

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*  
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*  
DIANE M. MEYERS, V.P.  
WEYERHAEUSER COMPANY

ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
COUNTY OF KING )<sup>SS</sup>

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 16<sup>th</sup> DAY OF SEPTEMBER, 2021

TERESA TILLMAN  
NOTARY (PRINT NAME)

189463  
COMMISSION NO.

*Teresa Tillman*  
NOTARY PUBLIC FOR WASHINGTON

JANUARY 05, 2025  
MY COMMISSION EXPIRES

APPROVALS

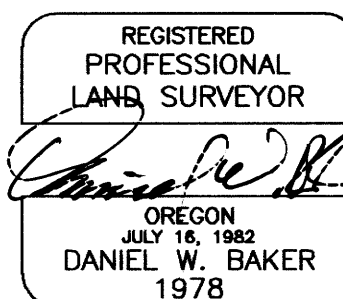
*[Signature]* 9/23/2021  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

*[Signature]* 9-27-21  
DOUGLAS COUNTY SURVEYOR DATE

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

*[Signature]* 9-27-21  
DOUGLAS COUNTY TAX COLLECTOR DATE

SHEET 3 OF 3



EXPIRES 12/31/21

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

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

2021-0040 C