


**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.

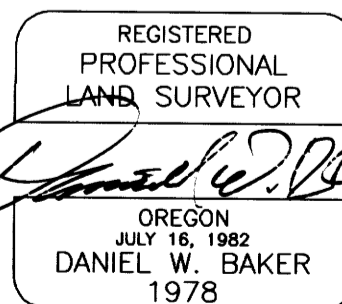
  
DANIEL W. BAKER PLS 1978

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 )<sup>ss</sup>

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 31<sup>st</sup> 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

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