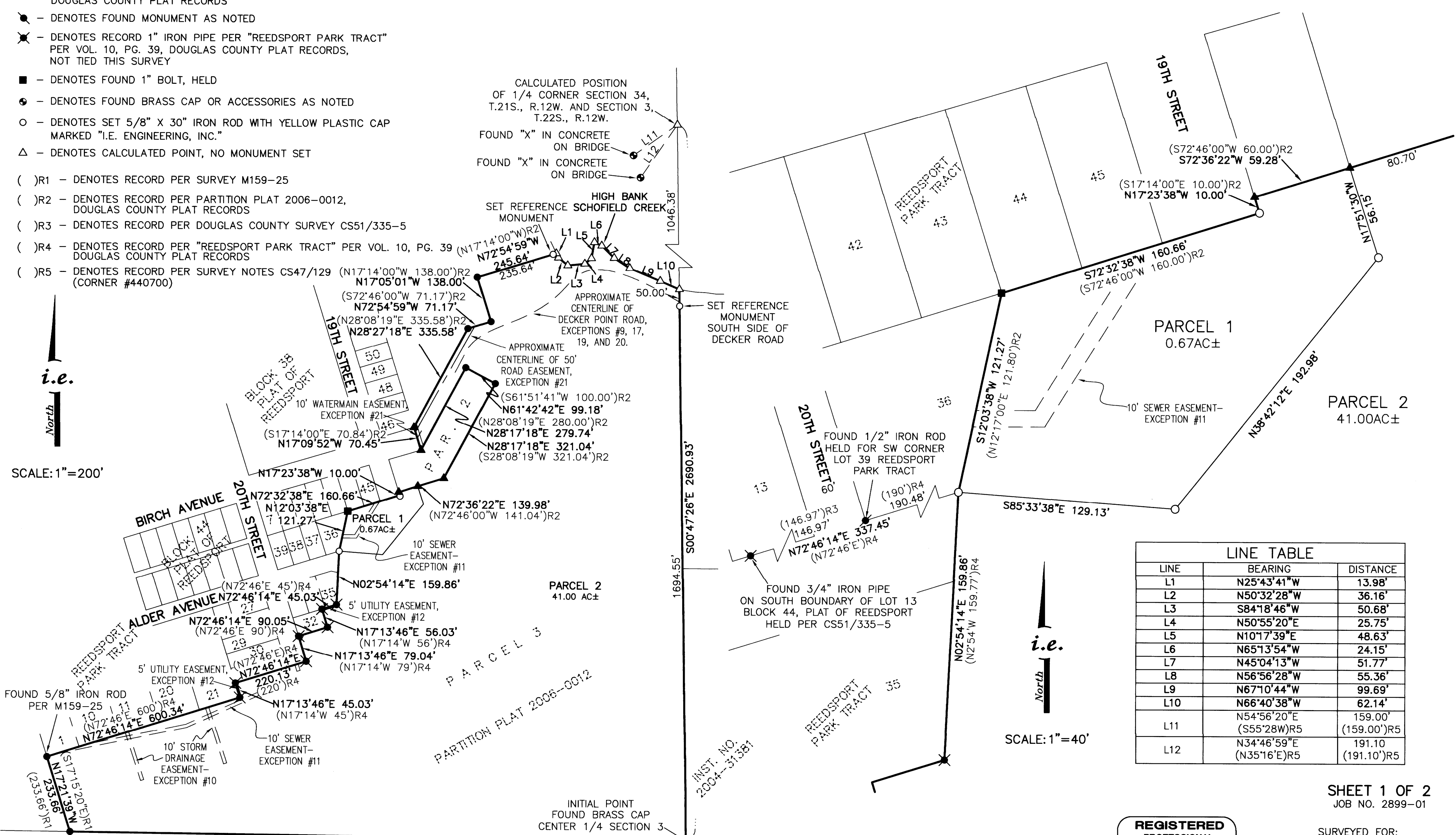
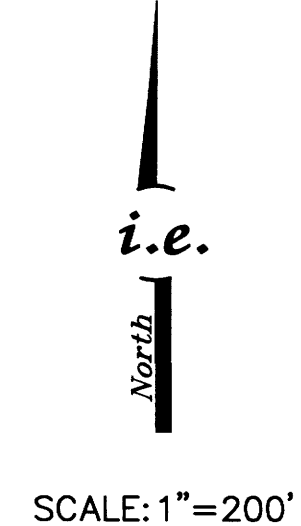


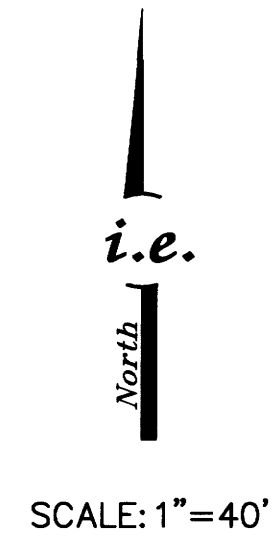
LAND PARTITION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 3,
TOWNSHIP 22 SOUTH, RANGE 12 WEST,
WILLAMETTE MERIDIAN, CITY OF REEDSPORT, DOUGLAS COUNTY, OREGON
 JANUARY 11, 2021

Douglas County Official Records
 Daniel J. Loomis, County Clerk
2021-002327
 NO FEE
 00531255202100023270020023
 01/25/2021 11:09:54 AM
 PLAT-PAR Cnt=1 Stn=40 JLGOODWI
 This is a no fee document

- LEGEND**
- - DENOTES 5/8" IRON ROD PER PARTITION PLAT 2006-0012 DOUGLAS COUNTY PLAT RECORDS, NOT TIED THIS SURVEY,
 - ▲ - DENOTES FOUND 5/8" IRON ROD PER PARTITION PLAT 2006-0012 DOUGLAS COUNTY PLAT RECORDS
 - - DENOTES FOUND MONUMENT AS NOTED
 - ✕ - DENOTES RECORD 1" IRON PIPE PER "REEDSPORT PARK TRACT" PER VOL. 10, PG. 39, DOUGLAS COUNTY PLAT RECORDS, NOT TIED THIS SURVEY
 - - DENOTES FOUND 1" BOLT, HELD
 - - DENOTES FOUND BRASS CAP OR ACCESSORIES AS NOTED
 - - DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING, INC."
 - △ - DENOTES CALCULATED POINT, NO MONUMENT SET
 - ()R1 - DENOTES RECORD PER SURVEY M159-25
 - ()R2 - DENOTES RECORD PER PARTITION PLAT 2006-0012, DOUGLAS COUNTY PLAT RECORDS
 - ()R3 - DENOTES RECORD PER DOUGLAS COUNTY SURVEY CS51/335-5
 - ()R4 - DENOTES RECORD PER "REEDSPORT PARK TRACT" PER VOL. 10, PG. 39 DOUGLAS COUNTY PLAT RECORDS
 - ()R5 - DENOTES RECORD PER SURVEY NOTES CS47/129 (CORNER #440700)



LINE	BEARING	DISTANCE
L1	N25°43'41"W	13.98'
L2	N50°32'28"W	36.16'
L3	S84°18'46"W	50.68'
L4	N50°55'20"E	25.75'
L5	N10°17'39"E	48.63'
L6	N65°13'54"W	24.15'
L7	N45°04'13"W	51.77'
L8	N56°56'28"W	55.36'
L9	N67°10'44"W	99.69'
L10	N66°40'38"W	62.14'
L11	N54°56'20"E (S55°28'W)R5	159.00' (159.00')R5
L12	N34°46'59"E (N35°16'E)R5	191.10' (191.10')R5



SHEET 1 OF 2
 JOB NO. 2899-01

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 NOVEMBER 10, 2010
BRENT H. KNAPP
 8116

EXPIRES: 6/30/2021

i.e.
ENGINEERING

SURVEYED FOR:
 SCHOFIELD DEVELOPMENT
 210 THORTON OAR LN.
 REEDSPORT, OR 97467

809 SE Pine Street
 Roseburg, Oregon 97470
 PHONE (541) 673-0166
 FAX (541) 440-9392
 iemail@ieengineering.com

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**LAND PARTITION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 3,
TOWNSHIP 22 SOUTH, RANGE 12 WEST,
WILLAMETTE MERIDIAN, CITY OF REEDSPORT, DOUGLAS COUNTY, OREGON**
JANUARY 11, 2021

EASEMENTS OF RECORD

THE FOLLOWING ITEMS LISTED PER A PUBLIC RECORD REPORT FOR NEW SUBDIVISION OR LAND PARTITION PREPARED BY FIRST AMERICAN TITLE COMPANY OF OREGON, ORDER NO. 7399-3579534 DATED SEPTEMBER 29, 2020 THAT ENCUMBER THE TRACT BEING PARTITIONED HEREON HAVE BEEN ADDRESSED AS FOLLOWS:

9. 20 FOOT ROAD EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: BOOK 215, PAGE 524, RECORDER'S NO. 151283
IN FAVOR OF WARREN W. WAGGONER, ET AL
(EASEMENT AS DESCRIBED DOES NOT EXIST. ACCESS LIES OVER DECKER POINT ROAD AND IS A PORTION OF PARCEL 2 OF THIS PARTITION)
10. EASEMENT, INCLUDING THE TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: BOOK 225, PAGE 534, RECORDER'S NO. 164849
IN FAVOR OF: CIT OF REEDSPORT
FOR: STORM SEWER DRAINAGE
(EASEMENT SHOWN HEREON)
11. EASEMENT, INCLUDING THE TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: BOOK 225, PAGE 537, RECORDER'S NO. 164850
IN FAVOR OF: CITY OF REEDSPORT
FOR: SEWER
(EASEMENT SHOWN HEREON)
12. PUBLIC UTILITY EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF.
RECORDED: BOOK 225, PAGE 544, RECORDER'S NO. 164851
(EASEMENT SHOWN HEREON)
13. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: BOOK 247, PAGE 818, RECORDER'S NO. 203670
IN FAVOR OF: DOUGLAS ELECTRIC COOPERATIVE
FOR: ELECTRIC TRANSMISSION AND DISTRIBUTION LINES
(BLANKET-TYPE EASEMENT. NOT SHOWN)
14. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: BOOK 247, PAGE 822, RECORDER'S NO. 203672
IN FAVOR OF: DOUGLAS ELECTRIC COOPERATIVE
FOR: ELECTRIC TRANSMISSION AND DISTRIBUTION LINES
(BLANKET-TYPE EASEMENT. NOT SHOWN)
16. EASEMENT EXCHANGE, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED BY INTERNATIONAL PAPER REALTY CORPORATION, A DELAWARE CORPORATION TO BETTY MARIE CRONE, AS TO AN UNDIVIDED ONE-QUARTER INTEREST; PATRICIA ANNE KENNEDY, AS TO AN UNDIVIDED ONE-QUARTER INTEREST; YVONNE DIANE BOSCOVICH, AS TO AN UNDIVIDED ONE-QUARTER INTEREST; AND THE OREGON BANK, TRUSTEE OF THE TESTAMENTARY TRUST OF ALTON K. FREDERICK, AS TO AN UNDIVIDED ONE-EIGHT INTEREST; AND THE OREGON BANK, TRUSTEE OF THE TESTAMENTARY TRUST OF HAZEL L. FREDERICK, AS TO AN UNDIVIDED ONE-EIGHT INTEREST, TENANTS IN COMMON, RECORDED IN BOOK 897, PAGE 372, RECORDER'S NO. 84-14004, RECORDS OF DOUGLAS COUNTY, OREGON.
(EXACT EASEMENT LOCATION NOT DESCRIBED. NOT SHOWN)
17. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: BOOK 921, PAGE 633, RECORDER'S NO. 85-09489
IN FAVOR OF: COOS HEAD TIMBER COMPANY
FOR: ROADWAY
(ROADWAY IS ASSUMED TO BE THE EASTERLY EXTENSION OF BIRCH AVE, DESCRIBED AS DECKER POINT ROAD. EASEMENT NOT SHOWN)
18. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: BOOK 969, PAGE 609, RECORDER'S NO. 86-17309
IN FAVOR OF: C. WYLIE SMITH
FOR: ROADWAY
(EASEMENT NOT PLOTTABLE AS DESCRIBED)
19. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: BOOK 1109, PAGE 56, RECORDER'S NO. 90-11973
IN FAVOR OF: STEPHEN H. MILLER AND EVELYN B. MILLER
FOR: ROADWAY
(EASEMENT AS PLOTTED APPEARS TO LIE OVER THE CENTERLINE OF DECKER POINT ROAD. APPROXIMATE LOCATION AS SHOWN)
20. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: BOOK 1125, PAGE 983, RECORDER'S NO. 91-156
IN FAVOR OF: C. WYLIE SMITH
FOR: ROADWAY
(EASEMENT AS PLOTTED APPEARS TO LIE OVER THE CENTERLINE OF DECKER POINT ROAD. APPROXIMATE LOCATION AS SHOWN)
21. EASEMENTS AS SET OUT ON LAND PARTITION NO. 2006-0012, AS RECORDED IN "RECORD OF PARTITION PLATS", RECORDER'S NO. 2006-2917, RECORDS OF DOUGLAS COUNTY, OREGON.
(EASEMENTS AFFECTING PARCELS 1 AND 2 AS SHOWN)

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION PARCEL 3 OF PARTITION PLAT 2006-0012, PLAT RECORDS OF DOUGLAS COUNTY, INTO TWO PARCELS. THE PROCEDURE WAS AS FOLLOWS:

MONUMENTS OF RECORD WERE FOUND AND HELD AS SHOWN. THE SOUTHEAST CORNER LOT 36, REEDSPORT PARK TRACT, VOLUME 10, PAGE 39, PLAT RECORDS OF DOUGLAS COUNTY, BEING THE SOUTHWEST CORNER OF THE NEWLY CREATED PARCEL 1 PER THIS PLAT, WAS REESTABLISHED BY HOLDING THE RECORD ANGLE BETWEEN THE SOUTH BOUNDARIES OF LOTS 44 AND 45 OF SAID REEDSPORT PARK TRACT AND THE EAST BOUNDARY OF SAID LOT 36 OF SAID REEDSPORT PARK TRACT AND SAID EAST BOUNDARY'S INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF ALDER AVENUE AS REESTABLISHED BY HOLDING A LINE BETWEEN THE FOUND 3/4-INCH IRON PIPE ON THE SOUTH BOUNDARY OF LOT 13 OF BLOCK 44, PLAT OF REEDSPORT, VOLUME 3, PAGE 32, PLAT RECORDS OF DOUGLAS COUNTY AND THE FOUND 1/2-INCH IRON ROD HELD FOR THE SOUTHWEST CORNER OF SAID LOT 39 SAID REEDSPORT PARK TRACT AND ITS EASTERLY EXTENSION. A MONUMENT WAS SET AT THE REESTABLISHED SOUTHEAST CORNER OF SAID LOT 36. THE EAST BOUNDARY OF SAID PARCEL 3 WAS REESTABLISHED BY HOLDING THE FOUND CENTER 1/4 CORNER OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 12 WEST, AND THE CALCULATED NORTH QUARTER OF SAID SECTION 3 AS REESTABLISHED BY DISTANCE-DISTANCE INTERSECTION BASED ON THE REFERENCE MARKS, CHISELED "X"'S, FOUND IN THE BRIDGE ABUTMENTS OVER SCHOFIELD CREEK. THE NORTHEASTERLY LIMITS OF SAID PARCEL 3 ARE BASED ON THE FIELD SURVEYED HIGH BANK OF SCHOFIELD CREEK. THE REFERENCED HIGH BANK PER SAID PARCEL 3 IS SHOWN AS A STRAIGHT LINE AND WAS NOT SURVEYED PER SAID PARTITION PLAT 2006-0012. NO MONUMENTS WERE SET. MONUMENTS WERE SET IN ORDER TO DELINEATE THE NEWLY CREATED PARCEL BOUNDARY AS SHOWN.

APPROVALS

Deanne Schafner 1-19-21
REEDSPORT COMMUNITY DEVELOPMENT DIRECTOR DATE

Kurtin O. Smith 1-25-2021
DOUGLAS COUNTY SURVEYOR DATE

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

Michelle Nelson, Deputy 1/25/21
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 25th DAY OF January, 2021, 11:08 O'CLOCK AM/PM

Deanne Schafner, Deputy 01/25/2021
DOUGLAS COUNTY CLERK DATE

SURVEYOR'S CERTIFICATE

I, BRENT H. KNAPP, OREGON PROFESSIONAL LAND SURVEYOR NO. 81116, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED PARCEL 1 AS SHOWN HEREON WITH PROPER MONUMENTS AND PARCEL 2 AS SHOWN HEREON HAS BEEN MONUMENTED PER REEDSPORT PARK TRACTS, VOLUME 10, PAGE 39, PLAT RECORDS OF DOUGLAS COUNTY, AND PARTITION PLAT 2006-0012, DOUGLAS COUNTY PLAT RECORDS, AND THAT THE DOUGLAS COUNTY SURVEYOR HAS WAIVED THE MONUMENTATION OF THE HIGH BANK OF SCHOFIELD CREEK AS SURVEYED AND SHOWN HEREON AND HAS ACCEPTED THIS AS A SURVEYED PARTITION PURSUANT TO O.R.S. CHAPTER 92, OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

A TRACT OF LAND BEING PARCEL 3 OF PARTITION PLAT 2006-0012, PLAT RECORDS OF DOUGLAS COUNTY, LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 12 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF SAID PARCEL 3.

THE ABOVE DESCRIBED TRACT CONTAINS 41.67 ACRES, MORE OR LESS.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT SCHOFIELD DEVELOPMENT, LLC IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THE PROPERTY PARTITIONED INTO TWO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES.

Kim Cross 1-19-21
KIM CROSS, MEMBER DATE
SCHOFIELD DEVELOPMENT, LLC

ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF DOUGLAS } ss.

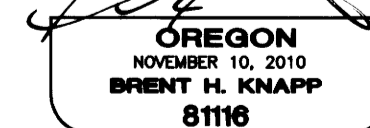
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 19 DAY OF January, 2021, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED KIM CROSS AS MEMBER OF SCHOFIELD DEVELOPMENT, LLC WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Elaine Berg
ELAINE ESTHER BERG, NOTARY PUBLIC - OREGON
COMMISSION NO.: 972256
MY COMMISSION EXPIRES: MARCH 12, 2022

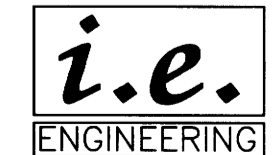
SHEET 2 OF 2
JOB NO. 2899-01

SURVEYED FOR:
SCHOFIELD DEVELOPMENT
210 THORTON OAR LN.
REEDSPORT, OR 97467

809 SE Pine Street
Roseburg, Oregon 97470
PHONE (541) 673-0166
FAX (541) 440-9392
iemail@engineering.com



EXPIRES: 6/30/2021



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