

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

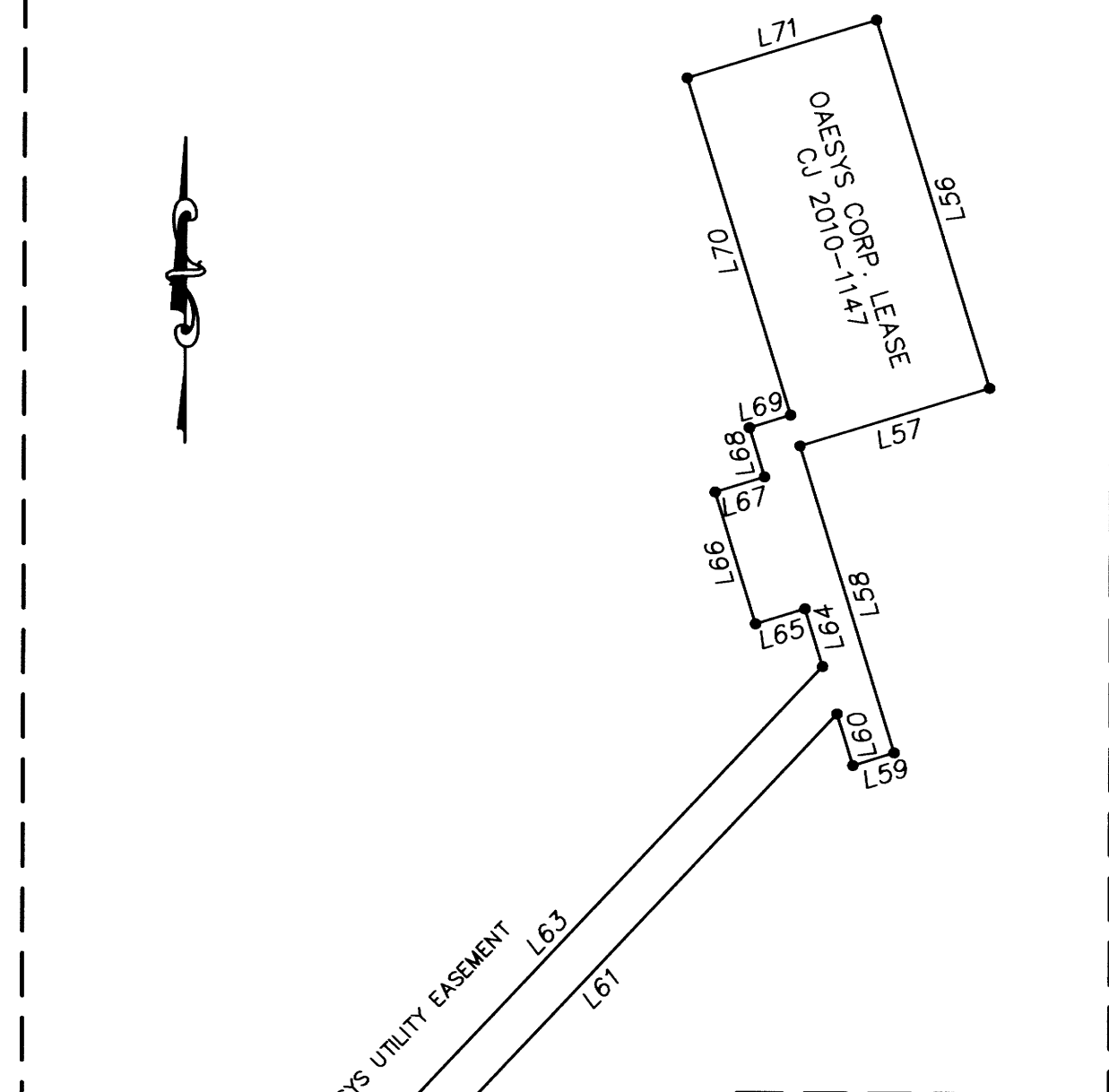


EXHIBIT "B" PORT OF UMPQUA LEASE

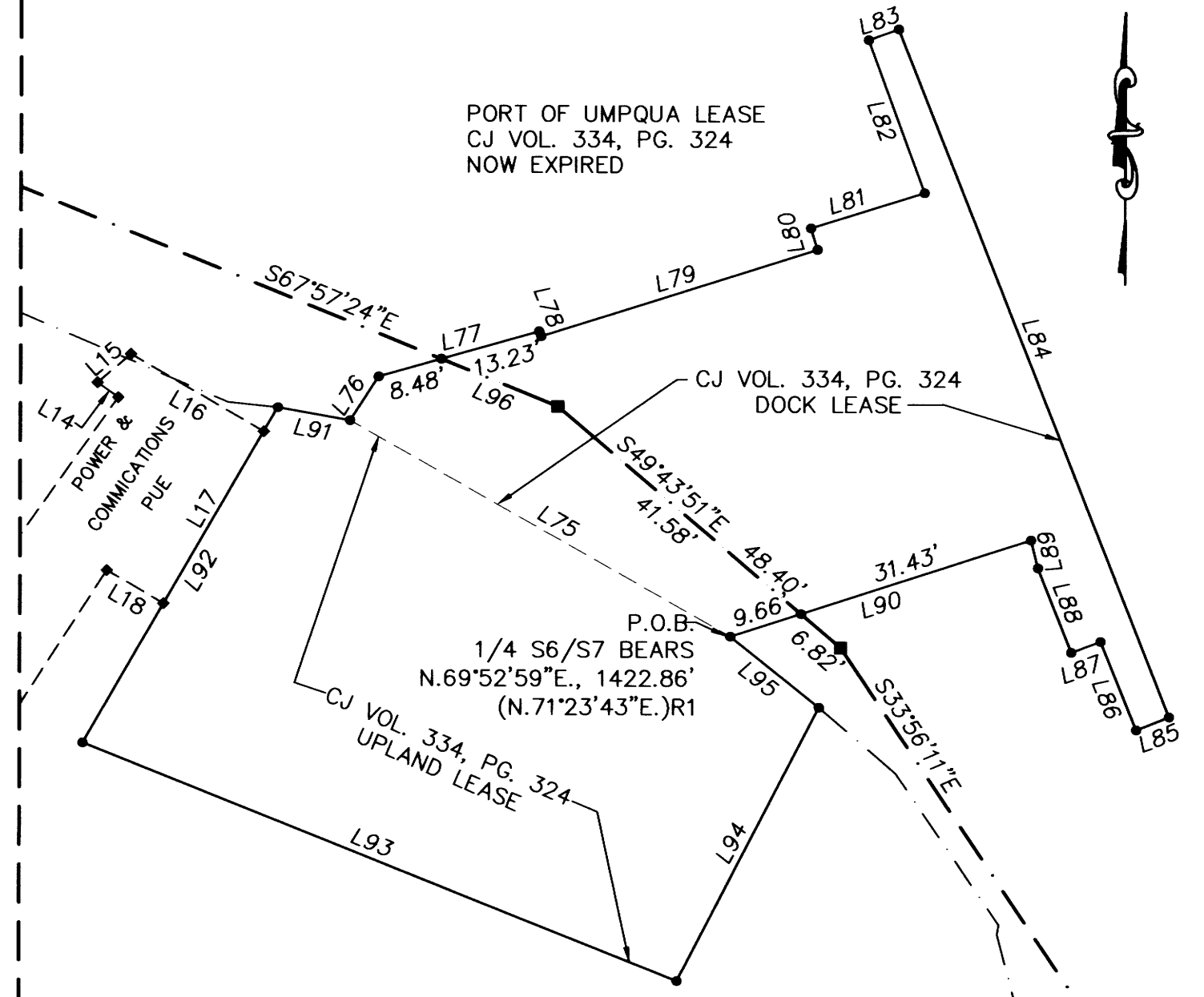


EXHIBIT "D" UMPQUA BAIT, INC. LEASE

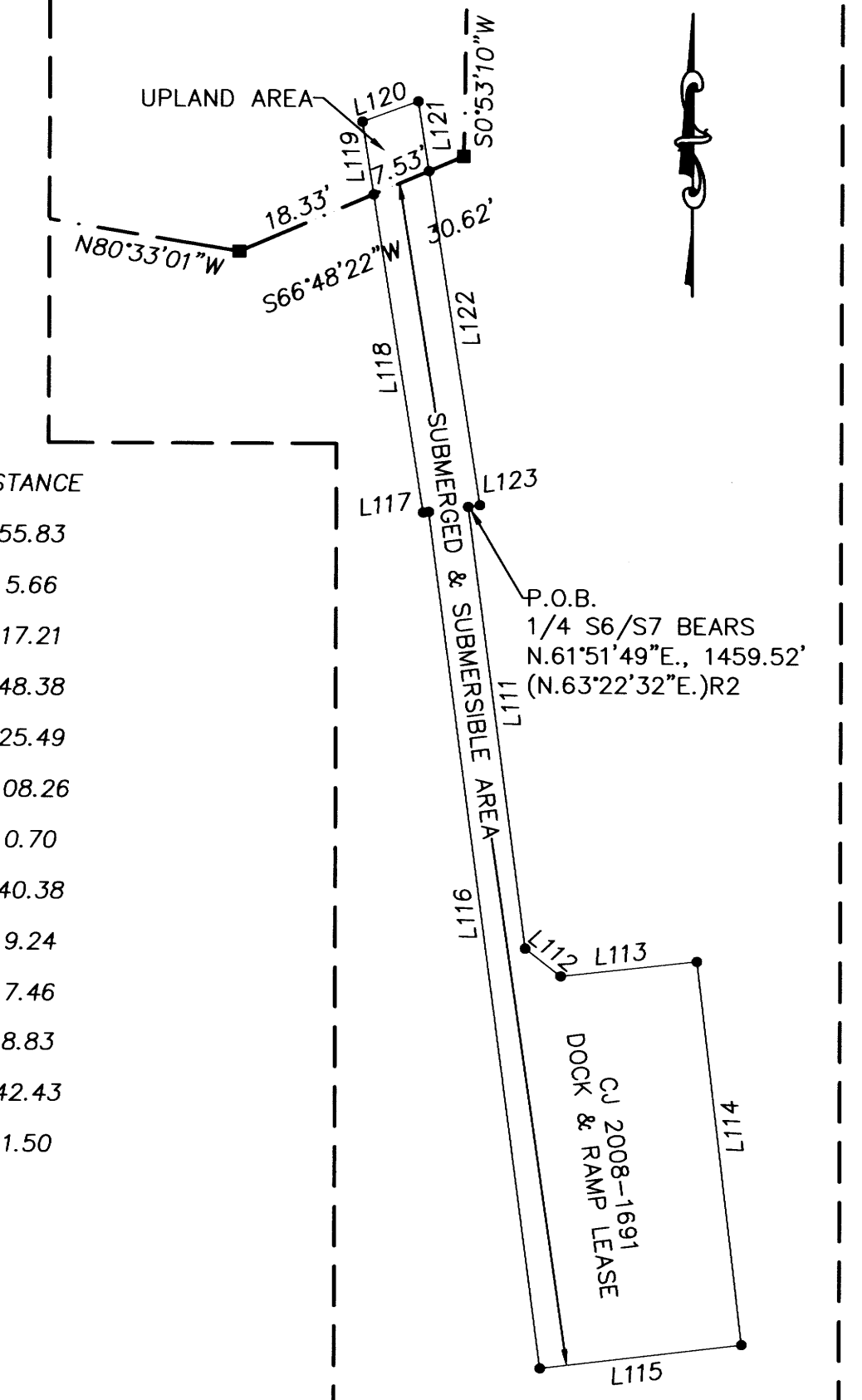
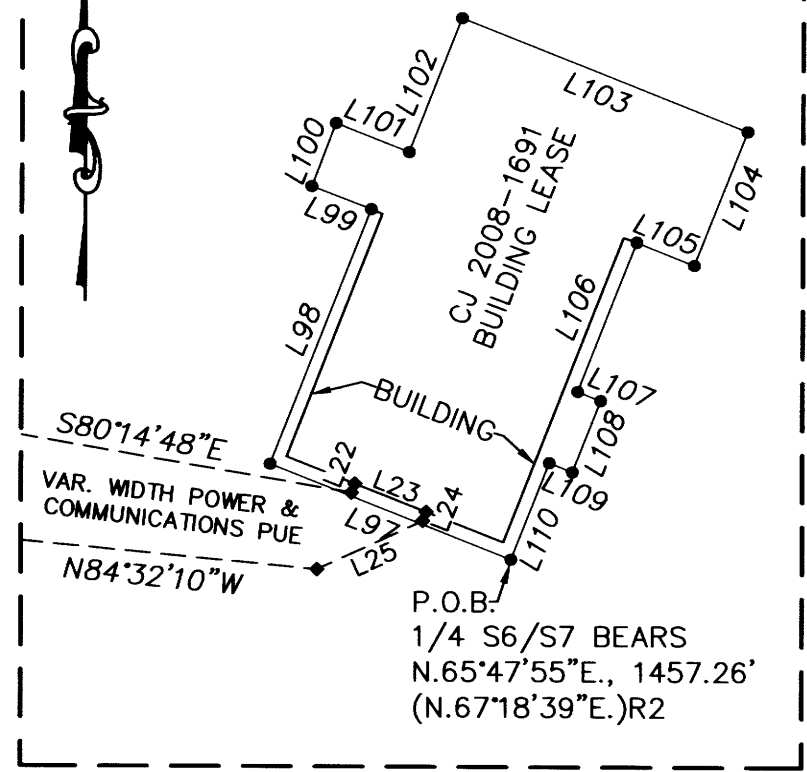


EXHIBIT "C" UMPQUA BAIT, INC. LEASE



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.

DOUGLAS COUNTY SURVEYOR
 ROOM 105 JUSTICE BUILDING
 1036 SE DOUGLAS AVENUE
 ROSEBURG, OREGON 97470
 PHONE (541) 440-4272

SCALE: 1"=20'
 DATE: FEBRUARY, 2021

Port Lease Details.dwg
 SHEET 3 OF 3

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Kristian O. Degroot

OREGON
 JULY 17, 1981
 KRISTIAN O. DEGROOT
 1941
 RENEWAL DATE: 12-31-2021