

2021-0040A

LAND PARTITION PLAT VALIDATION OF A UNIT OF LAND

SOUTH 1/2 OF SECTION 3, NE 1/4, SE 1/4 & SW 1/4 OF SECTION 4,
AND ALL QUARTERS OF SECTIONS 10, 15, & 16, T32S, R6W, W.M.

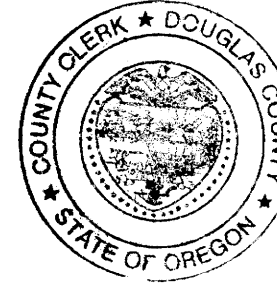
DOUGLAS COUNTY, OREGON

SEPTEMBER 15, 2021

Douglas County Official Records
Daniel J. Loomis, County Clerk 2021-018995

NO FEE
00550463202100189950030034

09/27/2021 10:13:38 AM
PLAT-PAR Cnt=1 Stn=33 HAJOHNST
This is a no fee document



FILED THIS 27th DAY OF September, 2021 10:13 AM
Ned Johnston Deputy
DOUGLAS COUNTY CLERK

EASEMENTS OF RECORD

SECTIONS 3 & 10

- 1) RIGHTS OF THE PUBLIC AND OF GOVERNMENTAL BODIES IN AND TO THAT PORTION OF THE PREMISES HEREIN DESCRIBED LYING BELOW THE HIGH WATER MARK OF WOODS CREEK.
- 2) EASEMENTS IN FAVOR OF UNITED STATES OF AMERICA FOR ROAD EASEMENT, BOOK 331, PAGES 119 AND 123, DOUGLAS COUNTY, OREGON OFFICIAL RECORDS.
- 3) AN EASEMENT FAVOR OF UNITED STATES OF AMERICA FOR RIGHT-OF-WAY AND ROAD USE, BOOK 635, PAGE 551, DOUGLAS COUNTY, OREGON OFFICIAL RECORDS.
- 4) RECIPROCAL RIGHT-OF-WAY AND ROAD USE AGREEMENT, BOOK 1460, PAGE 321, DOUGLAS COUNTY, OREGON OFFICIAL RECORDS.
- 5) AN EASEMENT IN FAVOR OF THE UNITED STATES OF AMERICA FOR RIGHT-OF-WAY AND ROAD USE, RECORD'S NO. 2000-14077, DOUGLAS COUNTY, OREGON OFFICIAL RECORDS, MODIFICATION AND/BY AMENDMENT BY RECORDER'S NO.S 2000-14078, 2000-014079 AND 2002-10973, DOUGLAS COUNTY, OREGON OFFICIAL RECORDS.

SECTION 4

- 1) RIGHTS OF THE PUBLIC AND OF GOVERNMENTAL BODIES IN AND TO THAT PORTION OF THE PREMISES HEREIN DESCRIBED LYING BELOW THE HIGH WATER MARK OF WOODS CREEK.
- 2) RIGHT-OF-WAY AGREEMENT, BOOK 222, PAGE 244, DOUGLAS COUNTY, OREGON OFFICIAL RECORDS.
- 3) AN EASEMENT FAVOR OF KENNETH W. FORD AND HALLIE E. FORD FOR ROADWAY, BOOK 1315, PAGE 281, DOUGLAS COUNTY, OREGON OFFICIAL RECORDS.
- 4) RECIPROCAL RIGHT-OF-WAY AND ROAD USE AGREEMENT, BOOK 1460, PAGE 321, DOUGLAS COUNTY, OREGON OFFICIAL RECORDS.
- 5) AN EASEMENT IN FAVOR OF THE UNITED STATES OF AMERICA FOR RIGHT-OF-WAY AND ROAD USE, RECORD'S NO. 2000-14077, DOUGLAS COUNTY, OREGON OFFICIAL RECORDS, MODIFICATION AND/BY AMENDMENT BY RECORDER'S NO.S 2000-14078, 2000-014079 AND 2002-10973, DOUGLAS COUNTY, OREGON OFFICIAL RECORDS.

CONTINUED ON SHEET 2

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: 1976 BLM DEPENDENT RESURVEY

LEGEND

- - 3 1/4" BLM BRASS CAP OR DOUGLAS COUNTY SURVEYORS OFFICE BRASS CAP, AS NOTED ON SHEET 2 (NOT TIED)
- - 5/8" IRON ROD & ALUM. CAP PER M90-67 (NOT TIED)
- △ - 3" OREGON DEPT. OF FORESTRY BRASS CAP "1983" (NOT TIED)
- - BOUNDARY OF PARCEL 1
- [] - RECORD DATA PER 1976 OR 1990 BLM SURVEY OR AS NOTED
- () - RECORD DATA PER M90-67 OR AS NOTED
- ODF - OREGON DEPARTMENT OF FORESTRY
- CHS - 1 CHAIN = 66 FEET

SHEET INDEX

- SHEET 1 BOUNDARY SURVEY
- SHEET 2 CORNER INFORMATION
- SHEET 3 CERTIFICATE & SIGNATURES

REGISTERED PROFESSIONAL LAND SURVEYOR

 DANIEL W. BAKER
 JULY 16, 1982
 1978

EXPIRES 12/31/21

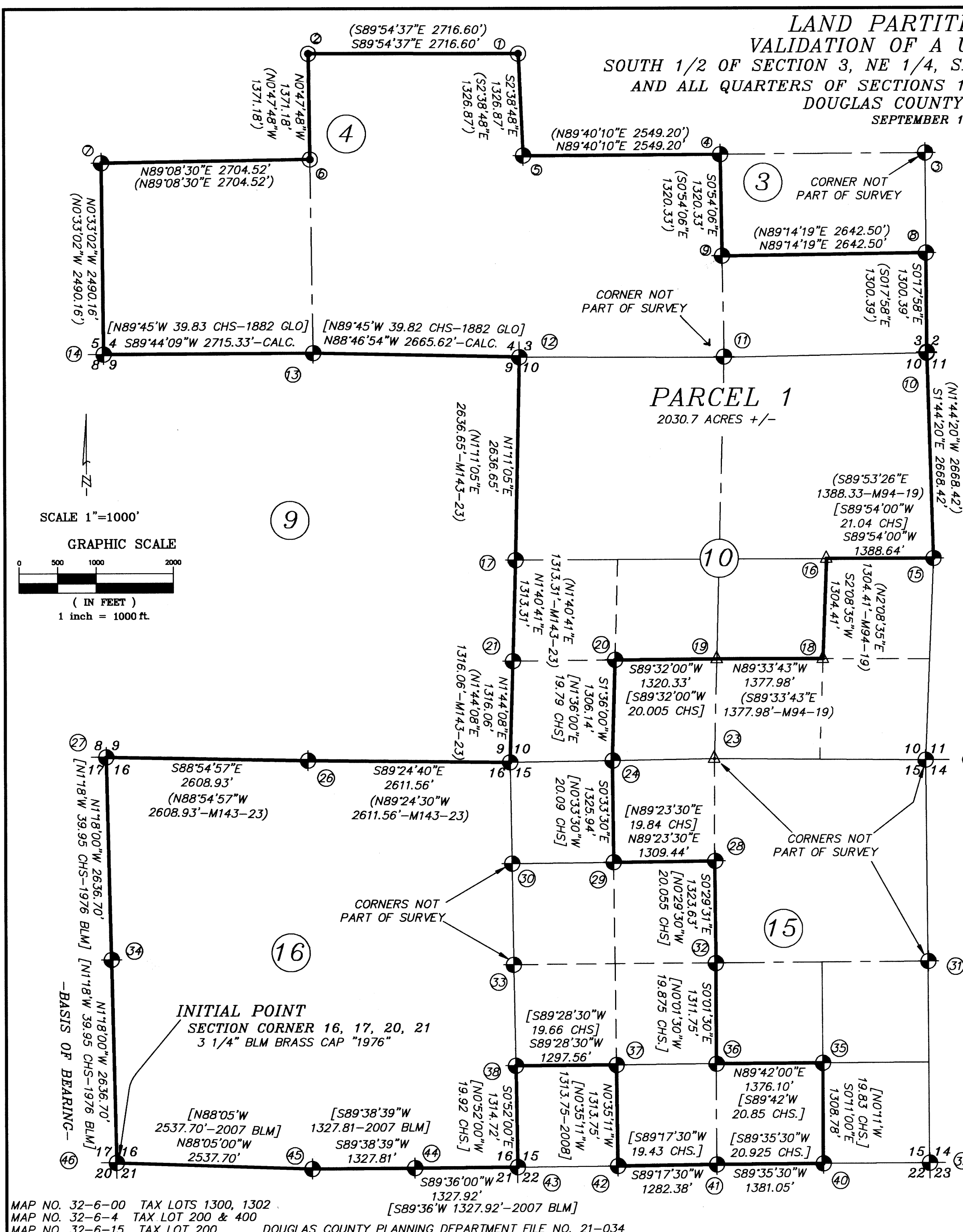
I CERTIFY THAT THIS MAP WAS PREPARED USING A HP51645A INK CARTRIDGE ON JPC-4M2 DOUBLE MATTE FILM

SHEET 1 OF 3

PARTITION PLAT IN
 SOUTH 1/2 OF SECTION 3, NE 1/4, SE 1/4 &
 SW 1/4 OF SECTION 4 AND ALL QUARTERS OF
 OF SECTIONS 10, 15, & 16, T32S, R6W, W.M.
 DOUGLAS COUNTY, OREGON

CLIENT: WEYERHAEUSER COMPANY

| | |
|-------------------------|------------------------------------|
| DRAWN BY: DWB | BAKER AND ASSOCIATES, SURVEYORS |
| DATE: 9/15/21 | 1347 MARKET STREET |
| FILE: 320604-VALIDATION | SPRINGFIELD, OREGON (541) 343-7243 |



MAP NO. 32-6-00 TAX LOTS 1300, 1302
 MAP NO. 32-6-4 TAX LOT 200 & 400
 MAP NO. 32-6-15 TAX LOT 200 DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 21-034

2021-0040A

2021-0040 B

LAND PARTITION PLAT
VALIDATION OF A UNIT OF LAND
SOUTH 1/2 OF SECTION 3, NE 1/4, SE 1/4 & SW 1/4 OF SECTION 4,
AND ALL QUARTERS OF SECTIONS 10, 15, & 16, T32S, R6W, W.M.
DOUGLAS COUNTY, OREGON
SEPTEMBER 15, 2021

- ① NORTH 1/16 CORNER 3 & 4
5/8" IRON ROD & ALUM. CAP PER M90-67 (NOT TIED)
- ② CENTER-NORTH 1/6 CORNER-SECTION 4
5/8" IRON ROD & ALUM. CAP PER M90-67 (NOT TIED)
- ③ 1/4 CORNER 2 & 3
2 1/2" DOUGLAS COUNTY BRASS CAP "1967"
- ④ CENTER 1/4 CORNER-SECTION 3
3 1/4" BLM BRASS CAP "1986"
- ⑤ 1/4 CORNER 3 & 4
2 1/2" DOUGLAS COUNTY BRASS CAP "1967"
- ⑥ CENTER 1/4 CORNER-SECTION 4
5/8" IRON ROD & ALUM. CAP PER M90-67 (NOT TIED)
- ⑦ 1/4 CORNER 4 & 5
2 1/2" DOUGLAS COUNTY BRASS CAP "1967"
- ⑧ SOUTH 1/16 CORNER 2 & 3
3 1/4" BLM BRASS CAP "1986"
- ⑨ CENTER-SOUTH 1/16 CORNER-SECTION 3
3 1/4" BLM BRASS CAP "1986"
- ⑩ SECTION CORNER 2, 3, 10, 11
2 1/2" DOUGLAS CO. BRASS CAP "1959"
- ⑪ 1/4 CORNER 3 & 10
2 1/2" DOUGLAS CO. BRASS CAP "1959"
- ⑫ SECTION CORNER 3, 4, 9, 10
2 1/2" DOUGLAS CO. BRASS CAP "1967"
- ⑬ WITNESS CORNER TO 1/4 CORNER 4 & 9
2 1/2" DOUGLAS COUNTY BRASS CAP "1969"
- ⑭ SECTION CORNER 4, 5, 8, 9
2 1/2" DOUGLAS CO. BRASS CAP "1967"
- ⑮ 1/4 CORNER 10 & 11
2 1/2" DOUGLAS COUNTY BRASS CAP "1959"
- ⑯ CENTER-EAST 1/16 CORNER SECTION 10
3" ODF BRASS CAP "1983"
- ⑰ 1/4 CORNER 9 & 10
3 1/4" BLM BRASS CAP "1966"
- ⑱ SOUTHEAST 1/16 CORNER SECTION 10
3" ODF BRASS CAP "1983"
- ⑲ CENTER-SOUTH 1/16 CORNER SECTION 10
3" ODF BRASS CAP "1983"
- ⑳ SOUTHWEST 1/16 CORNER SECTION 10
3 1/4" BLM BRASS CAP "1986"
- ㉑ SOUTH 1/16 CORNER 9 & 10
3 1/4" BLM BRASS CAP "1967"
- ㉒ SECTION CORNER 10, 11, 14, 15
3 1/4" BLM BRASS CAP "1966"
- ㉓ 1/4 CORNER 10 & 15
3" ODF BRASS CAP "1983"
- ㉔ WEST 1/16 CORNER 10 & 15
3 1/4" BLM BRASS CAP "1986"
- ㉕ SECTION CORNER 9, 10, 15, 16
3 1/4" BLM BRASS CAP "1966"
- ㉖ 1/4 CORNER 9 & 16
3 1/4" BLM BRASS CAP "1966"
- ㉗ SECTION CORNER 8, 9, 16, 17
2 1/2" DOUGLAS CO. BRASS CAP "1959"
- ㉘ CENTER-NORTH 1/16 CORNER SECTION 15
3 1/4" BLM BRASS CAP "1966"
- ㉙ NORTHWEST 1/16 CORNER SECTION 15
3 1/4" BLM BRASS CAP "1966"/"1989"
- ㉚ NORTH 1/16 CORNER 15 & 16
3 1/4" BLM BRASS CAP "1966"
- ㉛ 1/4 CORNER 14 & 15
3 1/4" BLM BRASS CAP "1966"
- ㉜ CENTER 1/4 CORNER SECTION 15
3 1/4" BLM BRASS CAP "1966"
- ㉝ 1/4 CORNER 15 & 16
3 1/4" BLM BRASS CAP "1966"
- ㉞ 1/4 CORNER 16 & 17
3 1/4" BLM BRASS CAP "1976"
- ㉟ SOUTHEAST 1/16 CORNER SECTION 15
3 1/4" BLM BRASS CAP "1966"
- ㊱ CENTER-SOUTH 1/16 CORNER SECTION 15
3 1/4" BLM BRASS CAP "1966"
- ㊲ SOUTHWEST 1/16 CORNER SECTION 15
3 1/4" BLM BRASS CAP "1986"
- ㊳ SOUTH 1/16 CORNER 15 & 16
3 1/4" BLM BRASS CAP "1966"

CONTINUED FROM SHEET 1

SECTION 15
 1) RIGHTS OF THE PUBLIC AND OF GOVERNMENTAL BODIES IN AND TO THAT PORTION OF THE PREMISES HEREIN DESCRIBED LYING BELOW THE HIGH WATER MARK OF WOODS CREEK.
 2) EASEMENT IN FAVOR OF UNITED STATES OF AMERICA FOR ROAD EASEMENT, BOOK 331, PAGE 123, DOUGLAS COUNTY, OREGON OFFICIAL RECORDS.
 3) AN EASEMENT FAVOR OF SILVER BUTTE TIMBER CO. BOOK 1161, PAGE 431, DOUGLAS COUNTY, OREGON OFFICIAL RECORDS.
 4) RECIPROCAL RIGHT-OF-WAY AND ROAD USE AGREEMENT, BOOK 1460, PAGE 321, DOUGLAS COUNTY, OREGON OFFICIAL RECORDS.
 5) AN EASEMENT IN FAVOR OF THE UNITED STATES OF AMERICA FOR RIGHT-OF-WAY AND ROAD USE, RECORD'S NO. 2000-14077, DOUGLAS COUNTY, OREGON OFFICIAL RECORDS, MODIFICATION AND/BY AMENDMENT BY RECORDER'S NO.S 2000-14078, 2000-014079 AND 2002-10973, DOUGLAS COUNTY, OREGON OFFICIAL RECORDS.

SECTION 16
 1) RIGHTS OF THE PUBLIC AND OF GOVERNMENTAL BODIES IN AND TO THAT PORTION OF THE PREMISES HEREIN DESCRIBED LYING BELOW THE HIGH WATER MARK OF WOODS CREEK.
 2) RIGHT-OF-WAY AGREEMENT, BOOK 222, PAGE 244, DOUGLAS COUNTY, OREGON OFFICIAL RECORDS.
 3) AN EASEMENT FAVOR OF KENNETH W. FORD AND HALLIE E. FORD FOR ROADWAY, BOOK 1315, PAGE 281, DOUGLAS COUNTY, OREGON OFFICIAL RECORDS.
 4) RECIPROCAL RIGHT-OF-WAY AND ROAD USE AGREEMENT, BOOK 1460, PAGE 321, DOUGLAS COUNTY, OREGON OFFICIAL RECORDS.
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NOTE:
 ALL PROPERTIES
 RECIPROCAL ACCESS EASEMENT AGREEMENT RECORDED AS RECORDER'S NO. 2020-019989, 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.

REGISTERED
PROFESSIONAL
LAND SURVEYOR



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 2 OF 3

PARTITION PLAT IN
SOUTH 1/2 OF SECTION 3, NE 1/4, SE 1/4 & SW 1/4 OF SECTION 4 AND ALL QUARTERS OF SECTIONS 10, 15, & 16, T32S, R6W, W.M. DOUGLAS COUNTY, OREGON

CLIENT: **WEYERHAEUSER COMPANY**

| | |
|-------------------------|------------------------------------|
| DRAWN BY: DWB | BAKER AND ASSOCIATES, SURVEYORS |
| DATE: 9/15/21 | 1347 MARKET STREET |
| FILE: 320604-VALIDATION | SPRINGFIELD, OREGON (541) 343-7243 |

2021-0040 B

2021-0040 C

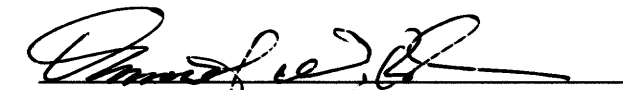
LAND PARTITION PLAT
VALIDATION OF A UNIT OF LAND

SOUTH 1/2 OF SECTION 3, NE 1/4, SE 1/4 & SW 1/4 OF SECTION 4,
AND ALL QUARTERS OF SECTIONS 10, 15, & 16, T32S, R6W, W.M.
DOUGLAS COUNTY, OREGON
SEPTEMBER 15, 2021

SURVEYORS CERTIFICATE

I, DANIEL W. BAKER, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MONUMENTED WITH PROPER MONUMENTS, THE HEREON DESCRIBED PLAT AND THAT THE INITIAL POINT OF THIS PLAT IS MARKED WITH A 2 1/2" STEEL POST AND 3 1/4" BUREAU OF LAND MANAGEMENT BRASS CAP, SET NEAR GROUND LEVEL, AND IS LOCATED AT THE SOUTHWEST CORNER OF PARCEL 1 (SOUTHWEST SECTION CORNER OF SECTION 16), THIS PROPERTY WAS NOT SURVEYED BY ME BUT WAS SURVEYED IN M90-67, M94-19, M143-23, M169-56 AND 1976, 1990, 2007 AND 2008 BUREAU OF LAND MANAGEMENT CADASTRAL SURVEYS AND I HAVE ACCURATELY DESCRIBED THE PROPERTY THAT IS BEING PLATTED PER THESE SURVEY RECORDS AS FOLLOWS:

BEGINNING AT THE SECTION CORNER COMMON TO SECTIONS 16, 17, 20 AND 21, TOWNSHIP 32 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, MONUMENTED WITH A 2 1/2" STEEL POST WITH A 3 1/4" BRASS CAP, SET IN 1976 BY THE BUREAU OF LAND MANAGEMENT, SAID BRASS CAP BEING THE INITIAL POINT OF THIS PARTITION; THENCE ALONG THE SECTION LINE COMMON TO SECTIONS 16 AND 17, TOWNSHIP 32 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, NORTH 1°18'00" WEST, 2636.70 FEET +/- TO A BLM BRASS CAP MARKING THE WEST 1/4 CORNER OF SECTION 16; THENCE NORTH 1°18'00" WEST, 2636.70 FEET +/- TO A BLM BRASS CAP MARKING THE NORTHWEST SECTION CORNER OF SECTION 16; THENCE SOUTH 88°54'57" EAST, 2608.93 FEET +/- TO A BLM BRASS CAP MARKING THE NORTH 1/4 CORNER OF SECTION 16; THENCE SOUTH 89°24'40" EAST, 2611.56 FEET +/- TO A BLM BRASS CAP MARKING THE NORTHEAST CORNER OF SECTION 16; THENCE NORTH 1°44'08" EAST, 1316.06 FEET +/- TO A BLM BRASS CAP MARKING THE SOUTH 1/16 CORNER OF SECTION 10; THENCE NORTH 1°40'41" EAST, 1313.31 +/- FEET TO A BLM BRASS CAP MARKING THE WEST 1/4 CORNER OF SECTION 10; THENCE NORTH 1°11'05" EAST, 2636.65 FEET +/- TO A DOUGLAS COUNTY BRASS CAP MARKING THE NORTHWEST CORNER OF SECTION 10; THENCE NORTH 88°46'54" WEST, 2665.62 +/- FEET TO THE POSITION OF THE SOUTH 1/4 CORNER OF SECTION 4; THENCE SOUTH 89°44'09" WEST, 2715.33 FEET +/- TO A DOUGLAS COUNTY BRASS CAP MARKING THE SOUTHWEST CORNER OF SECTION 4; THENCE NORTH 0°33'02" WEST, 2490.16 FEET +/- TO A DOUGLAS COUNTY BRASS CAP MARKING THE WEST 1/4 CORNER OF SECTION 4; THENCE NORTH 89°08'30" EAST, 2704.52 FEET +/- TO A 5/8" IRON ROD AND ALUMINUM CAP MARKING THE CENTER 1/4 CORNER OF SECTION 4; THENCE NORTH 0°47'48" WEST, 1371.18 FEET +/- TO A 5/8" IRON ROD AND ALUMINUM CAP MARKING THE CENTER-NORTH 1/16 CORNER OF SECTION 4; THENCE SOUTH 89°54'37" EAST, 2716.60 FEET +/- TO THE NORTH 1/16 CORNER OF SECTION 4; THENCE SOUTH 2°38'48" EAST, 1326.87 FEET +/- TO A DOUGLAS COUNTY BRASS CAP MARKING THE WEST 1/4 OF SECTION 3; THENCE NORTH 89°40'10" EAST, 2549.20 FEET +/- TO A BLM BRASS CAP MARKING THE CENTER 1/4 CORNER OF SECTION 3; THENCE SOUTH 0°54'06" EAST, 1320.33 FEET +/- TO A BLM BRASS CAP MARKING THE CENTER-SOUTH 1/16 CORNER OF SECTION 3; THENCE NORTH 89°14'19" EAST, 2642.50 FEET +/- TO A BLM BRASS CAP MARKING THE SOUTH 1/16 CORNER OF SECTION 3; THENCE SOUTH 0°17'58" EAST, 1300.39 FEET +/- TO A DOUGLAS COUNTY BRASS CAP MARKING THE NORTHEAST CORNER OF SECTION 10; THENCE SOUTH 1°44'20" EAST, 2668.42 FEET +/- TO A DOUGLAS COUNTY BRASS CAP MARKING THE EAST 1/4 CORNER OF SECTION 10; THENCE SOUTH 89°54'00" WEST, 1388.64 FEET +/- TO AN ODF BRASS CAP MARKING CENTER-EAST 1/16 CORNER OF SECTION 10; THENCE SOUTH 2°08'35" WEST, 1304.41 FEET +/- TO AN ODF BRASS CAP MARKING THE SOUTHEAST 1/16 CORNER OF SECTION 10; THENCE NORTH 89°33'43" WEST, 1377.98 FEET +/- TO AN ODF BRASS CAP MARKING THE CENTER-SOUTH 1/16 CORNER OF SECTION 10; THENCE SOUTH 89°32'00" WEST, 1320.33 FEET +/- TO A BLM BRASS CAP MARKING THE SOUTHWEST 1/16 CORNER OF SECTION 10; THENCE SOUTH 1°36'00" WEST, 1306.14 FEET +/- TO A BLM BRASS CAP MARKING THE WEST 1/16 CORNER OF SECTION 10; THENCE SOUTH 0°33'30" EAST, 1325.94 FEET +/- TO A BLM BRASS CAP MARKING THE NORTHWEST 1/16 CORNER OF SECTION 15; THENCE NORTH 89°23'30" EAST, 1309.44 FEET +/- TO A BLM BRASS CAP MARKING THE CENTER-NORTH 1/16 CORNER OF SECTION 15; THENCE SOUTH 0°29'31" EAST, 1323.63 FEET +/- TO A BLM BRASS CAP MARKING THE CENTER 1/4 CORNER OF SECTION 15; THENCE SOUTH 0°01'30" EAST, 1311.75 +/- FEET TO A BLM BRASS CAP MARKING THE CENTER-SOUTH 1/16 CORNER OF SECTION 15; THENCE NORTH 89°42'00" EAST, 1376.10 FEET +/- TO A BLM BRASS CAP MARKING THE SOUTHEAST 1/16 CORNER OF SECTION 15; THENCE SOUTH 0°11'00" EAST, 1308.78 FEET +/- TO A BLM BRASS CAP MARKING THE EAST 1/16 CORNER OF SECTIONS 15 & 22; THENCE SOUTH 89°35'30" WEST, 1381.05 FEET +/- TO A BLM BRASS CAP MARKING THE SOUTH 1/4 CORNER OF SECTION 15; THENCE SOUTH 89°17'30" WEST, 1282.38 FEET +/- TO A BLM BRASS CAP MARKING THE WEST 1/16 CORNER OF SECTIONS 15 & 22; THENCE NORTH 0°35'11" WEST, 1313.75 FEET +/- TO A BLM BRASS CAP MARKING THE SOUTHWEST 1/16 CORNER OF SECTION 15; THENCE SOUTH 89°28'30" WEST, 1297.56 FEET +/- TO A BLM BRASS CAP MARKING THE SOUTH 1/16 CORNER OF SECTIONS 15 & 16; THENCE SOUTH 0°52'00" EAST, 1314.72 FEET +/- TO THE SOUTHWEST CORNER OF SECTION 15; THENCE SOUTH 89°36'00" WEST, 1327.92 FEET +/- TO A BLM BRASS CAP MARKING THE EAST 1/16 CORNER OF SECTIONS 16 & 21; THENCE SOUTH 89°38'39" WEST, 1327.81 FEET +/- TO A BLM BRASS CAP MARKING THE SOUTH 1/4 CORNER OF SECTION 16; THENCE NORTH 88°05'00" WEST, 2537.70 FEET TO THE INITIAL POINT, ALL IN DOUGLAS COUNTY, OREGON.


DANIEL W. BAKER PLS 1978

PLAT NOTES

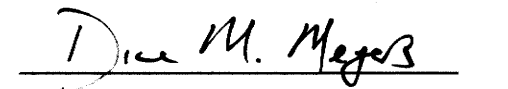
- 1. PARCEL 1 WAS SURVEYED AND MONUMENTED IN A 1976 BLM SURVEY (SECTION 16), 1986 BLM SURVEY (SECTION 3) A 1990 BLM SURVEY (SECTION 15), PER M90-67 (SECTION 4) AND PER M94-19 (SECTION 10) AND WAS NOT SURVEYED FOR THIS VALIDATION OF A UNIT OF LAND.
- 2. RESIDENTIAL DEVELOPMENT OF PARCEL 1 IS PROHIBITED UNLESS:
 - a) A MAJOR AMENDMENT TO PLANNING DEPARTMENT FILE NO. 21-034 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 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 AUGUST, 2021 BY DANIEL W. BAKER OF BAKER AND ASSOCIATES SURVEYORS, INC., FOR WEYERHAEUSER COMPANY IN THE SOUTH 1/2 OF SECTION 3, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF SECTION 4, AND ALL QUARTERS OF SECTIONS 10, 15, AND 16, TOWNSHIP 32 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN. THE SUBJECT PROPERTY IS A PORTION OF PARCEL 2 OF LAND PARTITION 1994-20A & B. THE BOUNDARY OF THIS PROPERTY WAS SURVEYED IN 1990 BUREAU OF LAND MANAGEMENT CORRECTIVE RESURVEY OF SECTIONS 3, 10 & 15, A 1976 BUREAU OF LAND MANAGEMENT SURVEY OF THE WEST AND SOUTH LINES OF SECTION 16, A 2007 BUREAU OF LAND MANAGEMENT SURVEY OF THE NORTH LINE OF SECTION 21 AND A 2008 BUREAU OF LAND MANAGEMENT SURVEY OF A PORTION OF THE NORTH-SOUTH CENTERLINE IN THE SOUTHWEST 1/4 OF SECTION 15, M90-67 IN SECTION 4 AND M94-19 IN SECTION 10 AND M143-23 OF THE WEST LINE OF SECTION 10 AND THE NORTH LINE OF SECTION 16 AND THE CORNERS ESTABLISHED OR TIED IN THESE SURVEY WERE HELD FOR THE EXTERIOR BOUNDARY. THE BASIS OF BEARING FOR THIS SURVEY MAP WAS THE WEST LINE OF SECTION 16, TOWNSHIP 32 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN PER THE 1976 BUREAU OF LAND MANAGEMENT SURVEY. THE INITIAL POINT FOR THIS PARTITION PLAT IS THE SECTION CORNER COMMON TO SECTIONS 16, 17, 20 AND 21 IS A 3 1/2" BUREAU OF LAND MANAGEMENT BRASS CAP "1976" ON A 2 1/2" IRON PIPE. WEYERHAEUSER COMPANY ACQUIRED THE PROPERTY IN A DEED RECORDED ON DOCUMENT NO. 2017-6316, DOUGLAS COUNTY, OREGON OFFICIAL RECORDS. THIS PROPERTY WAS NOT SURVEYED AND NO CORNERS WERE TIED. THE BEARINGS AND DISTANCES ARE PER THE BUREAU OF LAND MANAGEMENT SURVEYS (CONVERTED FROM CHAINS TO FEET) AND PER M90-67, M94-19 AND M143-23. NO CORNERS WERE SET IN THIS VALIDATION OF A UNIT OF LAND (PARTITION PLAT).

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}

THE 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 16th DAY OF SEPTEMBER, 2021

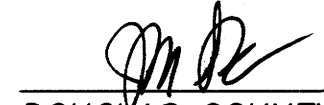
TERESA TILLMAN
NOTARY (PRINT NAME)


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 3 OF 3

PARTITION PLAT IN
SOUTH 1/2 OF SECTION 3, NE 1/4, SE 1/4 &
SW 1/4 OF SECTION 4 AND ALL QUARTERS OF
OF SECTIONS 10, 15, & 16, T32S, R6W, W.M.
DOUGLAS COUNTY, OREGON

CLIENT: WEYERHAEUSER COMPANY
DRAWN BY: DWB BAKER AND ASSOCIATES, SURVEYORS
DATE: 9/15/21 1347 MARKET STREET
FILE: 320604-VALIDATION SPRINGFIELD, OREGON (541) 343-7243



EXPIRES 12/31/21
I CERTIFY THAT THIS MAP WAS PREPARED USING A HP51645A INK CARTRIDGE ON JPC-4M2 DOUBLE MATTE FILM

2021-0040 C