

PARTITION PLAT

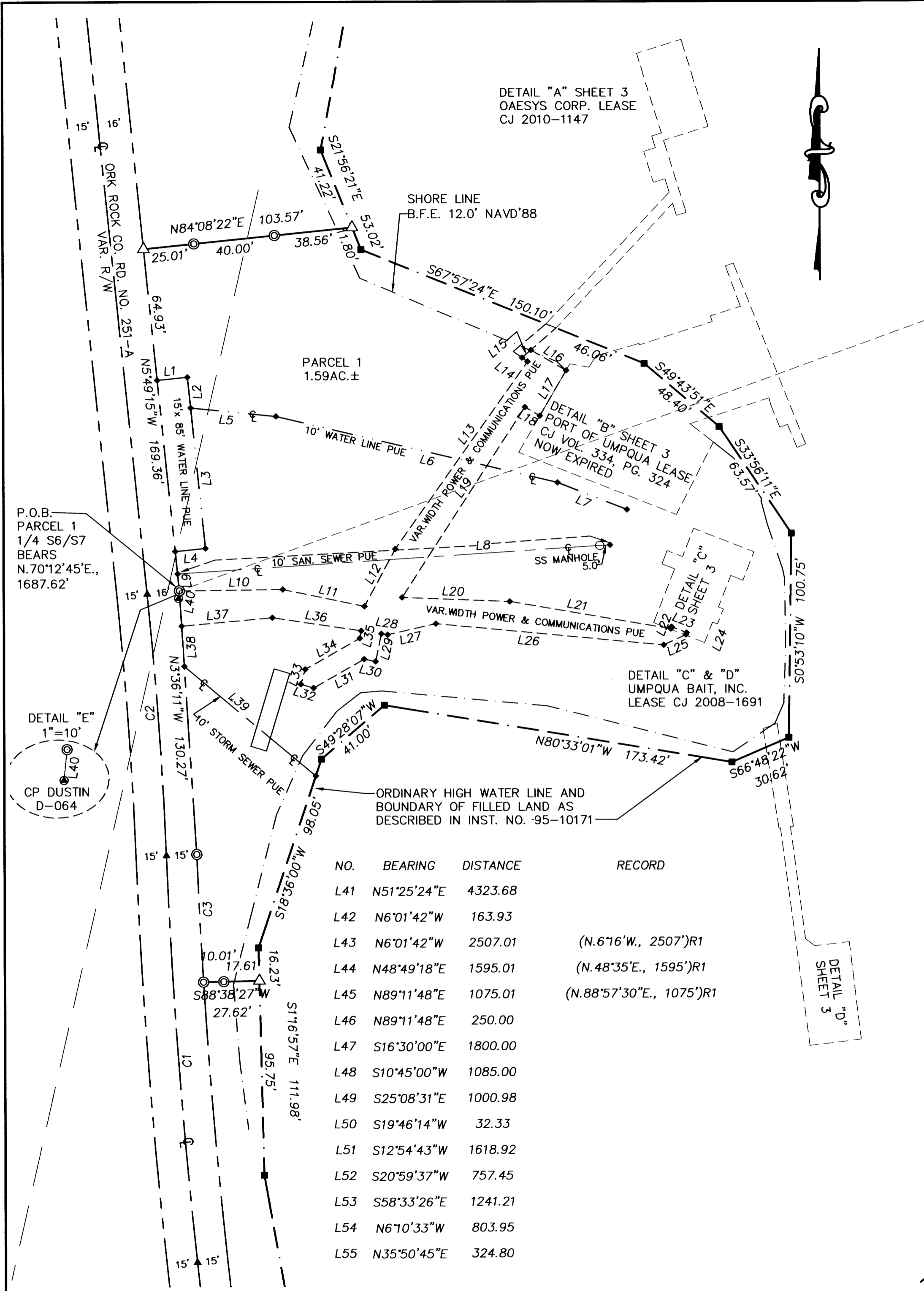
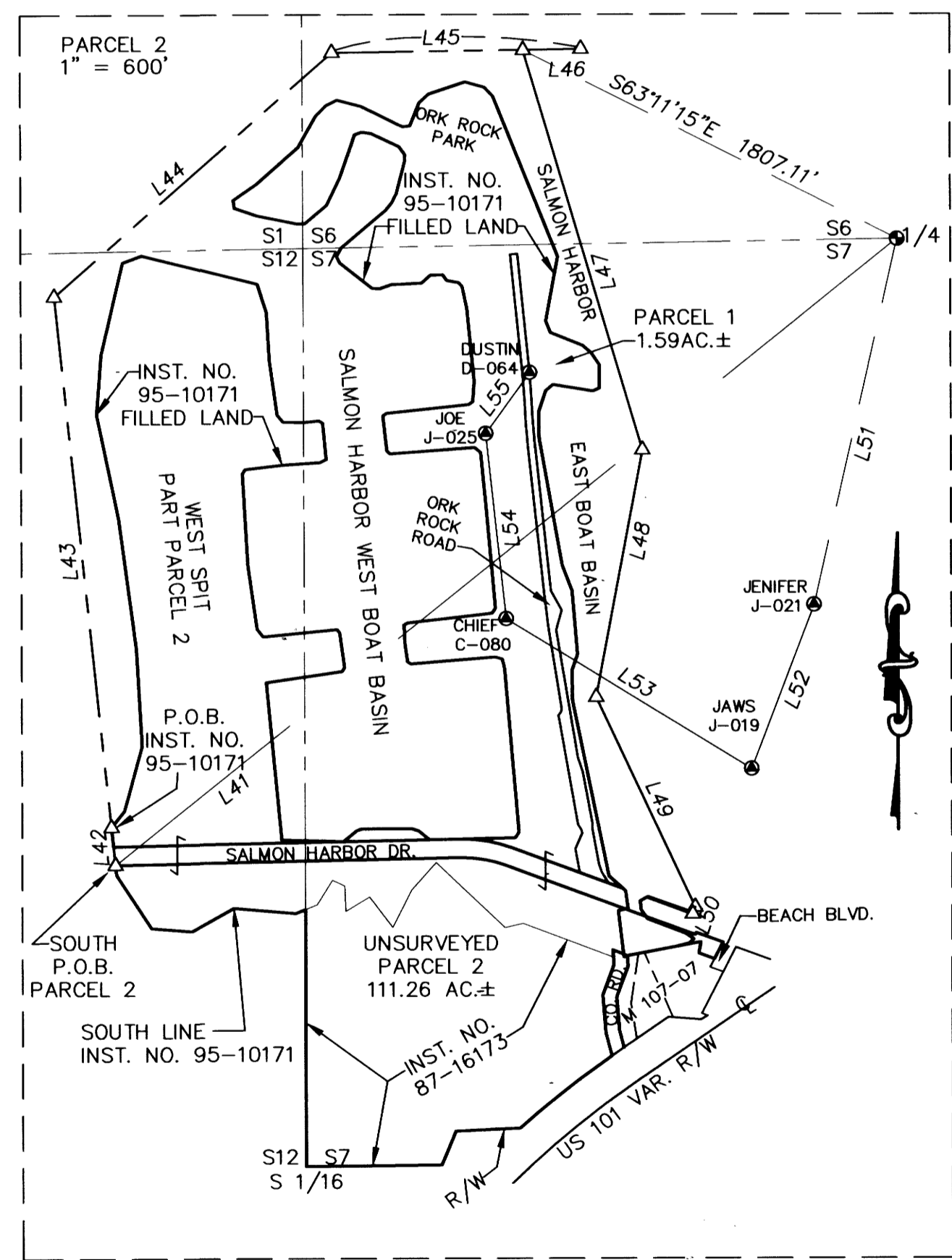
LOCATED IN THE
 SW 1/4 OF SEC. 6 & WEST 1/2 OF SEC. 7 T.22S., R.12W. W.M.
 SE 1/4 OF SEC. 1 & EAST 1/2 OF SEC. 12 T.22S., R.13W. W.M.
 DOUGLAS COUNTY, OREGON

NO.	DELTA	RADIUS	ARC	BEARING	CHORD
C1	3°53'13"	2963.58	201.05	S4°12'28"E	201.01
C2	3°33'23"	2083.48	129.33	N4°02'34"W	129.31
C3	1°13'34"	2948.58	63.09	S2°52'39"E	63.09

NO.	BEARING	DISTANCE
L1	S84°10'45"W	15.00
L2	N5°49'15"W	15.30
L3	S5°49'15"E	69.70
L4	S84°10'45"W	15.00
L5	N84°14'07"W	42.36
L6	N76°40'27"W	142.50
L7	N68°24'44"W	36.54
L8	N86°15'01"E	213.57
L9	S5°49'15"E	8.35
L10	N89°21'34"E	51.09
L11	S78°13'37"E	41.15
L12	N28°27'02"E	32.06
L13	N35°19'31"E	113.27
L14	N54°40'29"W	3.31
L15	N49°06'32"E	5.72
L16	S59°55'01"E	20.01
L17	N30°04'59"E	25.88
L18	N59°55'01"W	8.54
L19	N32°57'30"E	111.74
L20	S87°43'59"E	53.08
L21	S80°14'48"E	80.34
L22	N21°22'41"E	1.00
L23	S68°37'19"E	8.00
L24	N21°22'41"E	1.00
L25	N65°13'37"E	12.13
L26	S84°32'10"E	112.60
L27	N77°09'17"E	24.32
L28	S81°30'51"E	3.17
L29	N11°46'23"E	13.96
L30	S78°13'37"E	5.78
L31	N60°24'59"E	28.73
L32	S73°27'00"E	6.55
L33	S16°33'00"W	7.61
L34	N60°24'59"E	30.96
L35	N11°46'23"E	3.77
L36	S81°30'51"E	44.33
L37	N84°48'13"E	44.99
L38	S3°36'11"E	19.95
L39	S50°07'09"E	84.38
L40	S5°43'52"W	3.83

LEGEND:

- ⊙ = SET 5/8"X30" IRON ROD w/ 1 1/4" YPC "DOUG. CO. SURVEYOR"
- ⦿ = FOUND 2" IRON PIPE PLSS 140600
- ⦿ = FOUND DCSSO BRASS CAP CONTROL POINT AS NOTED
- = FILLED LAND CORNER PER INST. NO. 95-10171 (COMP. PT.)
- △ = COMPUTED POINT
- ▲ = CENTERLINE ORK ROCK CO. RD. NO. 251-A (COMP. PT.)
- ◆ = PUBLIC UTILITY EASEMENT "PUE" CORNER (COMP. PT.)
- = LEASE CORNER (COMP. PT.)
- ()R1 = RECORD PER INSTRUMENT NO. 70-2351
- ()R2 = RECORD PER INSTRUMENT NO. 95-10171
- BFE = FEMA BASE FLOOD ELEVATION



NO.	BEARING	DISTANCE	RECORD
L41	N51°25'24"E	4323.68	
L42	N6°01'42"W	163.93	(N.6°16'W., 2507')R1
L43	N6°01'42"W	2507.01	(N.48°35'E., 1595')R1
L44	N48°49'18"E	1595.01	(N.88°57'30"E., 1075')R1
L45	N89°11'48"E	1075.01	
L46	N89°11'48"E	250.00	
L47	S16°30'00"E	1800.00	
L48	S10°45'00"W	1085.00	
L49	S25°08'31"E	1000.98	
L50	S19°46'14"W	32.33	
L51	S12°54'43"W	1618.92	
L52	S20°59'37"W	757.45	
L53	S58°33'26"E	1241.21	
L54	N6°10'33"W	803.95	
L55	N35°50'45"E	324.80	

DOUGLAS COUNTY SURVEYOR ROOM 105 JUSTICE BUILDING 1036 SE DOUGLAS AVENUE ROSEBURG, OREGON 97470 PHONE (541) 440-4272		REGISTERED PROFESSIONAL LAND SURVEYOR <i>Kristian O. Degroot</i> OREGON JULY 17, 1981 KRISTIAN O. DEGROOT 1941 RENEWAL DATE: 12-31-2021
DOUGLAS COUNTY 1036 SE DOUGLAS AVENUE ROSEBURG, OR 97470	SCALE: 1"=40'	Port Parcel 1.dwg
DATE: MARCH 2, 2021	SHEET 2 OF 3	

2021-0011C

PARTITION PLAT

LOCATED IN THE
 SW 1/4 OF SEC. 6 & WEST 1/2 OF SEC. 7 T.22S., R.12W. W.M.
 SE 1/4 OF SEC. 1 & EAST 1/2 OF SEC. 12 T.22S., R.13W. W.M.
 DOUGLAS COUNTY, OREGON

LEGEND:

- = FILLED LAND CORNER PER INST. NO. 95-1017 (COMP. PT.)
- ◆ = PUBLIC UTILITY EASEMENT "PUE" CORNER (COMP. PT.)
- = LEASE CORNER (COMP. PT.)
- ()R1 = RECORD PER CJ VOL. 334, PG. 324
- ()R2 = RECORD PER CJ 2008-1691

EXHIBIT "A"
OAESYS CORP. LEASE

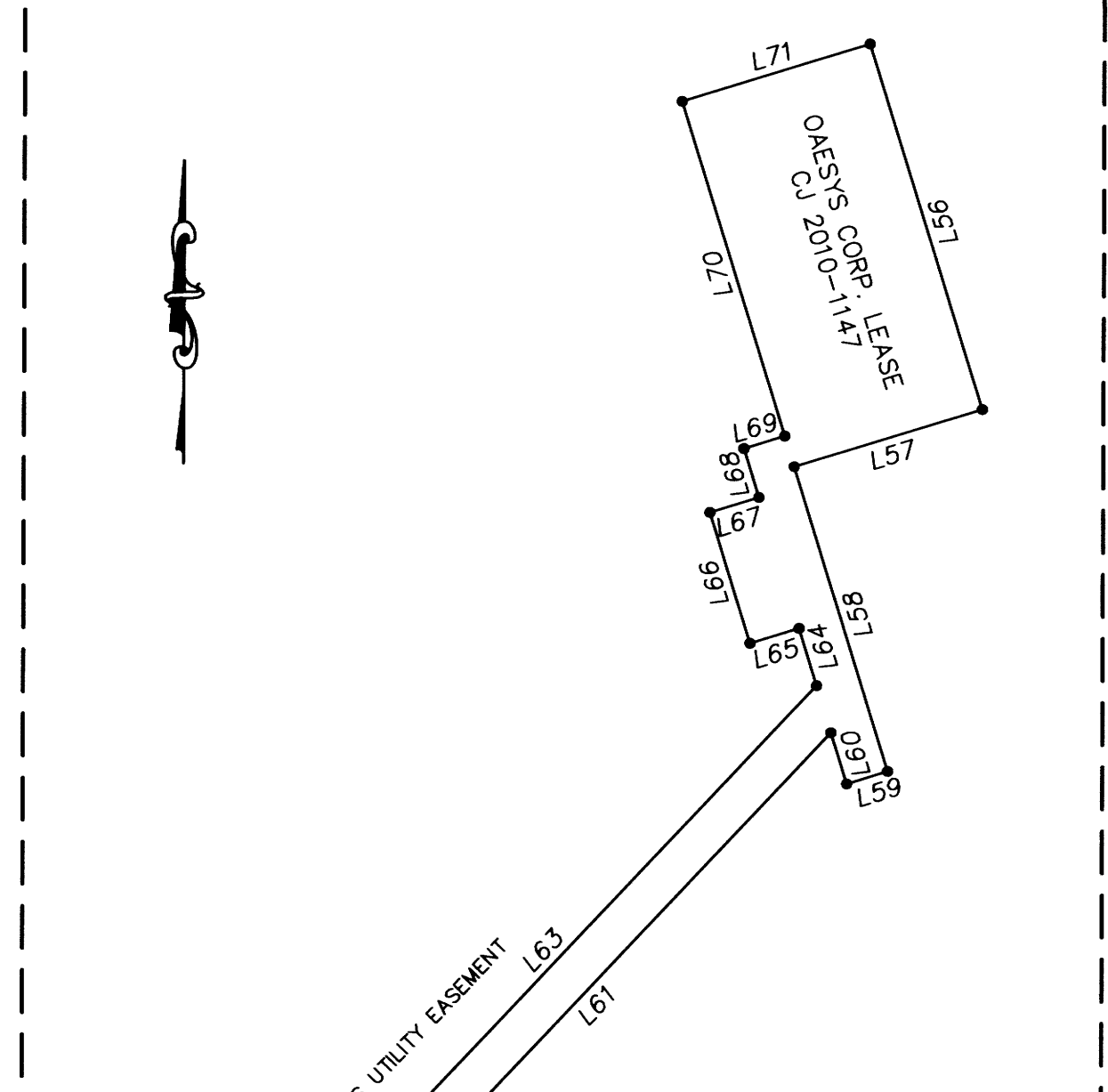


EXHIBIT "B"
PORT OF UMPQUA LEASE

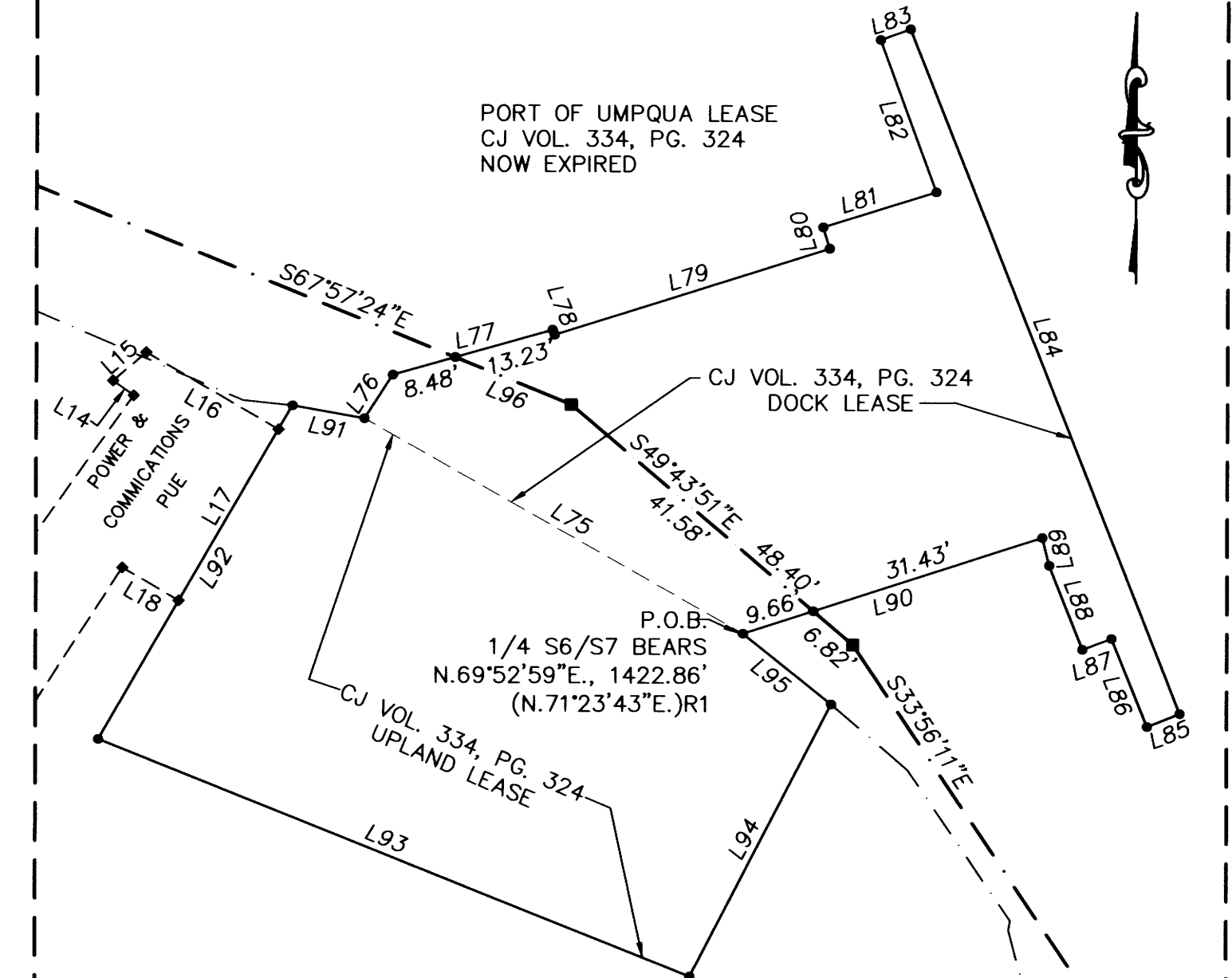


EXHIBIT "D"
UMPQUA BAIT, INC. LEASE

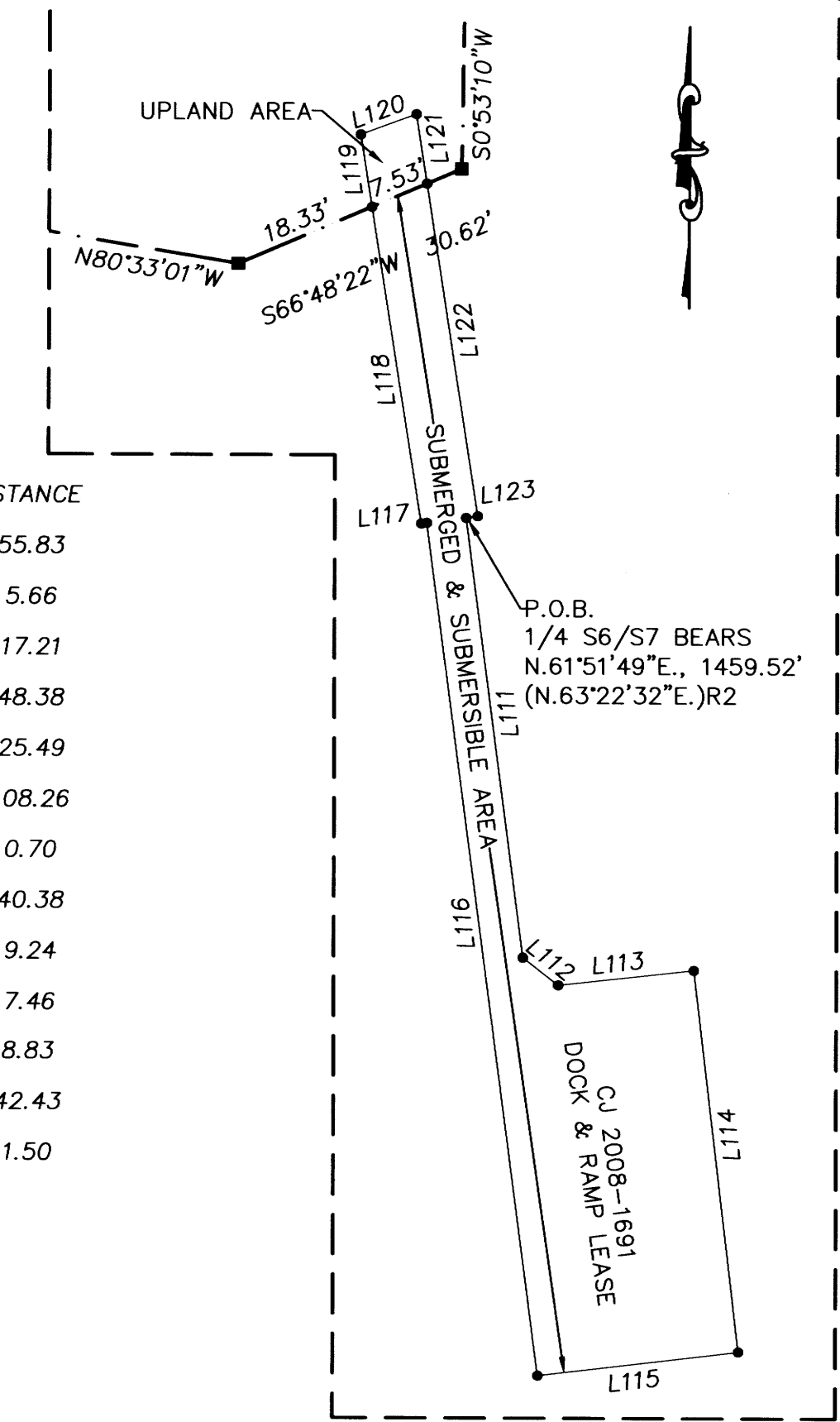
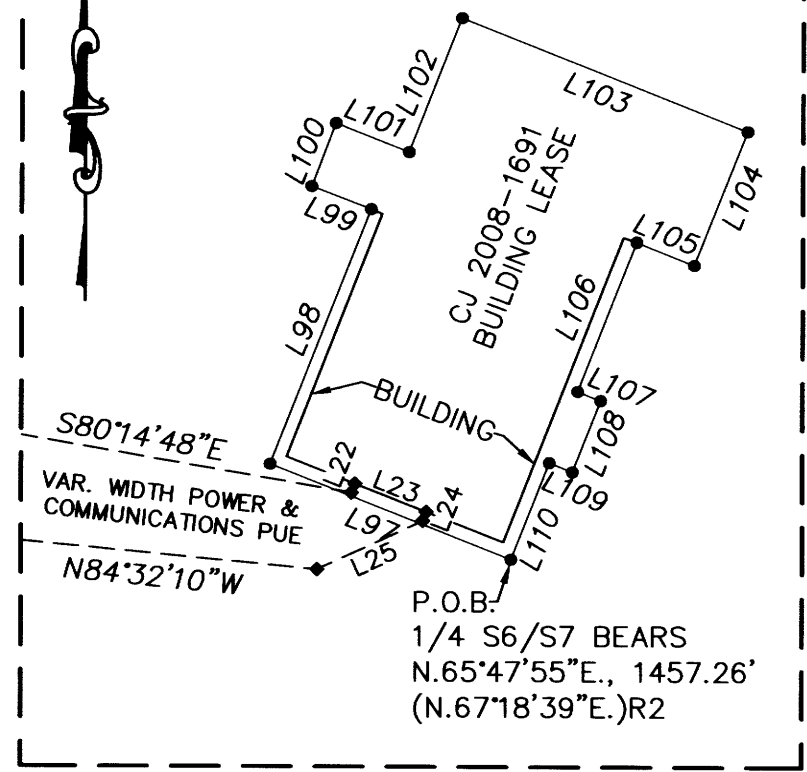


EXHIBIT "C"
UMPQUA BAIT, INC. LEASE



NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
L14	N54°40'29"W	3.31	L63	N43°11'19"E	88.90	L79	N72°28'32"E	37.70	L95	S51°37'22"E	14.76	L111	S7°30'26"E	55.83
L15	N49°06'32"E	5.72	L64	N17°13'11"W	7.01	L80	N17°18'03"W	2.93	L96	S67°57'24"E	16.42	L112	S52°30'26"E	5.66
L16	S59°55'01"E	20.01	L65	S72°46'49"W	6.00	L81	N72°41'57"E	15.49	L97	N68°30'59"W	27.00	L113	N83°41'22"E	17.21
L17	N30°04'59"E	25.88	L66	N17°13'11"W	16.00	L82	N20°09'05"W	21.26	L98	N21°29'01"E	28.53	L114	S6°48'30"E	48.38
L18	N59°55'01"W	8.54	L67	N72°46'49"E	6.00	L83	N69°50'55"E	4.16	L99	N69°02'22"W	6.66	L115	S83°11'30"W	25.49
L22	N21°22'41"E	1.00	L68	N17°13'11"W	6.00	L84	S21°37'36"E	96.19	L100	N20°52'52"E	7.06	L116	N7°34'37"W	108.26
L23	S68°37'19"E	8.00	L69	N72°46'49"E	5.00	L85	S68°21'15"W	4.59	L101	S68°30'59"E	8.20	L117	S82°33'54"W	0.70
L24	S21°22'41"W	1.00	L70	N17°13'11"W	41.00	L86	N22°12'25"W	12.37	L102	N21°29'01"E	15.00	L118	N9°00'49"W	40.38
L25	S65°13'37"W	12.13	L71	N72°46'41"E	23.00	L87	S69°21'14"W	4.07	L103	S68°30'59"E	32.00	L119	N9°00'49"W	9.24
L56	S17°13'15"E	44.75	L72	S49°53'29"W	21.02	L88	N21°47'28"W	11.81	L104	S21°33'12"W	15.03	L120	N69°53'25"E	7.46
L57	S72°46'49"W	23.00	L73	N48°53'52"E	16.48	L89	N14°07'09"W	3.73	L105	N68°12'24"W	6.45	L121	S8°52'17"E	8.83
L58	S17°13'11"E	37.25	L74	N54°40'29"W	5.27	L90	S72°07'36"W	41.09	L106	S21°29'01"W	16.70	L122	S8°52'17"E	42.43
L59	S72°46'49"W	5.00	L75	S60°35'35"E	56.95	L91	S79°53'38"E	9.53	L107	S68°30'59"E	2.60	L123	S82°29'34"W	1.50
L60	N17°13'11"W	6.25	L76	N32°59'11"E	6.82	L92	N30°01'57"E	50.46	L108	S21°29'01"W	8.00			
L61	S43°11'05"W	84.13	L77	N74°05'00"E	21.71	L93	N68°19'57"W	83.36	L109	N68°30'59"W	2.60			
L62	N67°57'24"W	5.36	L78	S22°56'29"E	0.71	L94	S27°17'16"W	40.13	L110	S21°29'01"W	10.83			

LEASE NOTES:

PARCEL 1 LEASES ARE COMPUTED AND COMPILED FROM DOUGLAS COUNTY SURVEYOR'S OFFICE SURVEY WORK COMPLETED IN 2004, 2006 & 2010 SALMON HARBOR MANAGEMENT COMMITTEE AS LESSOR AND THE RECORDED COURT JOURNAL DOCUMENTS AS NOTED.

- THE OAESYS CORP. LEASE PER CJ 2010-1147 IS LOCATED ENTIRELY WITHIN THE SUBMERGED AND SUBMERSIBLE LANDS OF WINCHESTER BAY AND IS BASED ON AN UNSURVEYED EXHIBIT "A" SKETCH MAP THAT DOES NOT HAVE ANY SURVEYED TIES TO EXISTING MONUMENTS. IN 2004, DCSO MADE SURVEY TIES TO EXISTING PIERS AND DOCKS BUT THIS DATA WAS NOT USED AS THE 2010 LEASE DESCRIPTION. THIS PLAT HOLDS THE 2004 SURVEYED NE DOCK CORNER & ROTATES CJ 2010-1147 TO THE SURVEYED EAST LINE OF THAT DOCK. THIS RESOLUTION MATCHES GOOGLE EARTH APPROXIMATE DISTANCES TO THE NORTH END OF THE PORT OF UMPQUA SURVEYED DOCK.
- THE PORT OF UMPQUA LEASE PER CJ VOL 334, PG. 324 IS EXPIRED. THE LEGAL DESCRIPTION WAS WRITTEN IN 2002 & NOT REVISED UNDER THE 2004-2010 DCSO SURVEY WORK. ALL BEARINGS ROTATE -1°30'44" TO MATCH THIS SURVEYS BASIS OF BEARINGS. THE LEASE DESCRIBES THE UPLAND AND DOCK AREAS TO THE APPROXIMATE HIGH BANK AND SHORE LINE. EXHIBIT "B" DIMENSIONS THE UPLAND AND DOCK LEASE AREA TO THE INST. NO. 95-10171 FILLED LANDS DESCRIPTION.
- THE UMPQUA BAIT INC. LEASE AREAS PER CJ 2008-1691 WERE SURVEYED IN 2004-2010 BUT THE LEASE DESCRIPTIONS WERE NOT UPDATED AND ALL BEARINGS SHOULD BE ROTATED -1°30'44" TO MATCH THIS SURVEYS BASIS OF BEARINGS. EXHIBIT "D" DIMENSIONS THE DOCK AND RAMP AREAS TO AREA TO THE INST. NO. 95-10171 FILLED LANDS DESCRIPTION.

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DOUGLAS COUNTY 1036 SE DOUGLAS AVENUE ROSEBURG, OR 97470	SCALE: 1"=20' DATE: FEBRUARY, 2021	
Port Lease Details.dwg SHEET 3 OF 3	RENEWAL DATE: 12-31-2021	

2021-0011C