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

SURVEYOR'S CERTIFICATE:

I, KRISTIAN O. DEGROOT HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED AS PARCEL 1 AND THAT I HAVE NOT SURVEYED BUT HAVE CORRECTLY PLATTED THE LANDS REPRESENTED AS PARCEL 2 OF THIS PARTITION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

PARCEL 1

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 22 SOUTH, RANGE 7 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON AND BEING A PORTION OF THOSE FILLED LANDS DESCRIBED IN THAT DEED TO THE STATE OF OREGON RECORDED AS INSTRUMENT NO. 95-10171 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD ON THE EASTERLY RIGHT OF WAY LINE OF ORK ROCK COUNTY ROAD NO. 251-A FROM WHICH A 2" IRON PIPE AT THE ONE QUARTER CORNER COMMON TO SECTION 6 AND SECTION 7, TOWNSHIP 22 SOUTH, RANGE 12 WEST, WILLAMETTE MERIDIAN BEARS N.70°12'45"E., 1687.62 FEET, SAID POINT BEING 16.00 FEET RIGHT OF CENTERLINE STATION 22+55.22 PT; THENCE N.5°49'15"W. ALONG SAID RIGHT OF WAY LINE, 169.36 FEET TO A POINT; THENCE N.84°08'22"E., 103.57 FEET TO A POINT ON THE ORDINARY HIGH WATER LINE OF THE UMPQUA RIVER AND THE BOUNDARY OF FILLED LANDS AS DESCRIBED IN SAID INSTRUMENT NO. 95-10171; THENCE THE FOLLOWING COURSES ALONG SAID BOUNDARY: S.21°56'21"E., 11.80 FEET TO A POINT, S.67°57'24"E., 150.10 FEET TO A POINT, S.49°43'51"E., 48.40 FEET TO A POINT, S.33°56'11"E., 63.57 FEET TO A POINT, S.0°53'10"W., 100.75 FEET TO A POINT, S.66°48'22"W., 30.62 FEET TO A POINT, N.80°33'01"W., 173.42 FEET TO A POINT, S.49°28'07"W., 41.00 FEET TO A POINT, S.18°36'00"W., 98.05 FEET TO A POINT, S.1°16'57"E., 16.23 FEET TO A POINT, THENCE S.88°38'27"W., 27.62 FEET TO A 5/8" IRON ROD ON SAID EASTERLY RIGHT OF WAY LINE, THENCE ALONG SAID RIGHT OF WAY LINE, 63.09 FEET ALONG THE ARC OF A 2948.58 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS N.2°52'39"W., 63.09 FEET) TO A 5/8" IRON ROD 15 FEET RIGHT OF CENTERLINE STATION 21+25.89 PRC; THENCE N.3°36'11"W. ALONG SAID RIGHT OF WAY LINE, 130.27 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.59 ACRES, MORE OR LESS.

P'ARCEL 2

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6 AND THE WEST HALF OF SECTION 7, TOWNSHIP 22 SOUTH, RANGE 12 WEST, WILLAMETTE MERIDIAN AND IN THE SOUTHEAST QUARTER OF SECTION 1 AND THE EAST HALF OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 13 WEST, WILLAMETTE MERIDIAN IN DOUGLAS COUNTY, OREGON AND BEING A PORTION OF THOSE FILLED LANDS DESCRIBED IN THAT DEED TO THE STATE OF OREGON RECORDED AS INSTRUMENT NO. 95-10171 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON LYING NORTH OF THE NORTHERLY RIGHT OF WAY LINE OF SALMON HARBOR DRIVE COUNTY ROAD NO. 251 AND LYING WESTERLY OF THE FOLLOWING DESCRIBED LINES:

BEGINNING AT A POINT ON THE NORTH LINE OF THAT PARCEL OF LAND DESCRIBED IN A DEED TO DOUGLAS COUNTY RECORDED AS INSTRUMENT NO. 70-2351 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON FROM WHICH WHICH A 2" IRON PIPE AT THE ONE QUARTER CORNER COMMON TO SECTION 6 AND SECTION 7, TOWNSHIP 22 SOUTH, RANGE 12 WEST, WILLAMETTE MERIDIAN BEARS S.63°11'15"E., 1807.11 FEET AND ALSO FROM WHICH THE NORTHEAST CORNER OF SAID INSTRUMENT NO. 70-2351 BEARS N.89°11'48"E., 250.00 FEET; THENCE S.16°30'00"E., 1800.00 FEET TO A POINT; THENCE S.10°45'00"W., 1085.00 FEET TO A POINT; THENCE S.25°08'31"E., 1000.98 FEET TO A POINT ON THE BOUNDARY SO SAID INSTRUMENT NO. 95-10171 FILLED LANDS; THENCE S.19°46'14"W., 32.33 FEET AND TERMINATING ON SAID NORTHERLY RIGHT OF WAY LINE.

EXCEPTING THEREFROM THE ABOVE DESCRIBED PARCEL 1.

EXCEPTING THEREFROM ORK ROCK COUNTY ROAD NO. 251-A.

ALSO BEGINNING AT A POINT AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF SALMON HARBOR DRIVE COUNTY ROAD NO. 251 WITH THE WESTERLY LINE OF SAID INSTRUMENT NO. 95-10171 FROM WHICH WHICH A 2" IRON PIPE AT THE ONE QUARTER CORNER COMMON TO SECTION 6 AND SECTION 7, TOWNSHIP 22 SOUTH, RANGE 12 WEST, WILLAMETTE MERIDIAN BEARS N.51°25'24"E., 4323.68 FEET AND ALSO FROM WHICH THE POINT OF BEGINNING OF SAID INSTRUMENT NO. 95-10171 BEARS N.6°01'43"W., 163.93 FEET (INSTRUMENT NO. 95-10171 RECORD N.3°30'45"W.); THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE WESTERLY RIGHT OF WAY LINE OF BEACH BOULEVARD; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE NORTH EAST CORNER OF PARCEL III OF THAT MAJOR LAND PARTITION PLAT RECORDED IN BOOK 10, PAGES 92 A AND B OF THE OFFICIAL LAND PARTITION RECORDS OF DOUGLAS COUNTY, OREGON; THENCE WESTERLY ALONG THE NORTH LINE OF PARCELS III, II AND I OF SAID PARTITION PLAT TO THE EASTERLY RIGHT OF WAY OF THAT COUNTY ROAD SET FORTH UNDER VOLUME 128, PAGE 299 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON; THENCE WESTERLY AND SOUTHERLY ALONG THE NORTHERLY AND WESTERLY RIGHT OF WAY LINES OF SAID COUNTY ROAD TO THE NORTHERLY RIGHT OF WAY LINE OF THE OREGON COAST HIGHWAY NO. 101; THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE TO ITS INTERSECTION WITH THE SOUTH LINE OF GOVERNMENT LOT 4 OF SAID SECTION 7; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 4 TO THE SOUTH LINE OF SAID INSTRUMENT NO. 95-10171; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THOSE SUBMERGED AND SUBMERSIBLE LANDS DESCRIBED IN SAID INSTRUMENT NO. 95-10171.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION A PORTION OF THOSE UPLAND AND FILLED LANDS DESCRIBED IN INSTRUMENT NO. 70-2351 AND INSTRUMENT NO. 95-10171 TOGETHER WITH THOSE LANDS DESCRIBED INSTRUMENT NO. 87-16173 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON INTO 2 PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 20-031. UNDER INSTRUMENT NO. 70-2351, THE STATE OF OREGON DEEDED A 233.37 ACRE PARCEL OF LAND ENCOMPASSING AND SURROUNDING THE SUBMERGED AND SUBMERSIBLE LANDS OF WINCHESTER BAY. DOUGLAS COUNTY THEN CONSTRUCTED THE SALMON HARBOR BOAT BASIN AND THEN DEEDED THE SUBMERGED AND SUBMERSIBLE LANDS WITHIN THE ORIGINAL 233.97 ACRE PARCEL BACK TO THE STATE OF OREGON UNDER INSTRUMENT NO. 95-10171. THIS SURVEY PARTITIONS THE PARENT PARCEL INTO A 1.59 ACRE PARCEL AND A 111.26 ACRE PARCEL.

- BEARINGS ARE GEODETIC NORTH BASED BASED ON GPS DATA (NAD 83) COLLECTED ON DCSO CONTROL POINTS "JENIFER" (J-021), "JAWS" (J-019), "CHIEF" (C-080), "JOE" (J-025) AND "DUSTIN" (D-064).
- REFERENCE SURVEYS: WINCHESTER BAY VOL. 5, PG. 26, M 33-24, M 107-07, M 128-75, M 178-25, OSHD DRAWING 7B-7-12, 1983 USBLM DEPENDENT RESURVEY PLAT 5902 AND FIELD NOTES PG. 17188.
- INSTRUMENT NO. 70-2351 BEARINGS ARE BASED ON M 33-24 AND WERE ROTATED TO OCS'27 SOUTH ZONE GRID UNDER INSTRUMENT NO. 95-10171. INSTRUMENT NO. 95-10171 WAS THEN ROTATED BY A THETA ANGLE OF -2°30'58" TO THE ABOVE DESCRIBED BASIS OF BEARINGS OF THIS SURVEY.
- THE PARCEL 1 BOUNDARY IS CONTROLLED BY THE FILLED LANDS PER INSTRUMENT NO. 95-10171 AND THE ORK ROCK COUNTY ROAD NO. 251 RIGHT OF WAY PER M 178-25. MONUMENTS ARE SET ON THE NORTH, SOUTH AND WEST LINES.
- PARCEL 1 PUBLIC UTILITY EASEMENTS ARE COMPUTED FROM A ONE CALL UTILITY LOCATE AND UTILITY INFRASTRUCTURE FOUND AND TIED.
- THE BOUNDARY OF PARCEL 2 IS UNSURVEYED AND IS CONTROLLED BY THE INSTRUMENT NO. 95-10171 FILLED LANDS, M 107-07, M 128-75, M 178-25 AND OSHD DRAWING 7B-7-12.
- A RANDOM LINE WAS COMPUTED BETWEEN THE NORTH LINE OF INSTRUMENT NO 70-2351 AND THE NORTH RIGHT OF WAY LINE OF SALMON HARBOR DRIVE FOR THE PURPOSE OF SEGREGATING THE EAST AND WEST PORTIONS OF INSTRUMENT NO. 95-10171 IN WRITING THE SURVEYOR'S CERTIFICATE. THIS LINE IS NOT A BOUNDARY LINE.

THIS SURVEY WAS PERFORMED BY STEPHEN FLAUSE AND JEFF LORSUNG USING A NIKON DTM 520 TOTAL STATION AND A LEICA TS10 TOTAL STATIONS WITH COMPUTATIONS AND DRAFTING BY KRIS DEGROOT, DOUGLAS COUNTY SURVEYOR.

FLOODPLAIN

PARCEL 1 AND PARCEL 2 ARE LOCATED IN FEMA FLOOD HAZARD ZONE X (AREA OF MINIMAL FLOOD HAZARD) OF PANEL 41019C0345F (EFFECTIVE DATE 2/17/2010) FOR DOUGLAS COUNTY (410059). FLOOD HAZARD AE, BASE FLOOD ELEVATION 12.0 FEET NAVD'88, IS LOCATED ON THE HIGH BANK-SHORE LINE WITHIN 0 TO 15 FEET FROM THE INSTRUMENT NO. 95-10171 FILL LINE AND MEAN HIGH WATER LINE OF WINCHESTER BAY.

EASEMENTS

THERE WERE NO EASEMENTS OF RECORD ENCUMBERING PARCEL 1 DISCLOSED UNDER FIRST AMERICAN TITLE INSURANCE COMPANY PUBLIC RECORD REPORT ORDER NO. 7399-3596125, DATED FEBRUARY 26, 2021.

ZONING & UTILITIES:

ZONING: ED, MC, MRI, PR, TR, WOCT, WOCR
COMP. PLAN: ED, SUR, SUD, PSP, TL, WCR, WCT
WATER: CITY OF REEDSPORT
SEWER: WINCHESTER BAY SANITARY DISTRICT
PLANNING DEPARTMENT FILE NO. 20-031

COUNTY CLERK ★ DOUGLAS COUNTY ★ STATE OF OREGON

Douglas County Official Records
Daniel J. Loomis, County Clerk **2021-005685**

00535112202100056850030032 **NO FEE**

03/11/2021 08:51:10 AM

PLAT-PAR Cnt=1 Stn=40 JLGOODWI
This is a no fee document

FILED THIS 11th *DAY OF* March *2021,*

BY Jay Sooch *, Deputy*
DOUGLAS COUNTY CLERK

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT DOUGLAS COUNTY, IS THE OWNER OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES, HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT AND DOES HEREBY DEDICATE THE 10 FOOT SANITARY SEWER PUBLIC UTILITY EASEMENT, THE 10 FOOT BY 85 FOOT WATER LINE PUBLIC UTILITY EASEMENT, THE 10 FOOT WIDE WATER LINE PUBLIC UTILITY EASEMENT AND THE VARIABLE WIDTH POWER AND COMMUNICATIONS PUBLIC UTILITY EASEMENT SHOWN HEREON TO THE PUBLIC AND ALSO DOES HEREBY CAUSE THE OAESYS UTILITY EASEMENT AS SHOWN HEREON TO BE CREATED FOR THE BENEFIT OF OAESYS LEASE AREA.

COMMISSIONER TOM KRESS, CHAIR

COMMISSIONER CHRIS BOICE

COMMISSIONER TIM FREEMAN

ACKNOWLEDGMENT:

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 10th DAY OF March, 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED COMMISSIONER TOM KRESS, CHAIR, COMMISSIONER CHRIS BOICE AND COMMISSIONER TIM FREEMAN TO ME KNOWN TO BE THE PERSONS DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT THEY EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET FORTH MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC, STATE OF OREGON

OFFICIAL STAMP
JENNIFER M. MILLER
NOTARY PUBLIC - OREGON
COMMISSION NO. 1006718
MY COMMISSION EXPIRES DECEMBER 13, 2024

TAX COLLECTORS CERTIFICATE:

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

DOUGLAS COUNTY TAX COLLECTOR — *DATE* 3/11/21

APPROVALS:

COUNTY PLANNING DIRECTOR — *DATE* 3/10/2021

COUNTY SURVEYOR Deputy — *DATE* 3/10/2021

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

2021-0011 A

2021-0011 A