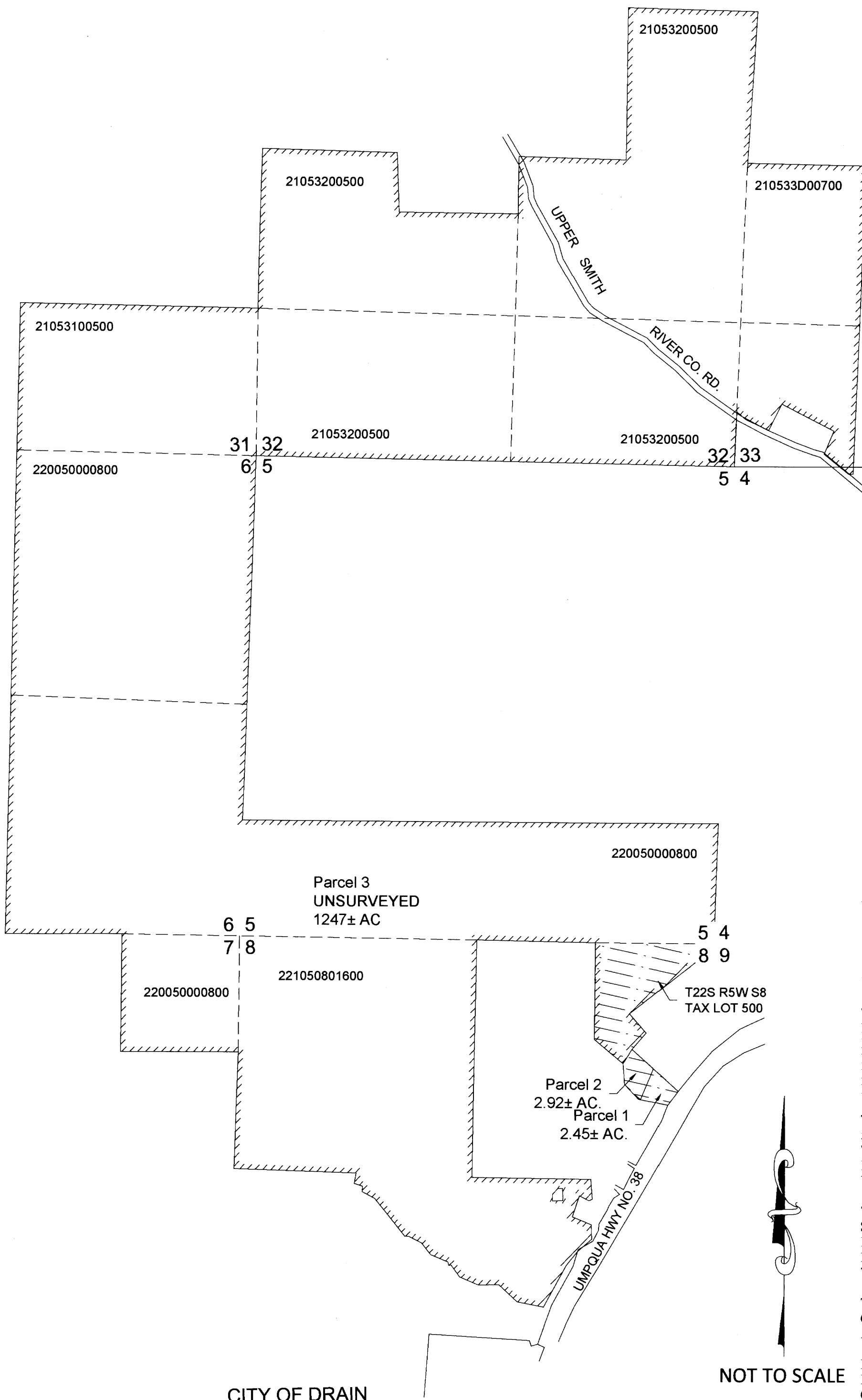


2022-0039 A

2022-0039 A

Douglas County Official Records 2022-014153  
 Daniel J. Loomis, County Clerk  
 NO FEE  
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 08/30/2022 12:11:29 PM  
 PLAT-PAR Cnt=1 Stn=33 HAJOHNST  
 This is a no fee document



Owner: Sierra Pacific Land & Timber Co.  
 P.O. Box 496028  
 Redding, CA 96049

Water: City of Drain  
 Sewer: Sub-surface  
 Zoning: Parcel 1 & 2: Woodland/Open Area/AG  
 Parcel 3: Agricultural & Woodlands AW

Comp: Parcel 1 & 2: RR2  
 Parcel 3: AGG

NARRATIVE

THE PURPOSE OF THE SURVEY WAS TO DETERMINE A PORTION OF THE BOUNDARY OF THE PROPERTY DESCRIBED IN INSTRUMENT NUMBER 2021-20422, DEED RECORDS OF DOUGLAS COUNTY, OREGON AS DELINEATED AS PARCEL 2, PARTITION PLAT 2002-0049

THE NORTHEASTERLY BOUNDARY WITHIN SECTION 8 WAS DETERMINED HOLDING RECORD INFORMATION AND MONUMENTS PER M62-36, SCALING AND ROTATING BETWEEN FOUND MONUMENTS. THE EASTERLY BOUNDARY BEING THE WESTERLY RIGHT OF WAY OF RELOCATED UMPQUA HIGHWAY CONTROLLED BY THE FOUND MONUMENT PER STATE ROLL MAP 9B-02-27.

THE SOUTHERLY BOUNDARY WAS CALCULATED HOLDING THE FOUND 5/8 INCH IRON ROD PER M89-77 ON THE NORTH RIGHT OF WAY LINE & THE SOUTH RIGHT OF WAY LINE OF KREWSON ST. AS COMPUTED PER PARTITION 2000-0051 PROJECTING TO INTERSECT THE WEST RIGHT OF WAY OF HIGHWAY 38.

THE CALL TO THE EAST QUARTER CORNER OF SECTION 8 DID NOT FIT SO THE CALL TO THE CENTERLINE PER INSTRUMENT NO. 1975-9943 WAS HELD. THE RECORD INFORMATION PER INSTRUMENT NO.S 2017-13015 & 1975-9943 WAS CALCULATED, ROTATED AND RECORD DISTANCES HELD TO CONTROL THE SOUTH BOUNDARY.

THE WESTERLY BOUNDARY OF THE MONUMENTED PARCELS WAS COMPUTED HOLDING THE CALCULATED N.E. 1/16 CORNER, SECTION 8 AND RECORD DISTANCES PER INSTRUMENT NO. 2016-18969.

EQUIPMENT: TRIMBLE GPS & TOTAL STATION  
 FIELD CREW: A. WELCH & Z HOLLAND  
 CALCULATIONS: HEIMBURGER

NOT TO SCALE

CITY OF DRAIN

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS, THAT KEVIN TUERS, OREGON DISTRICT MANAGER, SIERRA PACIFIC LAND & TIMBER CO., THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES, DO HEREBY DECLARE THE ANNEXED MAP TO BE A CORRECT MAP OF THE PARTITION PLAT OF SAID PROPERTY. THEY HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED, THE PROPERTY TO BE PARTITIONED INTO PARCELS.

KEVIN TUERS, OREGON DISTRICT MANAGER  
 DATE 8-25-22

ACKNOWLEDGMENT

STATE OF OREGON SS  
 COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENT, ON THIS 25<sup>th</sup> DAY OF August 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED STEPHEN PRICE AND LINDA PRICE 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 ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

Rebecca Marie Dutton  
 NOTARY PUBLIC (PRINTED NAME)

COMMISSION NUMBER 1026031

Rebecca Marie Dutton  
 SIGNATURE

SURVEYOR'S CERTIFICATE

I, Mark A. Heimburger do hereby certify that I have correctly surveyed and monumented Parcel 1 & 2 with proper monuments, the lands so indicated on the annexed plat and that the boundary which is described as Parcel 2, Partition Plat 2002-0049 of the official Plat Records of Douglas County, Oregon.

APPROVALS

Joni Stevens 8-29-2022  
 CITY ADMINISTRATOR DATE

Mark A. Heimburger 8-30-22  
 DOUGLAS COUNTY SURVEYOR DATE

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

2022-014153 8-30-22  
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 30<sup>th</sup> DAY OF August 2022 12:11 PM

Mark A. Heimburger Deputy  
 DOUGLAS COUNTY CLERK



Sheet 1 of 3

PARTITION PLAT  
 In Sect. 31, 32 & 33, T.21 S. R.5 W., W.M. AND  
 Sec. 5, 6, 7 & 8, T. 22 S., Range 5 West, W.M.  
 Douglas County, Oregon  
 AUGUST 15, 2022

FOR: SIERRA PACIFIC LAND & TIMBER CO.  
 P.O. BOX 496028  
 REDDING, CA 96049

REGISTERED PROFESSIONAL LAND SURVEYOR  
 Mark A. Heimburger  
 OREGON  
 JULY 16, 1987  
 MARK A. HEIMBURGER  
 2287  
 RENEWS JUNE 30, 2023

LM Land Mark Surveying, Inc.  
 •3329 N.E. Stephens St. •Roseburg, Oregon 97470  
 •Office (541) 677-9400 •Fax (541) 677-9401

LM Proj. No. 2021-0089

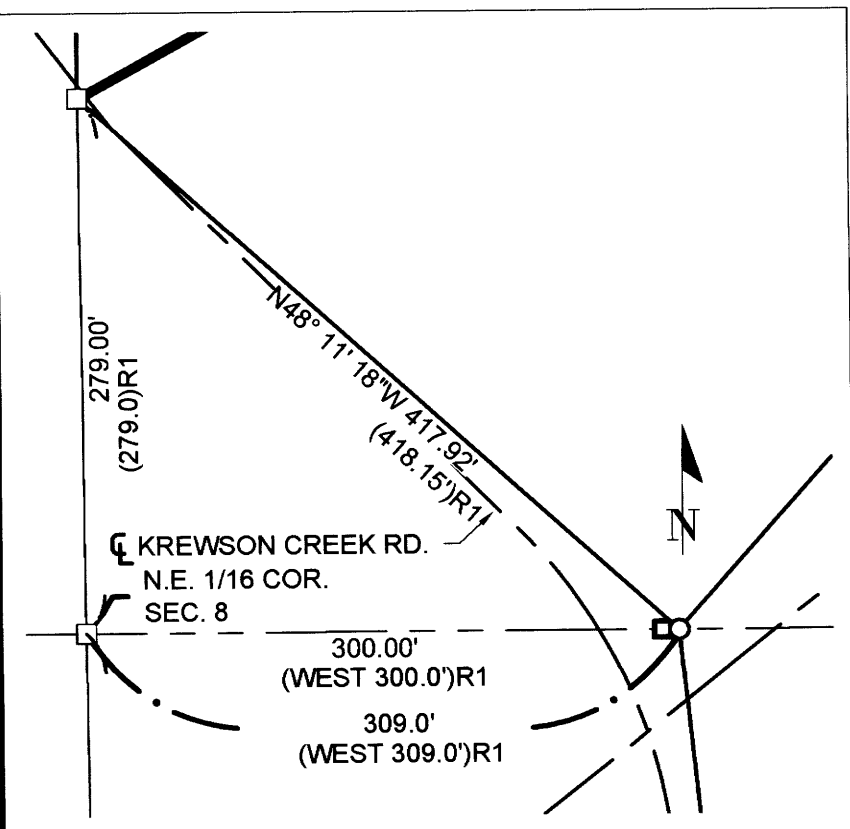
PUBLIC RECORDS REPORT BY WESTERN TITLE & ESCROW DATED AUGUST 4, 2022, ORDER NO. WT0233356.

- 6. Easement recorded as Instrument Number 16118 In favor of California Oregon Power Company for Utility Right of Way **(Affects Parcel 3)**
- 7. Easement recorded as Instrument Number 17038 in favor of California Oregon Power Company for Utility Right of Way **(Affects Parcel 3)**
- 8. Easement recorded as Instrument Number 24755 in favor of United States of America for Distribution Line **(As Shown)**
- 9. Easement recorded as Instrument Number 24969 in favor of United States of America for Distribution Line **(As shown)**
- 10. Easement recorded as Instrument Number 285932 in favor of Douglas Electric Cooperative, Inc. for Electric Line Right of Way **(Affects Parcel 3)**

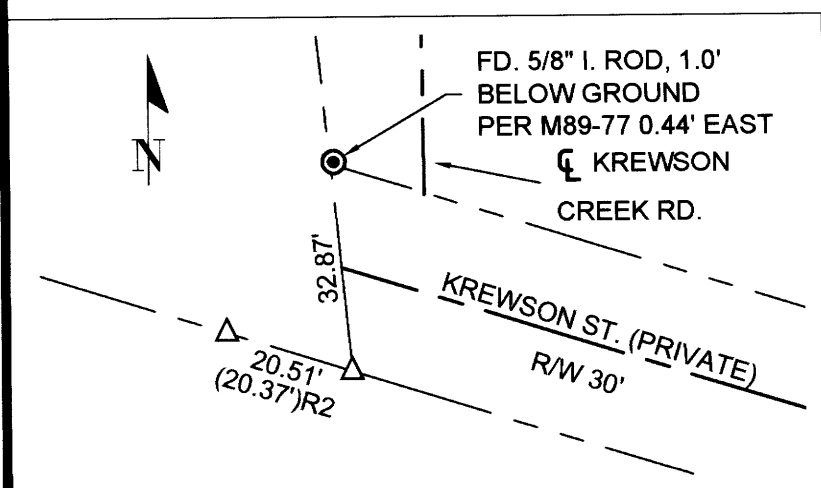
- 11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Instrument No. 311038 granting Right of Way to the United States of America  
Amended Instrument No. 339616  
Amended Instrument No. 348277  
Amended Instrument No. 67-11291  
Amended Instrument No. 91-6944  
Amended Instrument No. 2015-11525 **(Affects undisclosed existing roads)**

- 12. Terms and provisions, including limited access rights, disclosed in deed to State of Oregon, by and through its Department of Transportation as recorded in Recorder's No's. 70-1961. **(Affects Parcel 3)**
- 13. Terms and provisions, including limited access rights, disclosed in deed to State of Oregon, by and through its Department of Transportation as recorded in Recorder's No's. 75-10034. **(Affects Parcel 3)**
- 14. Easement recorded in Book 712, Page 177, Recorder's No. 79-04759 in favor of Richard and Theresa V. Geary for Gateway right of way **(Affects Parcel 3)**
- 15. Easement recorded in Book 1206, Page 653, Recorder's No. 92-20080 in favor of Willamette Valley Chip & Log Sales as granted by A.U. Jones for Road with terms and provisions including maintenance contribution **(Affects Parcel 3)**
- 16. Easement recorded in Book 1210, Page 350, Recorder's No. 92-21546 Road with terms and provisions including maintenance contribution **(Affects Parcel 3)**
- 17. Easement recorded in Book 1249, Page 898, Recorder's No. 93-16396 in favor of Seneca Timber Company as granted by John G. Woolley for Road with terms and provisions including maintenance contribution **(Affects Parcel 3)**
- 18. Easement recorded in Book 1336, Page 690, Recorder's No. 95-01865 in favor of Douglas Electric Cooperative, Inc. for Electric Line Right of Way **(Affects Parcel 3)**
- 19. Easement recorded in Book 1336, Page 692, Recorder's No. 95-01866 in favor of Douglas Electric Cooperative, Inc. for Electric Line Right of Way **(Affects Parcel 3)**
- 20. Easement recorded in Book 1336, Page 692, Recorder's No. 95-05103 in favor of Douglas Electric Cooperative, Inc. for Electric Line Right of Way **(Affects Parcel 3)**
- 21. Easement on the recorded plat/partition recorded as Partition 2002-0049, Recorder's No. 2002-29495 **(Affects Parcel 3)**
- 22. Easement exchange recorded as Recorder's No. 2019-12756 between Seneca Jones Timber Company, LLC, Eagle's View Management Co., Inc., Sunnydale Land Co., Hardscrabble Ranch, LLC and Woolley Enterprises, Inc.

| Parcel Line Table |               |        |                         |
|-------------------|---------------|--------|-------------------------|
| Line #            | Direction     | Length | RECORD INFO             |
| L1                | S72° 44' 03"E | 383.33 | (N72°43'36"W 383.02')R2 |
| L2                | S00° 42' 29"E | 26.95  | (SOUTH 27.00')R3        |
| L3                | S47° 28' 29"E | 253.87 | (S47°21'E 254.33')R4    |
| L4                | S39° 14' 01"W | 265.45 | (S39°17'W 265.85')R4    |

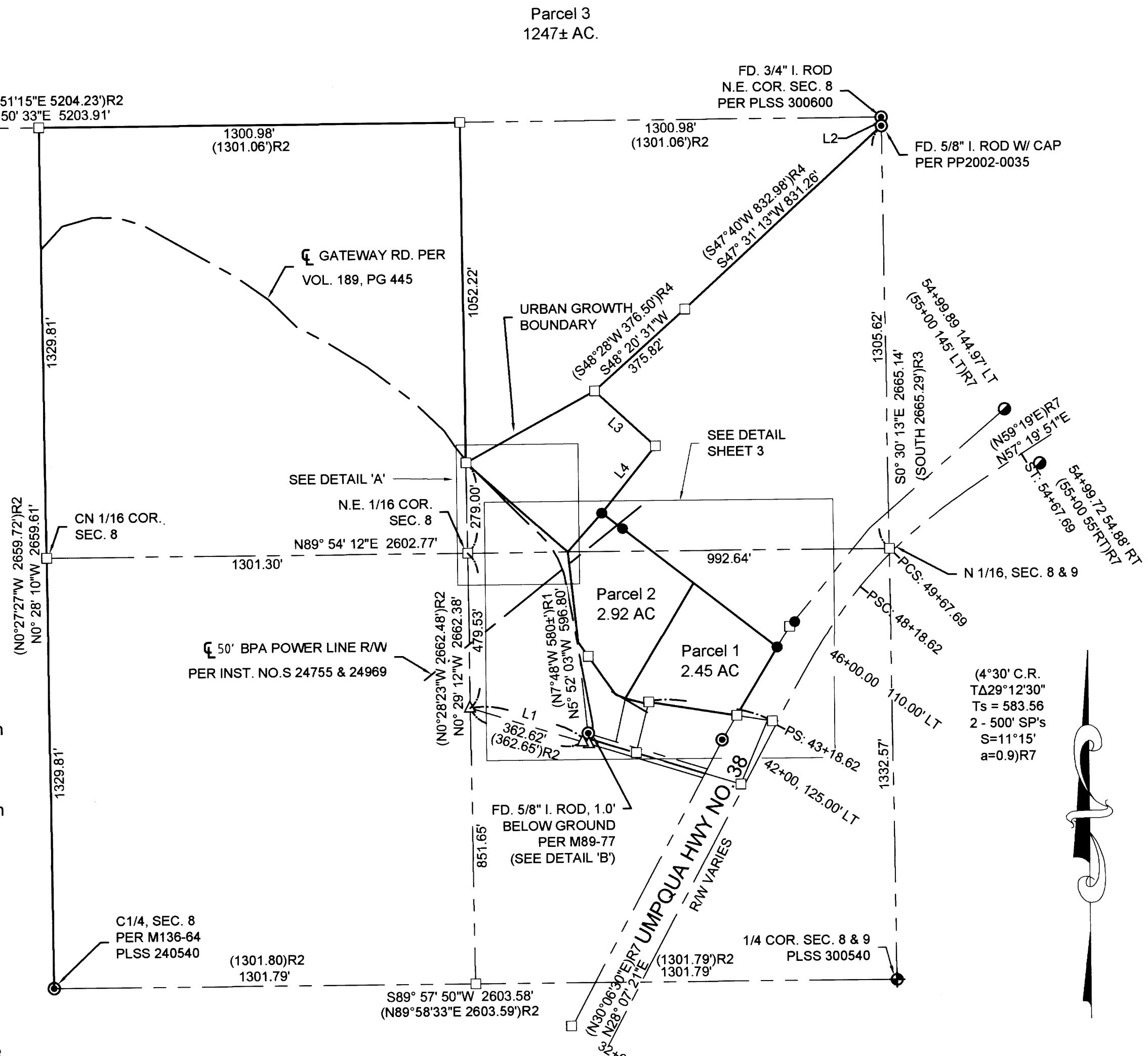


DETAIL 'A'  
SCALE: 1" = 100'



DETAIL 'B'  
SCALE: 1" = 30'

(N89°51'15"E 5204.23')R2  
N89° 50' 33"E 5203.91'



- LEGEND
- FOUND 5/8" IRON ROD W/ ALUM. CAP PER O.S.H.D. UNLESS NOTED
  - FOUND 1/4" X 1" IRON BAR PER M62-36
  - ⊙ FOUND 5/8" IRON ROD W/ CAP PER PP 2000-0051
  - △ FOUND 5/8" IRON ROD W/ CAP PER M136-64 UNLESS NOTED.
  - ⊕ FOUND BRASS CAP AS NOTED
  - CALCULATED POINT
  - SET 5/8" x 30" IRON ROD WITH PLASTIC CAP STAMPED "LAND MARK SURVEYING, INC."

- RECORD INFORMATION
- (R1) INSTRUMENT NO. 2016-18969
  - (R2) PP 2000-0051
  - (R3) PP 2002-0035
  - (R4) M62-36
  - (R5) INSTRUMENT NO. 2017-13014
  - (R6) INSTRUMENT NO. 2020-3770
  - (R7) STATE ROLL MAP 9B-02-27

BASIS OF BEARINGS - OREGON COORDINATE REFERENCE SYSTEM (OCRS), COTTAGE GROVE TO CANYONVILLE ZONE NAD83 (2011) EPOCH 2010 PER OREGON REAL TIME GNSS NETWORK OBSERVATION.

0 300 600 1200 Feet

SCALE: 1" = 300'

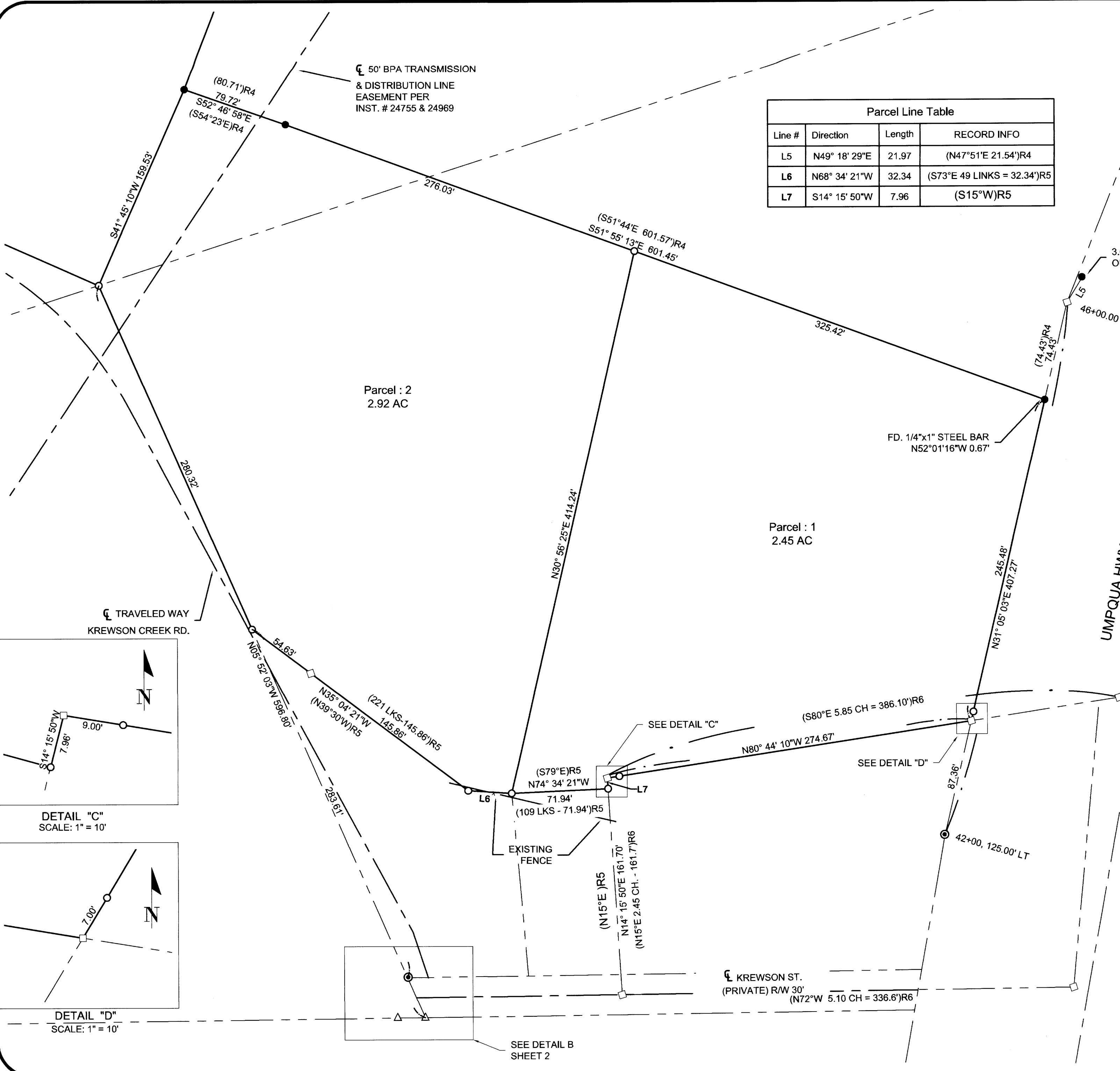
Sheet 2 of 3

**PARTITION PLAT**  
In Sect. 31, 32 & 33, T.21 S. R.5 W., W.M. AND  
Sec. 5, 6, 7 & 8, T. 22 S., Range 5 West, W.M.  
Douglas County, Oregon  
AUGUST 15, 2022

FOR: SIERRA PACIFIC LAND & TIMBER CO.  
P.O. BOX 496028  
REDDING, CA 96049

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Mark A. Heimbarger*  
OREGON  
JULY 16, 1987  
MARK A. HEIMBURGER  
2287  
RENEWS JUNE 30, 2023

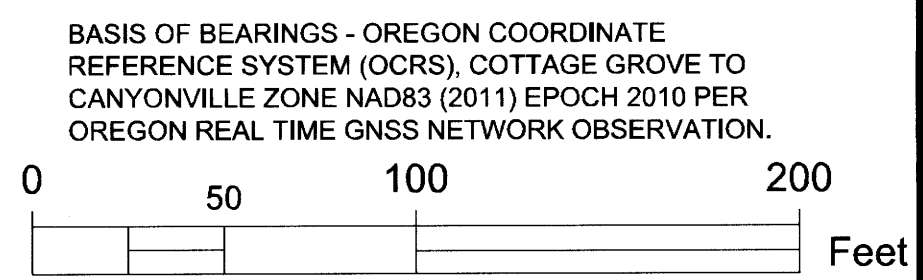
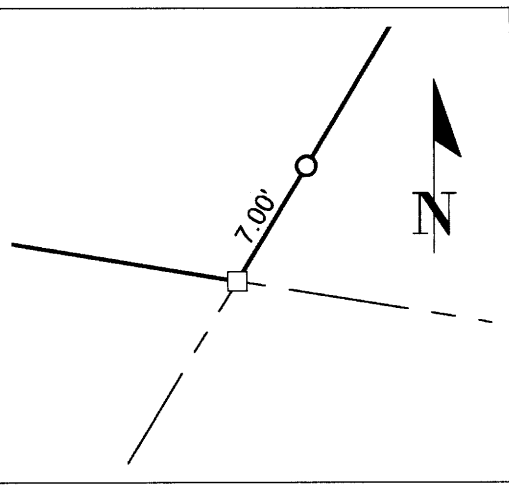
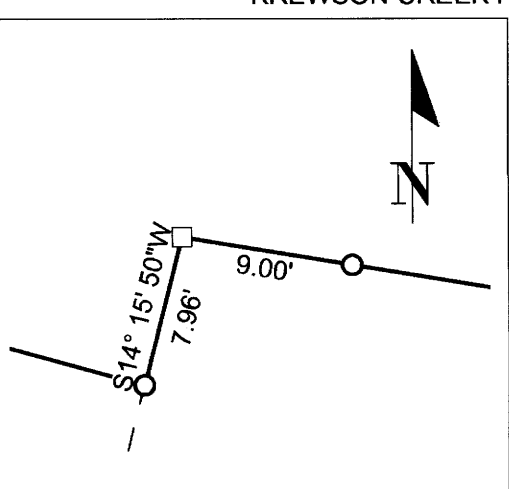
**LM Land Mark Surveying, Inc.**  
•3329 N.E. Stephens St. •Roseburg, Oregon 97470  
•Office (541) 677-9400 •Fax (541) 677-9401  
LM Proj. No. 2021-0089



| Parcel Line Table |               |        |                             |
|-------------------|---------------|--------|-----------------------------|
| Line #            | Direction     | Length | RECORD INFO                 |
| L5                | N49° 18' 29"E | 21.97  | (N47°51'E 21.54')R4         |
| L6                | N68° 34' 21"W | 32.34  | (S73°E 49 LINKS = 32.34')R5 |
| L7                | S14° 15' 50"W | 7.96   | (S15°W)R5                   |

- LEGEND**
- FOUND 5/8" IRON ROD W/ ALUM. CAP PER O.S.H.D. UNLESS NOTED
  - FOUND 1/4" X 1" IRON BAR PER M62-36
  - ⊙ FOUND 5/8" IRON ROD W/ CAP PER PP 2000-0051
  - △ FOUND 5/8" IRON ROD W/ CAP PER M136-64 UNLESS NOTED.
  - ⊕ FOUND BRASS CAP AS NOTED
  - CALCULATED POINT
  - SET 5/8" x 30" IRON ROD WITH PLASTIC CAP STAMPED "LAND MARK SURVEYING, INC."

- RECORD INFORMATION**
- ( )R1 INSTRUMENT NO. 2016-18969
  - ( )R2 PP 2000-0051
  - ( )R3 PP 2002-0035
  - ( )R4 M62-36
  - ( )R5 INSTRUMENT NO. 2017-13014
  - ( )R6 INSTRUMENT NO. 2020-3770
  - ( )R7 STATE ROLL MAP 9B-02-27



Sheet 3 of 3

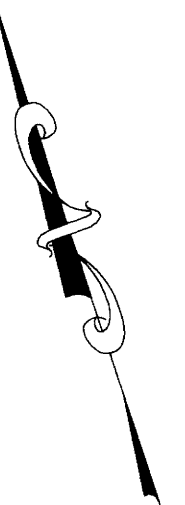
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 JULY 16, 1987  
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 2287

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RENEWS JUNE 30, 2023



BASIS OF BEARINGS - OREGON COORDINATE REFERENCE SYSTEM (OCRS), COTTAGE GROVE TO CANYONVILLE ZONE NAD83 (2011) EPOCH 2010 PER OREGON REAL TIME GNSS NETWORK OBSERVATION.

SEE DETAIL B SHEET 2

κ KREWSON ST. (PRIVATE) R/W 30'  
 (N72°W 5.10 CH = 336.6')R6

EXISTING FENCE

SEE DETAIL "D"

SEE DETAIL "C"

UMPQUA HWY NO. 38  
 R/W VARIES

FD. 1/4"x1" STEEL BAR  
 N52°01'16"W 0.67'

Parcel : 2  
 2.92 AC

Parcel : 1  
 2.45 AC

κ 50' BPA TRANSMISSION & DISTRIBUTION LINE EASEMENT PER INST. # 24755 & 24969

κ TRAVELED WAY  
 KREWSON CREEK RD.