

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT NORTHWEST TIMBER INVESTMENT GROUP, LLC IS THE OWNER OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES, HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED, AND HEREBY CAUSE THE THE 40 FOOT PARCEL 1 ACCESS & UTILITY EASEMENT, THE 25 FOOT WATER SYSTEM EASEMENT NO. 2, AND THE 35 FOOT WATER SYSTEM EASEMENT TO BE CREATED APPURTENANT TO PARCEL 1; AND DOES ALSO HEREBY CAUSE THE 40 FOOT PARCEL 2 ACCESS & UTILITY EASEMENT, THE 25 FOOT WATER SYSTEM EASEMENTS NO. 1 & 2, AND THE 35 FOOT WATER SYSTEM EASEMENT TO BE CREATED APPURTENANT TO PARCEL 2 AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT.

Douglas C. Allen, member
DOUGLAS C. ALLEN - MEMBER

ACKNOWLEDGMENT:

STATE OF OREGON)
) SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 11th DAY OF June, 2018, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED NORTHWEST TIMBER INVESTMENT GROUP, LLC BY ITS MEMBER DOUGLAS C. ALLEN, TO ME KNOWN TO BE THE PERSONS DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT HE EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET FORTH MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Robin Christine Robbins
NOTARY PUBLIC, STATE OF OREGON



ZONING & UTILITIES:

ZONING: FARM FOREST (FF) & EXCLUSIVE FARM USE (F3)
COMP. PLAN: FARM FOREST TRANSITIONAL (FFT) & AGRICULTURE-CROPLAND (AGC)

WATER: PARCEL 1 - WELL
PARCEL 2 - WELL
PARCEL 3 - WELL

SEWER: PARCEL 1 - ON-SITE SEPTIC
PARCEL 2 - ON-SITE SEPTIC
PARCEL 3 - ON-SITE SEPTIC

PLANNING FILE NO. 17-041

APPROVALS:

Keith L. Cubie JUNE 22, 2018
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Kristian O. Alex Shurt 6/25/2018
DOUGLAS COUNTY SURVEYOR DATE



FILED THIS 25th DAY OF JUNE, 2018, AT 3:09 AM/PM

Patricia K. Hitt 6/25/18
DOUGLAS COUNTY CLERK DATE

TAX COLLECTORS CERTIFICATE:

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

Adam DeGroot 6/25/18
DOUGLAS COUNTY TAX COLLECTOR DATE

PARTITION PLAT
LAND PARTITION BASED ON
MEASURE 49 AUTHORIZATION
LOCATED IN THE
SE 1/4 OF SECTION 20
T.25S., R.7W., W.M.
DOUGLAS COUNTY, OREGON

Douglas County Official Records 2018-010437
Patricia K. Hitt, County Clerk
NO FEE
00466793201800104370020023
06/25/2018 03:09:59 PM
PLAT-PAR Cnt=1 Stn=33 HAJOHNST
This is a no fee document

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE NORTHWEST TIMBER INVESTMENT GROUP, LLC PROPERTY AS DESCRIBED IN INSTRUMENT NO. 2017-007819. AND APPROVED UNDER DOUGLAS PLANNING DEPARTMENT FILE NO. 17-041. THIS LAND PARTITION IS BASED UPON MEASURE 49 AUTHORIZATION, FINAL ORDER DATED DECEMBER 11, 2009 - ELECTION NO. E131013. THE BOUNDARY OF THE PARENT PARCEL WAS FULLY RESOLVED BY THE 2004 SURVEY M 144-20 BY THIS FIRM. I CHECK, VERIFY, AND ACCEPT ALL OF THE EASTERLY M 144-20 SURVEY MONUMENTS FROM THE EXISTING 2004 SURVEY CONTROL NETWORK IN THEIR MONUMENTED AND MAPPED POSITIONS. I DID NOT RE-TIE THE WESTERLY CORNERS OF PARCEL 3. ALL COURSES MAPPED ON THIS PARTITION PLAT EXACTLY MATCH THE M 144-20 RECORD. PLEASE REFER TO THE M 144-20 NARRATIVE FOR THE FULL DESCRIPTION OF THE BOUNDARY RESOLUTION. I COMPUTE AND MONUMENT THE NEW PARCELS AS DIRECTED BY THE OWNER.

SURVEYOR'S CERTIFICATE:

I, ADAM DEGROOT, OREGON REGISTERED LAND SURVEYOR NO. 89398, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS PARCELS 1, 2, & 3 AS SHOWN ON SHEET 2 OF THIS LAND PARTITION PLAT, AND FOLLOWING IS A TRUE AND CORRECT DESCRIPTION OF THE ENTIRE LANDS:

A PARCEL OF LAND LOCATED IN THE SOUTH EAST 1/4 OF SECTION 20, TOWNSHIP 25 SOUTH, RANGE 7 WEST, W.M., BEING ALL THAT PORTION OF LAND DESCRIBED IN THE STATUTORY WARRANTY DEED GRANTED BY THE SHIRLEY ANN GURNEY REVOCABLE LIVING TRUST TO NORTHWEST TIMBER INVESTMENT GROUP, LLC, RECORDED AS INSTRUMENT NO. 2017-007819 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON, ALONG WITH THAT CERTAIN PORTION OF COUNTY ROAD NO. 6 RIGHT OF WAY WHICH WAS VACATED BY COUNTY COURT RESOLUTION IN 1963 UNDER COUNTY ROAD DOCKET NO. 937 AND INURED TO SAID PARCEL, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER 1/4 CORNER OF SECTION 20, T.25S., R.7W., W.M., MONUMENTED WITH A 5/8" IRON ROD; THENCE ALONG THE EAST-WEST CENTERLINE OF SECTION 20, S.88°56'28"E., 2438.30 FEET TO A 5/8" IRON ROD ON THE WESTERLY R/W LINE OF HUBBARD CREEK COUNTY ROAD NO. 6 AT 70 FEET RIGHT OF CENTERLINE; THENCE ALONG SAID R/W S.9°40'04"W., 85.60 FEET TO A 5/8" IRON ROD AT 70 FEET RIGHT; THENCE S.6°14'01"W., 166.94 FEET TO A 5/8" IRON ROD AT 60 FEET RIGHT; THENCE 218.85 FEET ALONG THE ARC OF A 298.10 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS S.30°41'58"W., 213.97 FEET TO A 5/8" IRON ROD AT THE INTERSECTION OF THE EXISTING R/W AND THE CENTERLINE OF THE VACATED COUNTY ROAD NO. 6; THENCE ALONG SAID VACATED CENTERLINE 113.42 FEET ALONG THE ARC OF A 143.24 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS S.80°37'34"W., 110.48 FEET TO A 5/8" IRON ROD; THENCE N.76°41'23"W., 142.06 FEET TO A 5/8" IRON ROD; THENCE 378.60 FEET ALONG THE ARC OF A 381.97 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS S.74°54'54"W., 363.29 FEET TO A 5/8" IRON ROD ON THE WESTERLY R/W LINE OF SAID COUNTY ROAD NO. 6 AT 35 FEET RIGHT OF CENTERLINE; THENCE ALONG SAID R/W 81.79 FEET ALONG THE ARC OF A 393.10 FOOT CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS S.62°07'53"W., 81.64 FEET TO A 5/8" IRON ROD AT 35 FEET RIGHT; THENCE S.50°44'42"W., 110.22 FEET TO A 5/8" IRON ROD AT 40 FEET RIGHT; THENCE S.30°39'39"W., 172.60 FEET TO A 5/8" IRON ROD AT 30 FEET RIGHT; THENCE S.32°55'35"W., 99.54 FEET TO A 5/8" IRON ROD AT 30 FEET RIGHT; THENCE LEAVING SAID R/W N.61°25'53"W., 1590.36 FEET TO A 5/8" IRON ROD ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 20; THENCE N.0°43'11"W., 138.62 FEET TO THE POINT OF BEGINNING, AND CONTAINING 27.92 ACRES, MORE OR LESS.

REGISTERED PROFESSIONAL LAND SURVEYOR

Adam DeGroot
OREGON
MAY 26, 2015
ADAM DEGROOT
89398

RENEWS: 12-31-2019

BTS SURVEYING, INC.
348 SE JACKSON ST., ROSEBURG, OR 97470
(541) 673-0966 adam@btssurveying.com

SCALE: N/A	FOR: NORTHWEST TIMBER INVESTMENT GROUP LLC PO BOX 1017 SANDY, OR 97055	JOB #: 17-038 FILE: 17-038_PLAT.DWG SHEET 1 OF 2
DATE: JUNE 7, 2018		

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