## SURVEYOR'S CERTIFICATE:

I, RONALD A. QUIMBY, OREGON PROFESSIONAL LAND SURVEYOR NO. 1654, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

A TRACT OF LAND LYING IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 22 SOUTH, RANGE 13 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD MARKING THE SOUTHWEST CORNER OF THAT TRACT DESCRIBED IN INSTRUMENT NUMBER 72-10916, DOUGLAS COUNTY DEED RECORDS, FROM WHICH THE CENTER-EAST 1/16 CORNER OF SAID SECTION 36 BEARS SOUTH 0°02'21" EAST, 2030.32'; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID INSTRUMENT NUMBER 72-10916, NORTH 89°32'41" EAST, 876.06 FEET TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE EASTERLY BOUNDARY OF SAID INSTRUMENT NUMBER 72-10916 THE FOLLOWING COURSES:
NORTH 4°42'02" EAST, 10.95 FEET TO A 5/8" IRON ROD; THENCE
NORTH 2°44'53" EAST, 52.43 FEET TO A 5/8" IRON ROD; THENCE
NORTH 14°01'33" EAST, 38.23 FEET TO A 5/8" IRON ROD; THENCE
SOUTH 88°41'45" EAST, 16.24 FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF THAT TRACT DESCRIBED IN INSTRUMENT NUMBER 74-3874, DOUGLAS COUNTY DEED RECORDS; THENCE LEAVING SAID INSTRUMENT NUMBER 72-10916, ALONG THE WESTERLY AND SOUTHERLY BOUNDARY OF SAID INSTRUMENT NUMBER 74-3874 THE FOLLOWING COURSES:
SOUTH 14°58'49" WEST, 40.24 FEET TO A 5/8" IRON ROD; THENCE
SOUTH 2°39'37" WEST, 51.16 FEET TO A 5/8" IRON ROD; THENCE
SOUTH 4°31'08" WEST, 46.48 FEET TO A 5/8" IRON ROD; THENCE
SOUTH 21°38'59" WEST, 32.72 FEET TO A 5/8" IRON ROD; THENCE
SOUTH 9°04'22" WEST, 20.97 FEET TO A 5/8" IRON ROD; THENCE
SOUTH 29°31'39" EAST, 27.00 FEET TO A 5/8" IRON ROD; THENCE
SOUTH 62°47'15" EAST, 69.60 FEET TO A 5/8" IRON ROD; THENCE
SOUTH 53°47'03" EAST, 70.92 FEET TO A 5/8" IRON ROD; THENCE
SOUTH 65°33'00" EAST, 57.13 FEET TO A 5/8" IRON ROD; THENCE
SOUTH 45°32'26" EAST, 57.95 FEET TO A 5/8" IRON ROD; THENCE
SOUTH 30°46'20" EAST, 18.59 FEET TO A 5/8" IRON ROD; THENCE
SOUTH 26°14'34" EAST, 25.73 FEET TO A 5/8" IRON ROD; THENCE
SOUTH 21°39'11" EAST, 97.93 FEET TO A 5/8" IRON ROD; THENCE
SOUTH 87°49'38" EAST, 53.80 FEET TO A 5/8" IRON ROD; THENCE
NORTH 83°41'48" EAST, 61.56 FEET TO A 5/8" IRON ROD; THENCE
SOUTH 29°50'41" EAST, 88.02 FEET TO A 5/8" IRON ROD; THENCE
SOUTH 89°06'04" EAST, 13.18 FEET TO A 5/8" IRON ROD ON THE EAST LINE OF SAID SECTION 36; THENCE LEAVING SAID INSTRUMENT NUMBER 74-3874, ALONG SAID SECTION LINE, SOUTH 0°03'55" WEST, 755.29 FEET TO A 5/8" IRON ROD ON THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF WILDWOOD DRIVE (OLD HIGHWAY NO. 101); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING COURSES:
*ALONG A 310.00 FOOT-RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH* BEARS SOUTH 84°06'23" WEST, 34.10 FEET), 34.11 FEET TO A 5/8" IRON ROD; THENCE
SOUTH 87°02'35" WEST, 43.81 FEET TO A 5/8" IRON ROD; THENCE
ALONG A 667.00 FOOT-RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS SOUTH 77°58'40" WEST, 209.08 FEET), 209.94 FEET TO A 5/8" IRON ROD; THENCE
SOUTH 68°54'44" WEST, 107.10 FEET TO A 5/8" IRON ROD ON THE NORTHERLY BOUNDARY OF THAT TRACT DESCRIBED IN INSTRUMENT NUMBER 68-5941, DOUGLAS COUNTY DEED RECORDS; THENCE ALONG THE NORTHERLY AND WESTERLY BOUNDARY OF SAID INSTRUMENT NUMBER 68-5941 THE FOLLOWING COURSES:
NORTH 29°54'10" WEST, 73.63 FEET TO A 5/8" IRON ROD; THENCE
NORTH 78°22'49" WEST, 58.78 FEET TO A 5/8" IRON ROD; THENCE
SOUTH 71°34'26" WEST, 149.29 FEET TO A 5/8" IRON ROD; THENCE
SOUTH 65°36'11" WEST, 174.89 FEET TO A 5/8" IRON ROD; THENCE
SOUTH 38°46'06" WEST, 21.99 FEET TO A 5/8" IRON ROD; THENCE
SOUTH 27°06'09" WEST, 131.72 FEET TO A 5/8" IRON ROD; THENCE
SOUTH 39°01'50" EAST, 109.98 FEET TO A 5/8" IRON ROD; THENCE
SOUTH 28°32'33" EAST, 84.36 FEET TO A 5/8" IRON ROD; THENCE
SOUTH 26°51'58" EAST, 35.96 FEET TO A 5/8" IRON ROD; THENCE
SOUTH 30°14'47" EAST, 35.10 FEET TO A 5/8" IRON ROD; THENCE
SOUTH 5°25'27" EAST, 130.20 FEET TO A 5/8" IRON ROD; THENCE
SOUTH 27°57'49" WEST, 70.18 FEET TO A 5/8" IRON ROD; THENCE
SOUTH 43°36'08" EAST, 46.28 FEET TO A 5/8" IRON ROD; THENCE
SOUTH 17°24'48" EAST, 110.98 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF THAT TRACT DESCRIBED IN INSTRUMENT NUMBER 2003-18270, DOUGLAS COUNTY DEED RECORDS; THENCE ALONG SAID NORTHERLY BOUNDARY, NORTH 89°43'21" WEST, 662.63 FEET TO A 5/8" IRON ROD ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 36; THENCE ALONG SAID WEST LINE, NORTH 0°02'21" WEST, 2014.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 45.50 ACRES, MORE OR LESS.

## NARRATIVE:

THE PURPOSE OF THIS MAP IS TO SUBDIVIDE THAT TRACT DESCRIBED IN INSTRUMENT NUMBER 2017-13257, DOUGLAS COUNTY DEED RECORDS. THIS DEED AND THE MAP FILED BY STUNTZNER ENGINEERING & FORESTRY (M151-19) CREATES A HIATUS ALONG THE SOUTH LINE FOR MULTIPLE REASONS. THE FIRST BEING THAT THE NORTH LINE OF THE TRACT DIRECTLY TO THE SOUTH OF IT (INSTRUMENT NUMBER 2003-18270) IS QUALIFIED TO A LINE BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY OF OLD U.S. HIGHWAY 101 AND BEARING DUE WEST TO AN IRON PIPE. THIS IRON PIPE WAS SET BY ERICHSEN IN 1963. THE U.S.B.L.M. IGNORED THIS IRON PIPE IN 1982 WHEN THEY SET THE CENTER-EAST 1/16 CORNER FOR REASONS THAT ARE UNCLEAR. IT IS OBVIOUS FROM PRIOR DEEDS AND SURVEYS FROM 1937 UNTIL 1982 WHEN B.L.M. SET THIS 1/16 CORNER THAT THE LINE FROM THE EAST 1/4 CORNER OF SECTION 36 TO THE IRON PIPE WAS RECOGNIZED AS THE QUARTER SECTION LINE, THEREFORE, I HELD THIS LINE TO RESOLVE SAID HIATUS AND FOLLOW THE ORIGINAL INTENT OF PRIOR DEEDS AND SURVEYS. I ALSO FOUND MONUMENTS OF RECORD ON THE NORTHERLY BOUNDARY OF THIS TRACT PER M53-38 SET BY RICHARD HINTZ IN 1974. THESE MONUMENTS ARE NOT SHOWN ON M151-19, BUT I BELIEVE THEY ARE OUT OF POSITION BECAUSE IT IS OBVIOUS FROM THE RESULTS OF MY SURVEY AND M151-19 THAT HINTZ DID NOT CORRECTLY LOCATE THE NORTH LINE OF SECTION 36 AND PROPERLY LOCATE HIS MONUMENTS PER SENIOR RIGHTS OF THE PARENT TRACT HE PARTITIONED. ALL OTHER MONUMENTS OF RECORD WERE HELD AND MONUMENTS SET TO DELINEATE THE LOTS, AS SHOWN. THIS SURVEY WAS PERFORMED BY NOLAN FROMDAHL AND RICHARD OLSON. OFFICE CALCULATIONS AND DRAFTING WERE PERFORMED BY DEREK FEIGEL.

## DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT WILDWOOD DUNES I LTD. IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE SUBDIVIDED AND PLATTED BY THE NAME OF WILDWOOD DUNES I IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES. SAID OWNER ALSO HEREBY CREATES THE 60-FOOT ACCESS EASEMENT (PACIFIC DUNES DRIVE) FOR THE BENEFIT OF THE LOTS DELINEATED ON THIS PLAT AND ADJACENT TRACT TO SOUTH (INSTRUMENT NUMBER 2003-18270) AND DEDICATES SAID 60' EASEMENT TO THE PUBLIC USE FOREVER AS A PUBLIC UTILITY EASEMENT. SAID OWNER ALSO HEREBY CREATES THE 20-FOOT DUNE ACCESS EASEMENT AS SHOWN HEREON FOR THE BENEFIT OF LOTS 1-8 AS DELINEATED ON THIS PLAT.

RONALD A. IRVINE, PRESIDENT — 1/29/2018 DATE
WILDWOOD DUNES I LTD.

## ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 29 DAY OF January, 2018, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RONALD A. IRVINE, AS PRESIDENT OF WILDWOOD DUNES I LTD.

NOTARY: ELAINE BERG
NOTARY PUBLIC - OREGON
COMMISSION NO.: 928277
MY COMMISSION EXPIRES: MAY 8, 2018

## EASEMENT & ROAD MAINTENACE AGREEMENTS AND CONDITIONS, COVENANTS & RESTRICTIONS

THE FOLLOWING DOCUMENTS WERE RECORDED IN THE OFFICIAL RECORDS OF THE DOUGLAS COUNTY CLERK:

1. GRANT OF 20' DUNE ACCESS EASEMENT TO MULTIPLE GRANTEES PER THE FOLLOWING INSTRUMENT NUMBERS:
   2017-13255
   2017-13256
   2017-15547
2. ACCESS ALONG 60' ACCESS & UTILITY EASEMENT (PACIFIC DUNES DRIVE) GRANTED TO FORMER OWNERS OF TRACT PER INSTRUMENT NUMBER 2003-19106.
3. POWER EASEMENT GRANTED TO CENTRAL LINCOLN PEOPLE'S UTILITY DISTRICT PER INSTRUMENT NUMBER 2017-13258.
4. ROAD MAINTENANCE AGREEMENT FOR 60' ACCESS & UTILITY EASEMENT (PACIFIC DUNES DRIVE) PER INSTRUMENT NUMBER 2017-15548 & 2017-15550.
5. ROAD MAINTENANCE AGREEMENT FOR 20' DUNE ACCESS EASEMENT LYING ON LOT 9 PER INSTRUMENT NUMBER 2017-15549.
6. CONDITIONS, COVENANTS AND RESTRICTIONS (CC&R'S) PER INSTRUMENT NUMBER 2018-02299.
7. ALL EXISTING EASEMENTS OF RECORD LISTED AS ENCUMBRANCES ON A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY OF OREGON, ROSEBURG BRANCH DATED JULY 27, 2017 ORDER NO. 7399-2909510 THAT STILL ENCUMBER THE TRACT HAVE BEEN SHOWN ON THIS PLAT.

## APPROVALS:

Keith L. Cubic — JANUARY 31, 2018
DOUGLAS COUNTY PLANNING DIRECTOR — DATE

Kristina O. Hackett — Jan. 31, 2018
DOUGLAS COUNTY SURVEYOR — DATE

[signature] — Feb. 1st 2018
DOUGLAS COUNTY ASSESSOR — DATE

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

[signature] — 2/1/2018
DOUGLAS COUNTY TAX COLLECTOR — DATE

FILED THIS 5th DAY OF FEB., 2018, 10:19 O'CLOCK AM/PM

Patricia K Hitt — 2/5/18
DOUGLAS COUNTY CLERK — DATE

**ZONE:** 5R (RURAL RESIDENTIAL - 5 ACRE)
**COMP. PLAN:** RURAL RESIDENTIAL
**WATER:** WELLS
**SEWER:** SEPTIC

PLANNING DEPARTMENT FILE NO. 16-037

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 14, 1978
RONALD A. QUIMBY
1654
EXPIRES: 12/31/18

i.e. ENGINEERING
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Roseburg, Oregon 97470
PHONE (541) 673-0166
FAX (541) 440-9392
iemail@ieengineering.com

**SURVEYED FOR:**
WILDWOOD DUNES I LTD.
210 S. 5TH AVE.
COTTAGE GROVE, OR 97424

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JOB NO: 2714-02
DATE: 1-22-18

# WILDWOOD DUNES I

*LYING IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 22 SOUTH, RANGE 13 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON*

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