

**LAND PARTITION PLAT
VALIDATION OF A UNIT OF LAND
SOUTHEAST 1/4 OF SECTION 8, T32S, R6W, W.M.
DOUGLAS COUNTY, OREGON
SEPTEMBER 14, 2021**

Douglas County Official Records 2021-018994
Daniel J. Loomis, County Clerk

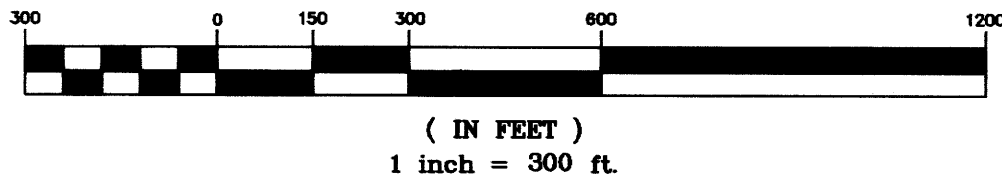


NO FEE

00550462202100189940020021 09/27/2021 10:09:34 AM
PLAT-PAR Cnt=1 Str=33 HAJOHNST
This is a no fee document

SCALE 1"=300'

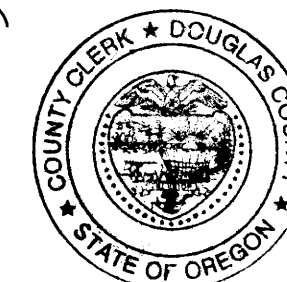
GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.

FILED THIS 27th DAY OF September, 2021 10:09 AM

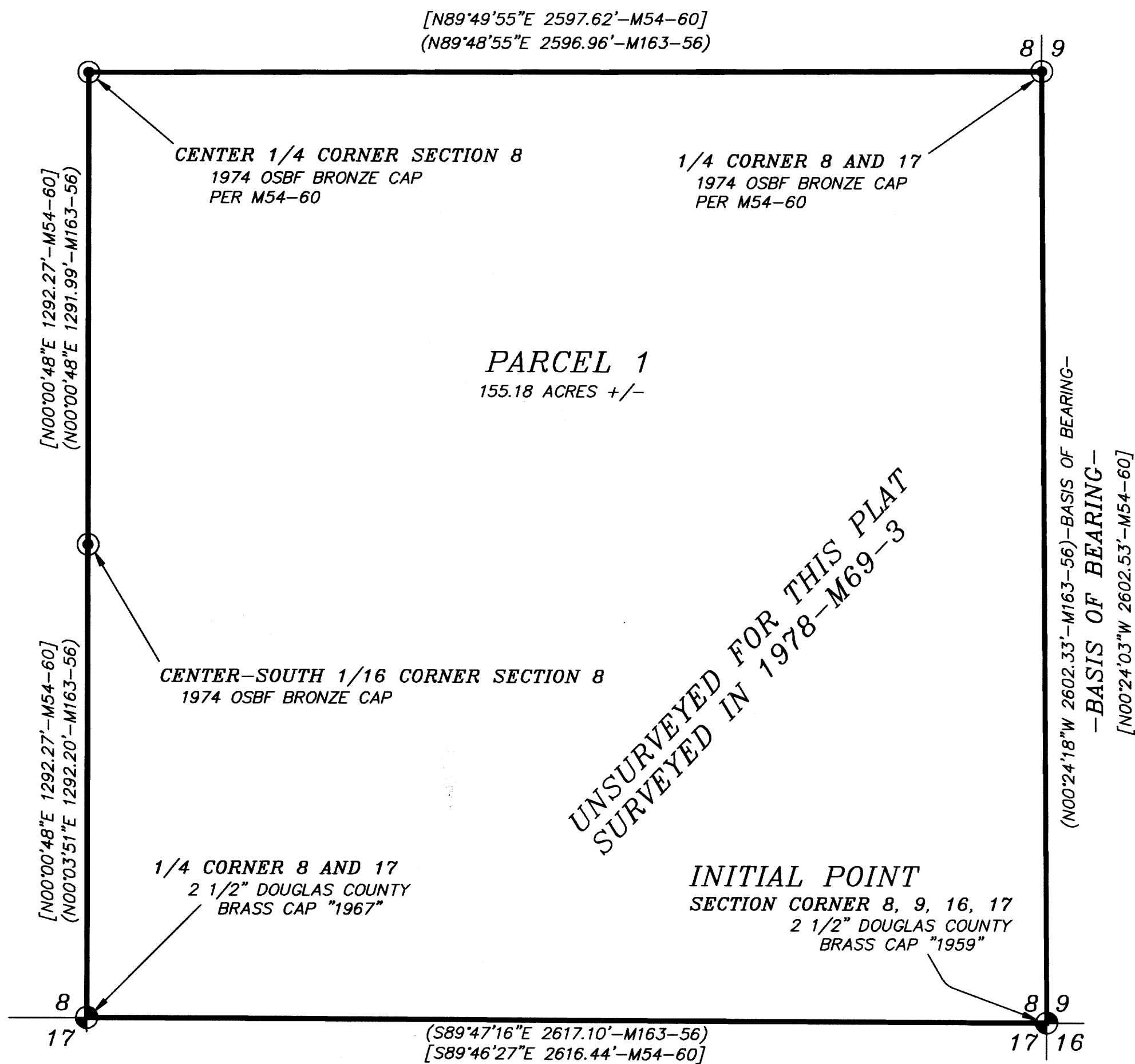
Hedi Salvestri, Deputy 9/27/21
DOUGLAS COUNTY CLERK



EASEMENTS OF RECORD

- 1) AN EASEMENT IN FAVOR OF UNITED STATES OF AMERICA FOR ROADWAY, BOOK, 131, PAGE 123, DOUGLAS COUNTY, OREGON OFFICIAL RECORDS.
- 2) AN EASEMENT IN FAVOR OF SILVER BUTTE TIMBER CO. FOR ROADWAYS, BOOK 1161, PAGE 431, DOUGLAS COUNTY, OREGON OFFICIAL RECORDS
- 3) RECIPROCAL RIGHT-OF-WAY AGREEMENT, BOOK 1460, PAGE 321, DOUGLAS COUNTY, OREGON OFFICIAL RECORDS.
- 4) AN EASEMENT IN FAVOR OF THE UNITED STATES OF AMERICA FOR RIGHT-OF-WAY AND ROAD USE, BOOK 1698, PAGE 126, DOUGLAS COUNTY, OREGON OFFICIAL RECORDS.
- 5) RECIPROCAL ACCESS EASEMENT AGREEMENT, RECORDED NOVEMBER 17, 2020 AS RECORDER'S NO. 2020-019989, DOUGLAS COUNTY, OREGON OFFICIAL RECORDS, PERTAINS TO EASEMENT GRANTED IN BOOK 1161, PAGE 431, DOUGLAS COUNTY, OREGON OFFICIAL RECORDS.

THIS PROPERTY IS DESIGNATED TIMBERLANDS (TL) BY THE COMPREHENSIVE PLAN AND ZONED (TR) TIMBERLAND RESOURCE, AND IS SUBJECT TO THE SENSITIVE BIG GAME HABITAT AND RIPARIAN VEGETATION CORRIDOR OVERLAYS.



BASIS OF BEARING: SOUTH HALF OF EAST LINE OF SECTION 8 PER COUNTY SURVEY M163-56

LEGEND

- 2 1/2" DOUGLAS COUNTY SURVEYOR'S OFFICE BRASS CAP "1959 OR 1967" AS NOTED (NOT TIED)
- 3" OREGON STATE BOARD OF FORESTRY BRONZE CAP "1974" (NOT TIED)
- BOUNDARY OF PARCEL 1
- () - RECORD DATA PER M163-56
- [] - RECORD DATA PER M54-60
- OSBF - OREGON STATE BOARD OF FORESTRY

REGISTERED PROFESSIONAL LAND SURVEYOR

Daniel W. Baker
OREGON
JULY 16, 1982
DANIEL W. BAKER
1978

EXPIRES 12/31/21

I CERTIFY THAT THIS MAP WAS PREPARED USING A HP51645A INK CARTRIDGE ON JPC-4M2 DOUBLE MATTE FILM

SHEET 1 OF 2

**PARTITION PLAT IN
SOUTHEAST 1/4 OF SECTION 8, T32S, R6W, W.M.
DOUGLAS COUNTY, OREGON**

CLIENT: **WEYERHAEUSER COMPANY**

DRAWN BY: DWB	BAKER AND ASSOCIATES, SURVEYORS
DATE: 9/14/21	1347 MARKET STREET
FILE: WOODS-CREEK-58	SPRINGFIELD, OREGON (541) 343-7243

2021-0039 A

2021-0039 A

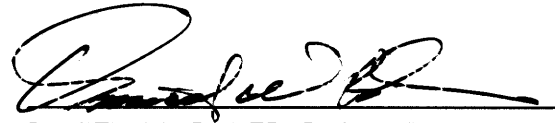
**LAND PARTITION PLAT
VALIDATION OF A UNIT OF LAND
SOUTHEAST 1/4 OF SECTION 8, T32S, R6W, W.M.
DOUGLAS COUNTY, OREGON
SEPTEMBER 14, 2021**

SURVEYORS CERTIFICATE

I, DANIEL W. BAKER, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE CORRECTLY MAPPED THIS PROPERTY FROM COUNTY SURVEY M163-56 TO CREATE THE HEREON DESCRIBED PLAT AND THAT THE INITIAL POINT OF THIS PLAT IS MARKED WITH A 1" IRON PIPE AND 2 1/2" DOUGLAS COUNTY SURVEYORS OFFICE BRASS CAP, THIS PROPERTY WAS NOT SURVEYED BY ME BUT WAS SURVEYED IN M163-56 AND I HAVE ACCURATELY DESCRIBED THE PROPERTY THAT IS BEING PLATTED PER THIS SURVEY AS FOLLOWS:

BEGINNING AT THE SECTION CORNER COMMON TO SECTIONS 8, 9, 16, 17, TOWNSHIP 32 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, MONUMENTED WITH A 1" IRON PIPE AND 2 1/2" DOUGLAS COUNTY BRASS CAP, SET IN 1959 BY THE DOUGLAS COUNTY SURVEYORS OFFICE, SAID BRASS CAP BEING THE INITIAL POINT OF THIS PARTITION; THENCE ALONG THE SECTION LINE COMMON TO SECTIONS 8 AND 17, TOWNSHIP 32 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, NORTH 89°47'16" WEST A DISTANCE OF 2617.10 FEET TO THE 1/4 CORNER COMMON TO SECTIONS 8 AND 17, TOWNSHIP 32 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN; THENCE LEAVING SAID SECTION LINE AND ALONG THE NORTH-SOUTH CENTERLINE OF SECTION 8, NORTH 0°03'51" EAST A DISTANCE OF 1292.20 FEET TO A 1 1/2" IRON PIPE AND 3" BRONZE CAP MARKING THE CENTER-SOUTH 1/16 CORNER; THENCE CONTINUING ALONG SAID NORTH-SOUTH CENTERLINE, NORTH 0°00'48" EAST A DISTANCE OF 1291.99 FEET TO A 1 1/2" IRON PIPE AND 3" BRONZE CAP MARKING THE CENTER 1/4 CORNER OF SECTION 8; THENCE ALONG THE EAST-WEST CENTERLINE, NORTH 89°48'55" EAST A DISTANCE OF 2596.96 FEET TO A 1 1/2" IRON PIPE AND 3" BRONZE CAP MARKING THE 1/4 CORNER COMMON TO SECTIONS 8 AND 9; THENCE ALONG THE SECTION LINE COMMON TO SECTIONS 8 AND 9, SOUTH 0°24'18" EAST A DISTANCE OF 2602.33 FEET TO THE INITIAL POINT, ALL IN DOUGLAS COUNTY, OREGON, THIS PARCEL IN ALSO KNOWN AS THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 32 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN.

THIS DESCRIPTION IS BASED ON COUNTY SURVEY M163-56


DANIEL W. BAKER PLS 1978

PLAT NOTES

1. PARCEL 1 WAS SURVEYED AND MONUMENTED IN 2012 PER M163-56 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. 21-031 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~~ ^{THE} 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.
5. ACCESS PERMIT APPROVED BY DOUGLAS COUNTY PER PERMIT NO. 21594, DATED AUGUST 2, 2021

-NARRATIVE-

THIS PARTITION PLAT FOR A VALIDATION OF A UNIT OF LAND WAS MADE IN SEPTEMBER, 2021 BY DANIEL W. BAKER OF BAKER AND ASSOCIATES SURVEYORS, INC., FOR WEYERHAEUSER COMPANY IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 32 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN. THE SUBJECT PROPERTY WAS SURVEYED IN 2012 PER M163-56 AND THIS BOUNDARY WAS HELD FOR THE EXTERIOR BOUNDARY. THE BASIS OF BEARING FOR THIS SURVEY MAP WAS THE SOUTH 1/2 OF THE EAST LINE OF SECTION 8, TOWNSHIP 32 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN PER M163-56. THIS PROPERTY WAS CONVEYED TO WEYERHAEUSER COMPANY IN A STATUTORY SPECIAL WARRANT DEED, DATED AND RECORDED APRIL 10, 2017 ON DOCUMENT NO. 2017-006316, DOUGLAS COUNTY, OREGON OFFICIAL RECORDS. NO NEW CORNERS WERE ESTABLISHED IN THIS VALIDATION OF A UNIT OF LAND (PARTITION PLAT), AS ALL CORNERS ON THE EXTERIOR BOUNDARY OF PARCEL 1 WERE ESTABLISHED IN M54-60 OR WERE ORIGINAL GOVERNMENT CORNERS MONUMENTED BY THE DOUGLAS COUNTY SURVEYOR'S OFFICE AND THE PROPERTY WAS UNSURVEYED BY ME. THIS VALIDATION OF A UNIT OF LAND APPLICATION WAS APPROVED BY DOUGLAS COUNTY PLANNING PER 20-031.

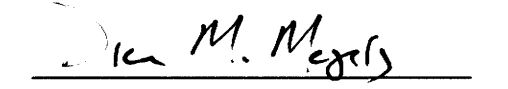


EXPIRES 12/31/21

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.


DIANE M. MEYERS, V.P.
WEYERHAEUSER COMPANY

ACKNOWLEDGEMENT

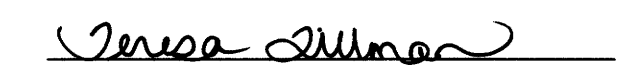
STATE OF WASHINGTON)
COUNTY OF KING)^{ss}

THERE PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED DIANE M. MEYERS, 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 16 DAY OF SEPTEMBER, 2021

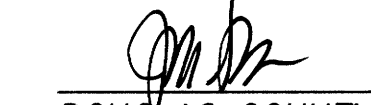
TERESA TILLMAN
NOTARY (PRINT NAME)


189463
COMMISSION NO.


NOTARY PUBLIC FOR WASHINGTON

JANUARY 05, 2025
MY COMMISSION EXPIRES

APPROVALS


DOUGLAS COUNTY PLANNING DIRECTOR 9/23/2021 DATE


DOUGLAS COUNTY SURVEYOR 9/27/21 DATE

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


DOUGLAS COUNTY TAX COLLECTOR

9-27-21 DATE

SHEET 2 OF 2

PARTITION PLAT IN SOUTHEAST 1/4 OF SECTION 8, T32S, R6W, W.M. DOUGLAS COUNTY, OREGON	
CLIENT: WEYERHAEUSER COMPANY	
DRAWN BY: DWB	BAKER AND ASSOCIATES, SURVEYORS
DATE: 9/14/21	1347 MARKET STREET
FILE: WOODS-CREEK-S8	SPRINGFIELD, OREGON (541) 343-7243

2021-0039 B

2021-0039 B.