECTION 12; THENCE NORTH 83° 18' 53" EAST FOR 2628.78 FEET TO THE SOUTH 1/4 OF SECTION 12; THENCE NORTH 00° 36' 00" WEST FOR 1301.43 FEET TO THE CENTER-SOUTH 1/16 OF SECTION 12; THENCE SOUTH 82° 54' 40" WEST FOR 1147.16 FEET TO A 5/8" IRON ROD ; THENCE SOUTH 04° 00' 04" WEST FOR 73.29 FEET TO A 5/8" IRON ROD; THENCE SOUTH 34° 26' 47" WEST FOR 86.50 FEET TO A 5/8" IRON ROD; THENCE SOUTH 18° 27' 21" WEST FOR 78.70 FEET TO A 5/8" IRON ROD ; THENCE SOUTH 23° 49' 39" WEST FOR 124.26 FEET TO A 5/8" IRON ROD; THENCE SOUTH 79° 51' 33" WEST FOR 99.23 FEET TO A 5/8" IRON ROD; THENCE NORTH 12° 22' 23" WEST FOR 33.42 FEET TO A 5/8" IRON ROD; THENCE NORTH 04° 38' 08" EAST FOR 51.99 FEET TO A 5/8" IRON ROD; THENCE NORTH 04° 18' 12" WEST FOR 133.76 FEET TO A 5/8" IRON ROD; THENCE NORTH 06° 13' 56" WEST FOR 101.81 FEET TO A 5/8" IRON ROD; THENCE SOUTH 82° 54' 40" WEST FOR 1011.63 FEET TO A 5/8" IRON; THENCE SOUTH 40° 45' 27" WEST FOR 351.40 FEET TO A 5/8" IRON ROD; TO THE POINT OF BEGINNING, WHICH LIES IN THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 6 WEST, W.M., DOUGLAS COUNTY OREGON, CONTAINING 75.84 ACRES MORE OR LESS

REGISTERED PROFESSIONAL LAND SURVEYOR

Ken W. Hoffine

OREGON
JULY 16, 1987
KEN W. HOFFINE
PLS 2291

EXPIRES: 6/30/2013

PARTITION SURVEY MAP

SURVEY FOR : LONE ROCK TIMBERLAND CO.

P.O. BOX 1127 ROSEBURG, OREGON 97470
SW 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH RANGE 6 WEST
WILLAMETTE MERIDIAN
SURVEYED BY: LONE ROCK TIMBER MANAGEMENT COMPANY
P.O. BOX 1127 ROSEBURG, OREGON 97470

TRACT : PHILLIPS DATE : MAY 2013

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 AN ACCURATE DESCRIPTION OF SAID LANDS.

PARCEL 1 OF PARTITION PLAT NO. 2013-004 OF THE RECORDS OF LAND PARTITIONS IN DOUGLAS COUNTY, OREGON

Ken W. Hoffine
KEN W. HOFFINE PLS 2291

NARRATIVE

THIS SURVEY WAS CONDUCTED TO PARTITION PARCEL 1, A 1.94 ACRE TRACT HOME SITE FROM PARCEL 2, A 75.84 ACRE TRACT AFTER ADJUSTMENT TO BE MANAGED FOR TIMBER LAND PRODUCTION. WE INITIATED THIS SURVEY AT AN IRON ROD (9) SET BY EDWARDS M163-7 WHICH LIES ON THE EAST-WEST CENTERLINE OF THE SOUTHWEST 1/4 OF SECTION 12 SHOWN ON THIS MAP. WE RAN A RANDOM CLOSED LOOP SURVEY AROUND PARCEL 1 TO TIE IN EDWARDS IRON RODS (3 THRU 9) AND SETTING LRT IRON RODS (10 THRU 18) AS SHOWN. WE ALSO RAN A RANDOM SURVEY LINE TO THE S 1/16 AND EDWARDS IRON ROD (2) TO MARK A PORTION OF THE NORTH PROPERTY LINE OF PARCEL 2 BETWEEN CORNERS (2) AND (18) AS SHOWN ON THE MAP. THE WEST BOUNDARY OF PARCEL 1 IS IN TIMBER WHICH IS WHY WE MARK THE BOUNDARY LINES BETWEEN IRON RODS (15 THRU 18) BY BLAZING AND PAINTING. THIS SURVEY WAS DONE WITH A NIKON DTM 522 TOTAL STATION WITH DAN SAILY AND IGNACIO ROMAN ASSISTING ME.

EASEMENTS AFFECTING PARCELS

- 1. DECLARATION OF TAKING FOR BLM PUBLIC EASEMENT AND RIGHT-OF-WAY RECORDED APRIL 22, 1969 AS DESCRIBED IN BOOK 424 PAGE 388 INSTRUMENT NO. 69-3839. RECORDED IN THE DOUGLAS COUNTY CLERK'S OFFICE.
- 2. SEPTIC TANK/DRAIN FIELD EASEMENT DATED JUNE 11, 2012 AS DESCRIBED IN INSTRUMENT NO. 2012-10353 RECORDED IN THE DOUGLAS COUNTY CLERK'S OFFICE.
- 3. MUTUAL ACCESS AND UTILITY EASEMENT DATED JUNE 11, 2012 AS DESCRIBED IN INSTRUMENT NO. 2012-10354 RECORDED IN THE DOUGLAS COUNTY CLERK'S OFFICE.
- 4. EASEMENT FOR UNDERGROUND TELEPHONE FACILITIES DATED JULY 31, 1981. AS DESCRIBED IN BOOK 796 PAGE 681 INSTRUMENT NO. 81-10106 AND BOOK 798 PAGE 629 INSTRUMENT NO. 81-11197. RECORDED IN THE DOUGLAS COUNTY CLERK'S OFFICE.
- 5. EASEMENT FOR RIGHT-OF-WAY FOR WEST DOUGLAS ELECTRIC COOPERATIVE, INC. RECORDED APRIL 3, 1995. AS DESCRIBED IN BOOK 1345 PAGE 1000 INSTRUMENT NO. 95-6599. RECORDED IN THE DOUGLAS COUNTY CLERK'S OFFICE.

2013-0022B

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