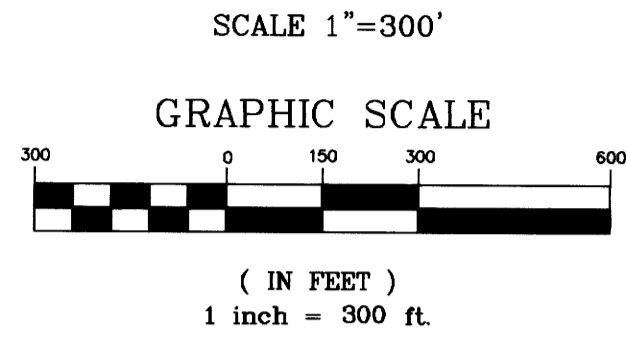


LAND PARTITION PLAT  
 VALIDATION OF A UNIT OF LAND  
 NORTHWEST 1/4 AND SOUTHWEST 1/4 OF SECTION 23, T32S, R6W, W.M.  
 DOUGLAS COUNTY, OREGON  
 JANUARY 17, 2020

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"

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"

UNSURVEYED FOR THIS PLAT  
 SURVEYED IN 1978-M69-3

PARCEL 1  
 132.23 ACRES +/-

FILED THIS 4<sup>th</sup> DAY OF February, 2020  
 By *Hed Johnson*, Deputy  
 DOUGLAS COUNTY CLERK



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

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

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Daniel W. Baker*  
 OREGON  
 JULY 16, 1982  
 DANIEL W. BAKER  
 1978

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