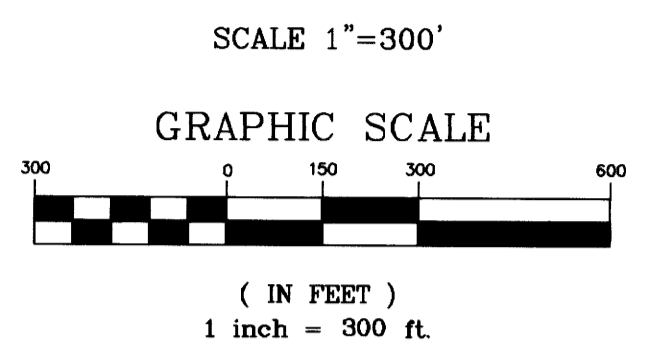


LAND PARTITION PLAT
VALIDATION OF A UNIT OF LAND
 NORTHWEST 1/4 AND SOUTHWEST 1/4 OF SECTION 23, T32S, R6W, W.M.
 DOUGLAS COUNTY, OREGON
 JANUARY 17, 2020

Douglas County Official Records
 Daniel J. Loomis, County Clerk
 2020-002947
 NO FEE
 02/04/2020 03:40:06 PM
 PLAT-PAR Cnt=1 Stn=33 HAJOHNST
 This is a no fee document



INITIAL POINT
 1/4 CORNER SECTIONS 22 & 23
 3 1/4" BLM BRASS CAP "2007"

UNSURVEYED FOR THIS PLAT
SURVEYED IN 1978-M69-3

PARCEL 1
 132.23 ACRES +/-

FILED THIS 4th DAY OF February, 2020
By Heidi Johnson, Deputy
 DOUGLAS COUNTY CLERK



CENTERLINE CURVE TABLE-WINDY CREEK ROAD

CURVE NO.	RADIUS	LENGTH	CHORD	DELTA
C1	716.20'	330.00'	S71°58'14"E 327.09'	26°24'00"
C2	716.20'	138.75'	S53°13'14"W 138.54'	11°06'01"

EASEMENTS OF RECORD

- 1) AN EASEMENT FOR A POWER LINE, GRANTED TO THE CALIFORNIA OREGON POWER COMPANY, RECORDED APRIL 6, 1954, INSTRUMENT NO. 176729, DOUGLAS COUNTY, OREGON OFFICIAL RECORDS. (BLANKET EASEMENT BUT LOCATED ON EXISTING POWER POLES)
- 2) AN EASEMENT GRANTED TO MEDFORD CORPORATION, RECORDED JUNE 5, 1990, INSTRUMENT NO. 90-07442, DOUGLAS COUNTY, OREGON OFFICIAL RECORDS. (EASEMENT DOES NOT TOUCH THE SUBJECT PROPERTY)
- 3) RECIPROCAL RIGHT-OF-WAY AND ROAD USE AGREEMENT, BY AND BETWEEN ROGUE RESOURCES, LLC, COAST RANGE RESOURCES, LLC, SUPERIOR LUMBER CO., INDIAN HILL LIMITED PARTNERSHIP, SILVER BUTTE TIMBER CO. AND C & D LUMBER CO., RECORDED MARCH 14, 1997 ON INSTRUMENT NO. 97-05491 AND AMENDED ON MARCH 31, 2017 ON INSTRUMENT NO. 2017-005759 AND AMENDED ON APRIL 3, 2017 ON INSTRUMENT NO. 2017-005845, DOUGLAS COUNTY, OREGON OFFICIAL RECORDS. (THIS EASEMENT IS TO THE WEST OF PROPERTY AND ALLOWS ACCESS TO PROPERTY FROM THE WEST)

THIS PROPERTY IS DESIGNATED TIMBERLANDS (TL) AND FARM FOREST TRANSITIONAL (FFT) BY THE COMPREHENSIVE PLAN AND ZONED (TR) TIMBERLAND RESOURCE, IN PART AND (FF) FARM FOREST AND IS SUBJECT TO THE PERIPHERAL BIG GAME HABITAT AND RIPARIAN VEGETATION CORRIDOR OVERLAYS.

BASIS OF BEARING: COUNTY SURVEY M69-3

LEGEND

- ⊕ - 3 1/4" BUREAU OF LAND MANAGEMENT BRASS CAP "2007" (NOT TIED)
- ⊙ - 1" IRON ROD PER M69-3 (NOT TIED)
- - CALCULATED POINT (NOTHING FOUND OR SET)
- - BOUNDARY OF PARCEL 1
- () - RECORD DATA PER M69-3
- [] - RECORD DATA PER ROAD DEDICATION, VOLUME 277, PAGE 81, DOUGLAS COUNTY, OREGON OFFICIAL RECORDS

APPROXIMATE LOCATION OF WOODS CREEK ROAD (PRIVATE)

CALCULATED CURVE DATA
 RADIUS=746.20'
 LENGTH=343.82'
 CHORD=S71°58'14"W 340.79'
 [S71°58'14"W]
 DELTA=26°24'00"

CALCULATED CURVE DATA
 RADIUS=746.20'
 LENGTH=118.13'
 CHORD=S54°14'08"W 118.01'
 DELTA=9°04'13"

SOUTH 1/16 CORNER SECTIONS 22 & 23

PT 113+33.33
 200' SOUTH AND 588' WEST
 OF SOUTHEAST CORNER
 OF SECTION 22

REGISTERED PROFESSIONAL LAND SURVEYOR

 OREGON
 JULY 16, 1982
 DANIEL W. BAKER
 1978

SHEET 1 OF 2

PARTITION PLAT IN
 NW 1/4 & SW 1/4 OF SECTION 23, T32S, R6W, W.M.
 DOUGLAS COUNTY, OREGON

CLIENT: **WEYERHAEUSER COMPANY**

DRAWN BY: DWB
 DATE: 1/17/20
 FILE: WINDY-CREEK-PLAT

BAKER AND ASSOCIATES, SURVEYORS
 1347 MARKET STREET
 SPRINGFIELD, OREGON (541) 343-7243

EXPIRES 12/31/21
 I CERTIFY THAT THIS MAP WAS PREPARED USING A HP51645A INK CARTRIDGE ON JPC-4M2 DOUBLE MATTE FILM

2020-0006 A


2020-0006 A

**LAND PARTITION PLAT
VALIDATION OF A UNIT OF LAND
NORTHWEST 1/4 AND SOUTHWEST 1/4 OF SECTION 23, T32S, R6W, W.M.
DOUGLAS COUNTY, OREGON
JANUARY 17, 2020**

SURVEYORS CERTIFICATE

I, DANIEL W. BAKER, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MONUMENTED WITH PROPER MONUMENTS, THE HEREON DESCRIBED PLAT AND THAT THE INITIAL POINT OF THIS PLAT IS MARKED WITH A 2 1/2" STEEL POST AND 3 1/4" BUREAU OF LAND MANAGEMENT BRASS CAP, SET NEAR GROUND LEVEL, AND IS LOCATED ON THE WEST LINE OF PARCEL 1, THIS PROPERTY IS NOT SURVEYED BY ME BUT WAS SURVEYED IN M69-3 AND I HAVE ACCURATELY DESCRIBED THE PROPERTY THAT IS BEING PLATTED PER THIS SURVEY AS FOLLOWS:

BEGINNING AT THE 1/4 CORNER COMMON TO SECTIONS 22 AND 23, TOWNSHIP 32 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, MONUMENTED WITH A 2 1/2" STEEL POST WITH A 3 1/4" BRASS CAP, SET IN 2007 BY THE BUREAU OF LAND MANAGEMENT, SAID BRASS CAP BEING THE INITIAL POINT OF THIS PARTITION; THENCE ALONG THE SECTION LINE COMMON TO SECTIONS 22 AND 23, TOWNSHIP 32 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, NORTH 0°27'21" WEST A DISTANCE OF 1340.73 FEET TO AN IRON ROD ESTABLISHED IN M69-3 MARKING THE NORTH 1/16 CORNER COMMON TO SAID SECTIONS 22 AND 23; THENCE ALONG THE EAST-WEST CENTERLINE OF THE NORTHWEST 1/4 OF SECTION 23, NORTH 89°08'44" EAST A DISTANCE OF 2600.16 FEET TO AN IRON ROD ESTABLISHED IN M69-3 MARKING THE CENTER-NORTH 1/16 CORNER; THENCE ALONG THE NORTH-SOUTH CENTERLINE OF SECTION 23, SOUTH 0°40'30" EAST A DISTANCE OF 818.01 FEET TO AN IRON ROD ESTABLISHED IN M69-3; THENCE SOUTH 42°26'53" WEST A DISTANCE OF 724.145 FEET TO AN IRON ROD ESTABLISHED IN M69-3 ON THE EAST-WEST CENTERLINE OF SECTION 23; THENCE ALONG THE EAST-WEST CENTERLINE OF SECTION 23, SOUTH 89°15'44" WEST A DISTANCE OF 807.64 FEET TO AN IRON ROD ESTABLISHED IN M69-3, MARKING THE CENTER-WEST 1/16 CORNER; THENCE ALONG THE NORTH-SOUTH CENTERLINE OF THE SOUTHWEST 1/4 OF SECTION 23, SOUTH 0°35'20" EAST A DISTANCE OF 1321.51 FEET TO AN IRON ROD ESTABLISHED IN M69-3, MARKING THE SOUTHWEST 1/16 CORNER; THENCE CONTINUING ALONG THE NORTH-SOUTH CENTERLINE OF THE SOUTHWEST 1/4 OF SECTION 23, SOUTH 0°35'20" EAST A DISTANCE OF 263.20 FEET TO THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 28 (WINDY CREEK ROAD) PER 1957 DOUGLAS COUNTY SURVEY; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 28 (WINDY CREEK ROAD), SOUTH 85°10'14" WEST A DISTANCE OF 20.26 FEET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY AND ALONG THE ARC OF A 746.20 FOOT RADIUS CURVE LEFT (CHORD BEARS SOUTH 71°58'14" WEST 340.79 FEET) AN ARC DISTANCE OF 343.82 FEET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 58°46'14" WEST A DISTANCE OF 1004.49 FEET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY AND ALONG THE ARC OF A 746.20 FOOT RADIUS CURVE LEFT (CHORD BEARS SOUTH 54°14'08" WEST 118.01 FEET) AN ARC DISTANCE OF 118.13 FEET A POINT ON THE SECTION LINE COMMON TO SAID SECTIONS 22 AND 23; THENCE ALONG SAID SECTION LINE NORTH 0°30'06" WEST A DISTANCE OF 950.80 FEET TO AN IRON ROD ESTABLISHED IN M69-3 MARKING THE SOUTH 1/16 CORNER COMMON TO SECTIONS 23 AND 23; THENCE CONTINUING ALONG SAID SECTION LINE, NORTH 0°30'06" WEST A DISTANCE OF 1314.09 FEET TO THE POINT OF BEGINNING, ALL IN DOUGLAS COUNTY, OREGON.

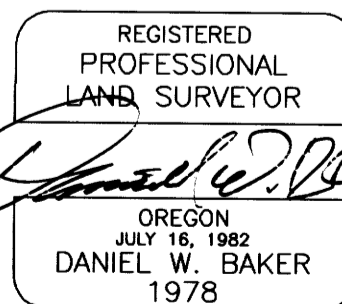

DANIEL W. BAKER PLS 1978

PLAT NOTES

1. PARCEL 1 WAS SURVEYED AND MONUMENTED IN 1978 PER M69-3 AND WAS NOT SURVEYED FOR THIS VALIDATION OF A UNIT OF LAND.
2. RESIDENTIAL DEVELOPMENT OF PARCEL 1 IS PROHIBITED UNLESS:
 - a) A MAJOR AMENDMENT TO PLANNING DEPARTMENT FILE NO. 19-061 IS OBTAINED; AND
 - b) ADEQUATE PROOF OF SANITATION AND WATER IS PROVIDED; AND
 - c) A DWELLING IS AUTHORIZED UNDER THE LAND USE REGULATIONS IN AFFECT AT THIS TIME
3. A VARIANCE WAS APPROVED FOR DOMESTIC WATER AND SEPTIC SEWER SYSTEM
4. ACCESS TO PROPERTY IS PER A RECIPROCAL RIGHT OF WAY AND ROAD USE AGREEMENT RECORDED MARCH 14, 1997, INSTRUMENT NO. 97-05491, AMENDED MARCH 31, 2017, INSTRUMENT NO. 2017-005759 AND AMENDED APRIL 3, 2017, INSTRUMENT NO. 2017-005845, DOUGLAS COUNTY, OREGON OFFICIAL RECORDS.

-NARRATIVE-

THIS PARTITION PLAT FOR A VALIDATION OF A UNIT OF LAND WAS MADE IN NOVEMBER AND DECEMBER, 2019 AND JANUARY, 2020 BY DANIEL W. BAKER OF BAKER AND ASSOCIATES SURVEYORS, INC., FOR WEYERHAEUSER COMPANY IN THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 32 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN. THE SUBJECT PROPERTY IS A PORTION OF PARCEL 2 OF LAND PARTITION 1994-20A & B. THE BOUNDARY OF THIS PROPERTY WAS SURVEYED IN 1978 PER M69-3 AND THIS BOUNDARY WAS HELD FOR THE EXTERIOR BOUNDARY, EXCEPT ALONG COUNTY ROAD NO. 28 (WINDY CREEK ROAD). THE CENTERLINE AND NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 28 (WINDY CREEK ROAD) WAS DETERMINED BY HOLDING THE STARTING LOCATION OF THE CENTERLINE OF THE ROAD PER A ROAD DEDICATION TO DOUGLAS COUNTY PER VOLUME 277, BOOK 81, DOUGLAS COUNTY, OREGON OFFICIAL RECORDS. BASED ON THE LOCATION OF THE SECTION CORNER COMMON TO SECTIONS 22, 23, 26 AND 27. PER M69-3, THE STARTING CENTERLINE LOCATION (STATION 113+33.33) WAS PLACED ON THE SURVEY AND THE CENTERLINE OF COUNTY ROAD NO. 28 WAS PLACED ON THE SURVEY BY BEARING AND DISTANCE PER THE DEDICATION AND ALSO PER THE 1957 ROAD LOCATION SURVEY BY DOUGLAS COUNTY. THE LOCATION OF THIS CENTERLINE WAS THEN OFFSET 30 FEET NORTHERLY, PER THE 1957 COUNTY ROAD SURVEY TO DETERMINE THE RIGHT-OF-WAY OF COUNTY ROAD NO. 28 (WINDY CREEK ROAD). THE 1957 COUNTY ROAD SURVEY DOES NOT MATCH THE RIGHT-OF-WAY LOCATION ON M69-3 AND I HELD THE COUNTY ROAD SURVEY, WHICH IS THE LEGAL LOCATION OF COUNTY ROAD NO. 28 (WINDY CREEK ROAD). NO CORNERS WERE ESTABLISHED IN THIS PARTITION PLAT AND THE PROPERTY WAS UNSURVEYED AT THIS TIME. THIS PROPERTY WAS CONVEYED TO WEYERHAEUSER COMPANY IN A STATUTORY SPECIAL WARRANTY DEED, DATED AND RECORDED APRIL 10, 2017 ON DOCUMENT NO. 2017-006316, DOUGLAS COUNTY, OREGON OFFICIAL RECORDS.



EXPIRES 12/31/21

I CERTIFY THAT THIS MAP WAS PREPARED USING A HP51645A INK CARTRIDGE ON JPC-4M2 DOUBLE MATTE FILM

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT WEYERHAEUSER COMPANY, A WASHINGTON CORPORATION, DOES HEREBY CERTIFY THAT THEY ARE THE OWNER OF THE LAND AS HEREON DESCRIBED AND DO HEREBY PARTITION AND PLAT THE SAME AS HEREON SHOWN, IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92. THEY ACKNOWLEDGE ANY EXISTING EASEMENTS OR RESTRICTIONS OF RECORD, REFERENCED HEREON.



Kristy Harlan, General Counsel & Senior Vice President
WEYERHAEUSER COMPANY

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF KING)^{ss}

THERE PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED Kristy Harlan
General Counsel & Senior Vice President FOR WEYERHAEUSER COMPANY, A WASHINGTON CORPORATION, WHO BEING DULY SWORN, ACKNOWLEDGES THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.


ACKNOWLEDGED BEFORE ME THIS 31st DAY OF January, 2020


Susan M. Tadei
NOTARY PUBLIC FOR WASHINGTON

118522
COMMISSION NO.
May 20, 2022
MY COMMISSION EXPIRES

APPROVALS


DOUGLAS COUNTY PLANNING DIRECTOR 2/4/2020
DATE


DOUGLAS COUNTY SURVEYOR 2/4/2020
DATE

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


Michelle Nelson, Chief Deputy
DOUGLAS COUNTY TAX COLLECTOR 02/04/2020
DATE

SHEET 2 OF 2

PARTITION PLAT IN NW 1/4 & SW 1/4 OF SECTION 23, T32S, R6W, W.M. DOUGLAS COUNTY, OREGON	
CLIENT: WEYERHAEUSER COMPANY	
DRAWN BY: DWB	BAKER AND ASSOCIATES, SURVEYORS
DATE: 1/17/20	1347 MARKET STREET
FILE: WINDY-CREEK-PLAT	SPRINGFIELD, OREGON (541) 343-7243

2020-0006 B

2020-0006 B