

WILDWOOD DUNES II
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 22 SOUTH, RANGE
 13 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON
 NOVEMBER 15, 2021

Douglas County Official Records 2021-023758
 Daniel J. Loomis, County Clerk
 NO FEE
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 12/14/2021 09:12:09 AM
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SHEET INDEX

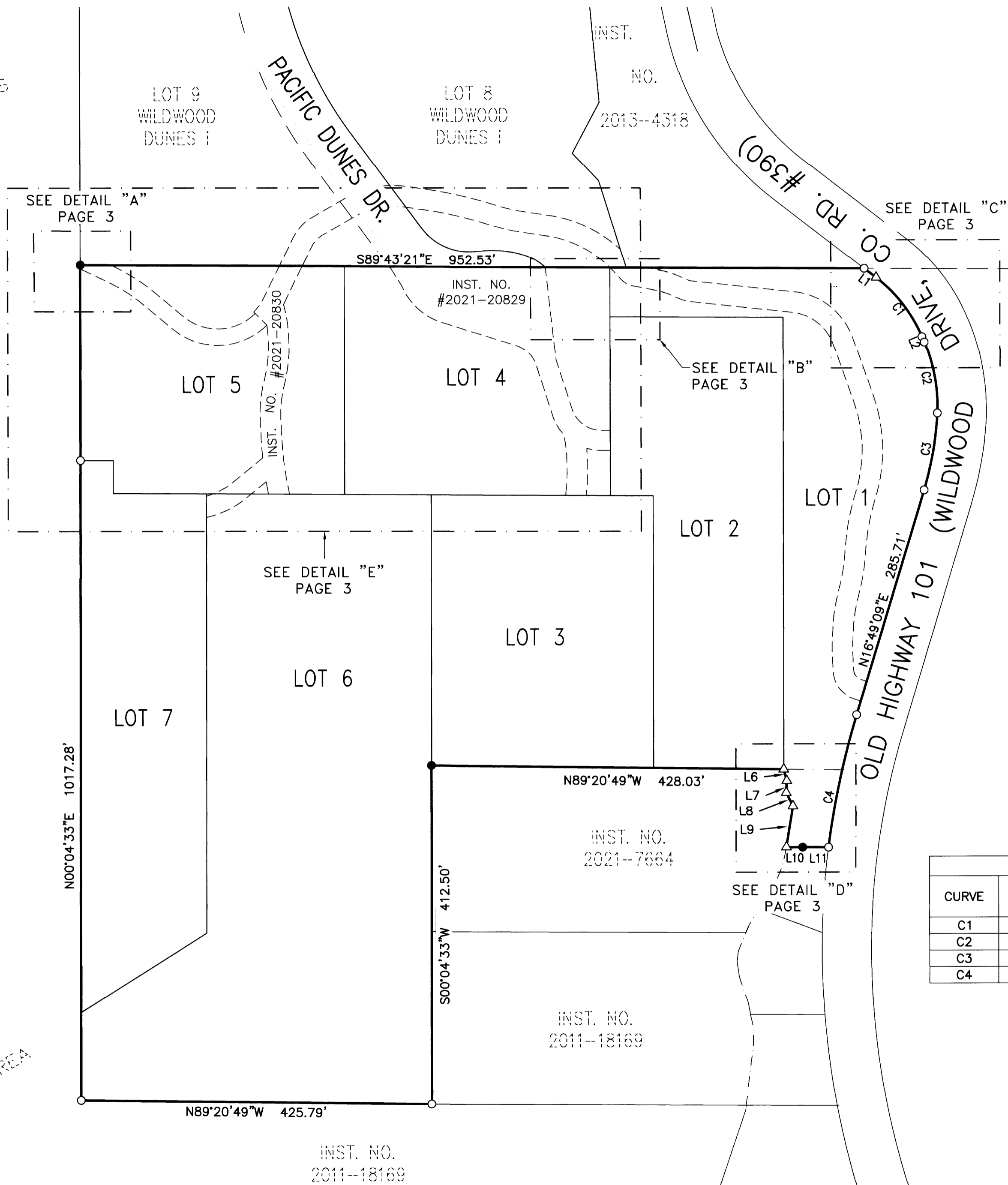
- PAGE 1 SCHEMATIC & SHEET INDEX
- PAGE 2 SUBDIVISION PLAT
- PAGE 3 DETAILS
- PAGE 4 SURVEYOR'S CERTIFICATE, NARRATIVE, DECLARATION & ACKNOWLEDGEMENT, ENCUMBRANCES, CC&R'S, APPROVALS, MISC. INFO., PLANNING DEPT. FILE NUMBERS

LEGEND

- FD. 5/8" I.R. PER M151-19 OR AS NOTED
- FD. BRASS CAP AS NOTED
- SET 5/8" X 30" IRON ROD W/YELLOW PLASTIC CAP STAMPED "IE ENGINEERING"
- △ CALCULATED POINT

LINE	COURSE
1	S52°24'30"E 18.23'
2	S23°06'30"E 7.13'
6	N15°06'05"W 14.60'
7	N03°05'30"E 14.44'
8	N26°46'48"W 18.12'
9	N09°17'03"E 50.80'
10	N89°46'51"W 19.89'
11	N89°46'51"W 31.47'

CURVE	CHORD	RADIUS	CURVE LENGTH	DELTA
C1	S37°45'30"E 91.05'	180.00'	92.05'	29°18'00"
C2	S10°10'24"E 87.64'	195.75'	88.39'	25°52'13"
C3	S09°47'26"W 95.45'	390.00'	95.68'	14°03'26"
C4	S12°09'08"W 165.17'	1015.00'	165.35'	09°20'02"



SCALE: 1"=100'
 SHEET 1 OF 4
 JOB NO. 2714-03

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 NOVEMBER 10, 2010
 BRENT H. KNAPP
 8116

EXPIRES: 6/30/2023

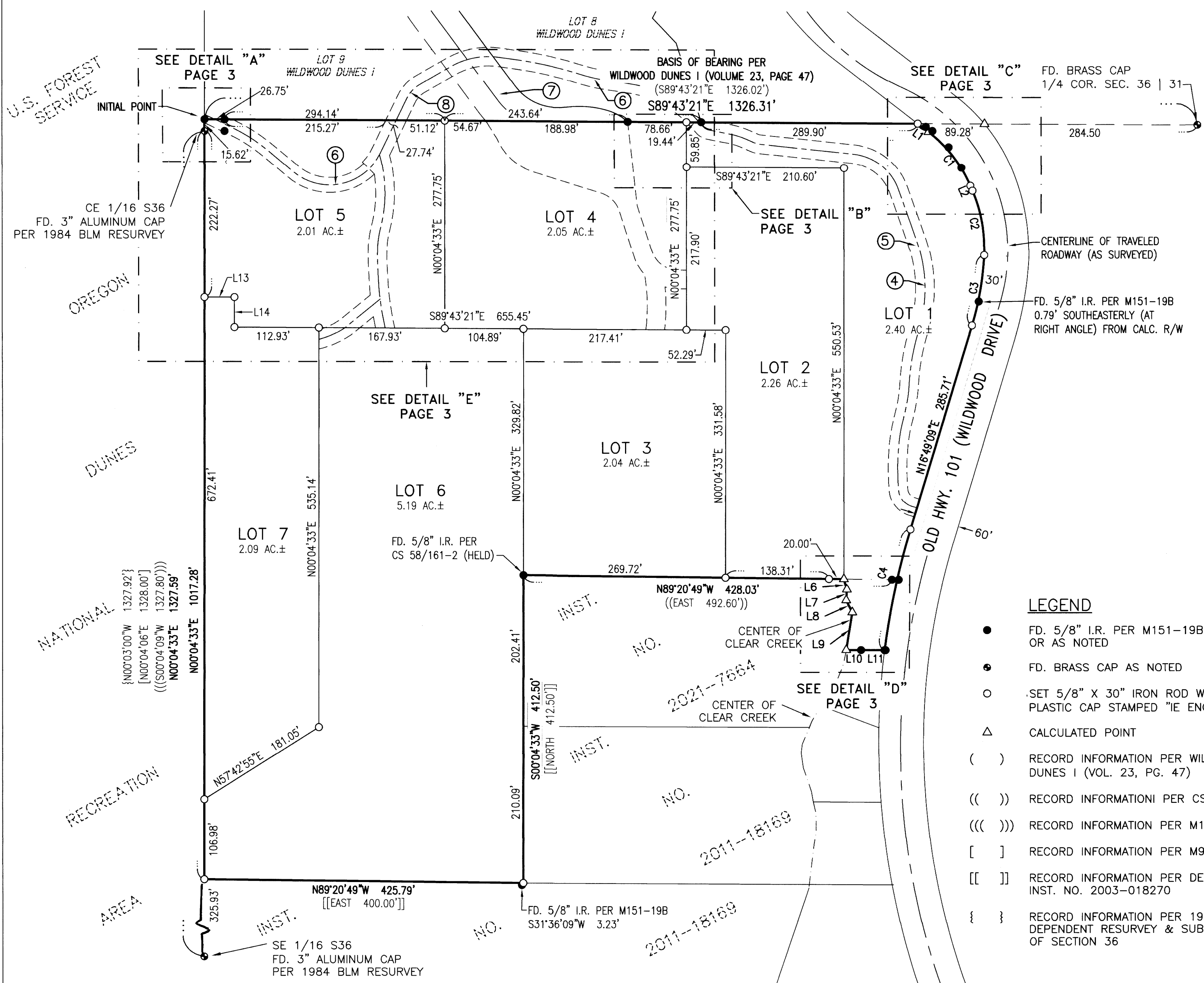
i.e.
 ENGINEERING

CLIENT:
 WILDWOOD DUNES I LTD.
 210 S 5TH AVE
 COTTAGE GROVE, OR 97424
 809 SE Pine Street
 Roseburg, Oregon 97470
 PHONE (541) 673-0166
 FAX (541) 440-9392
 iemail@ieengineering.com

VOL. 24 PAGE 14 A

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WILDWOOD DUNES II
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 22 SOUTH, RANGE
 13 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON
 NOVEMBER 15, 2021



EASEMENTS OF RECORD

- ① ELECTRIC TRANSMISSION LINE EASEMENT
 RECORDED AS: BOOK 92, PAGE 162, RECORDER'S NO. 79770
 SURVEYOR'S NOTE: BLANKET IN NATURE, EXACT LOCATION NOT PLOTTABLE.
- ② TELEPHONE EQUIPMENT AND FACILITY EASEMENT
 RECORDED AS: BOOK 402, PAGE 659, RECORDER'S NO. 68-945
 SURVEYOR'S NOTE: BLANKET IN NATURE, EXACT LOCATION NOT PLOTTABLE.
- ③ 35' PRIVATE ROADWAY EASEMENT
 RECORDED AS: BOOK 814, PAGE 540, RECORDER'S NO. 82-02829
 SURVEYOR'S NOTE: EASEMENT GRANTED TO WYLLIS H. FOX IN SEPARATION AGREEMENT. EXACT LOCATION OF THIS EASEMENT IS NOT DESCRIBED AND NO EVIDENCE EXISTS OF ENCUMBRANCE ON SUBJECT PROPERTY.
- ④ ACCESS AGREEMENT
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- ⑤ EASEMENT AND MAINTENANCE AGREEMENT
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 SURVEYOR'S NOTE: LOCATION PLOTTED HEREON.
- ⑥ 20' DUNES ACCESS EASEMENT
 RECORDED AS: RECORDER'S NO. 2017-015547, SEPTEMBER 25, 2017.
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 SURVEYOR'S NOTE: EASEMENT FOR PACIFIC DUNES DRIVE AS LOCATED WITHIN WILDWOOD DUNES I. LOCATION ABUTTING SUBJECT PROPERTY SHOWN HEREON.
- ⑧ 25' APPURTENANT ACCESS AND UTILITY EASEMENT TO BENEFIT LOTS 5, 6, AND 7
 RECORDED AS: INSTRUMENT NO. 2021-020599, OCTOBER 20, 2021.
 SURVEYOR'S NOTE: LOCATION PLOTTED HEREON.

LEGEND

- FD. 5/8" I.R. PER M151-19B OR AS NOTED
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- () RECORD INFORMATION PER WILDWOOD DUNES I (VOL. 23, PG. 47)
- (()) RECORD INFORMATION PER CS 58/161-2
- (((())) RECORD INFORMATION PER M151-19
- [] RECORD INFORMATION PER M98-70
- [[]] RECORD INFORMATION PER DEED INST. NO. 2003-018270
- { } RECORD INFORMATION PER 1984 BLM DEPENDENT RESURVEY & SUBDIVISION OF SECTION 36

LINE TABLE		
LINE	COURSE	
1	S52°24'30"E	18.23'
2	S23°06'30"E	7.13'
3	S89°20'49"E	9.01'
	(((N89°20'38"W 8.98')))	
4	N89°20'49"W	43.69'
5	N89°20'49"W	20.65'
	(((N89°20'38"W 20.00')))	
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7	N03°05'30"E	14.44'
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9	N09°17'03"E	50.80'
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	(((N89°45'53"W 20.00')))	
11	N89°46'51"W	31.47'
12	N89°46'51"W	32.84'
	(((N89°45'53"W 32.87')))	
13	S89°55'27"E	40.00'
14	S00°04'33"W	40.00'



SCALE: 1"=100'
 SHEET 2 OF 4
 JOB NO. 2714-03

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 NOVEMBER 10, 2010
 BRENT H. KNAPP
 81116

i.e.
 ENGINEERING

CLIENT:
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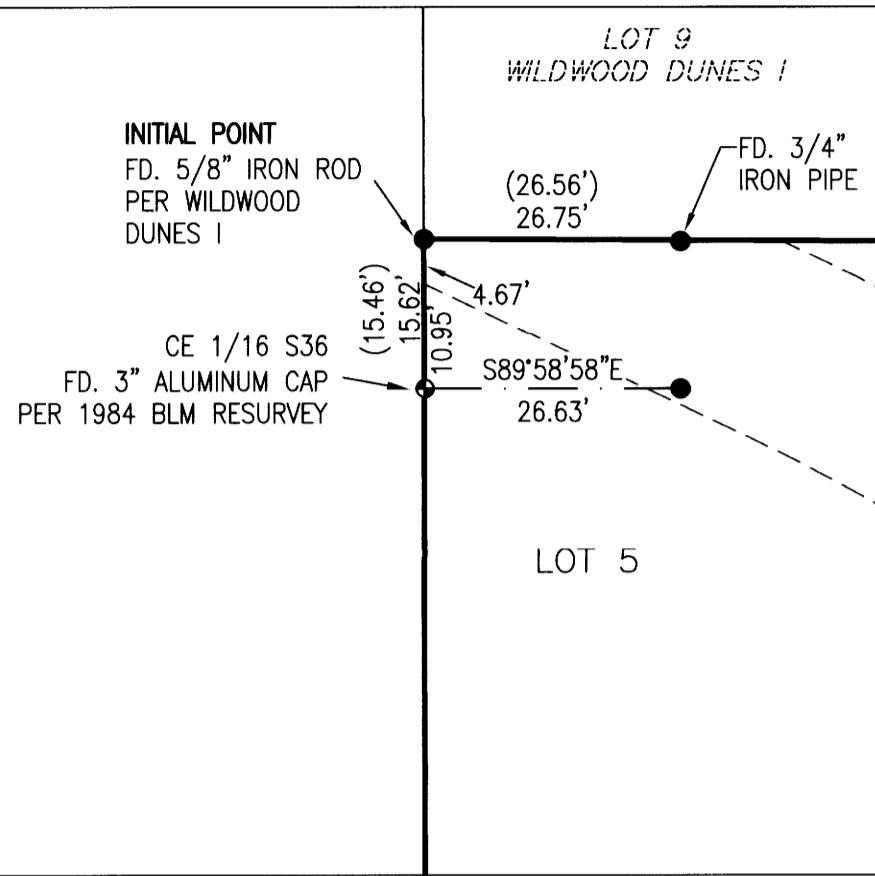
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SEE SHEET 4 FOR EASEMENTS OF RECORD

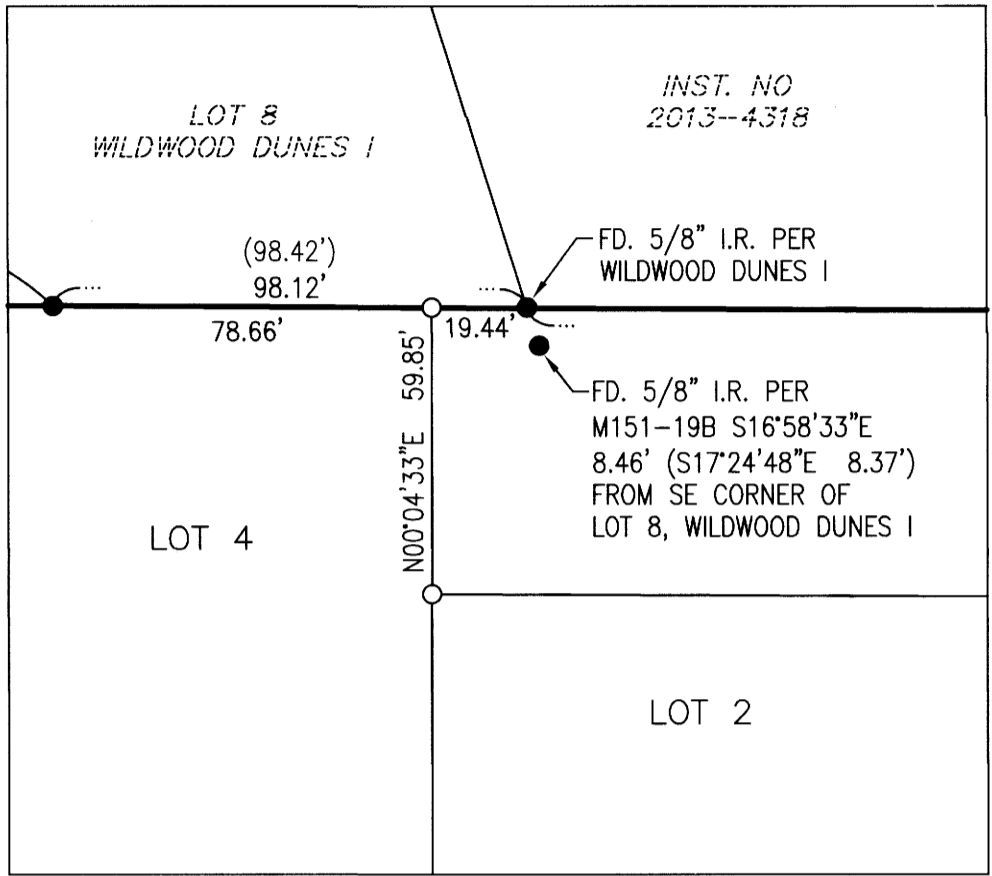
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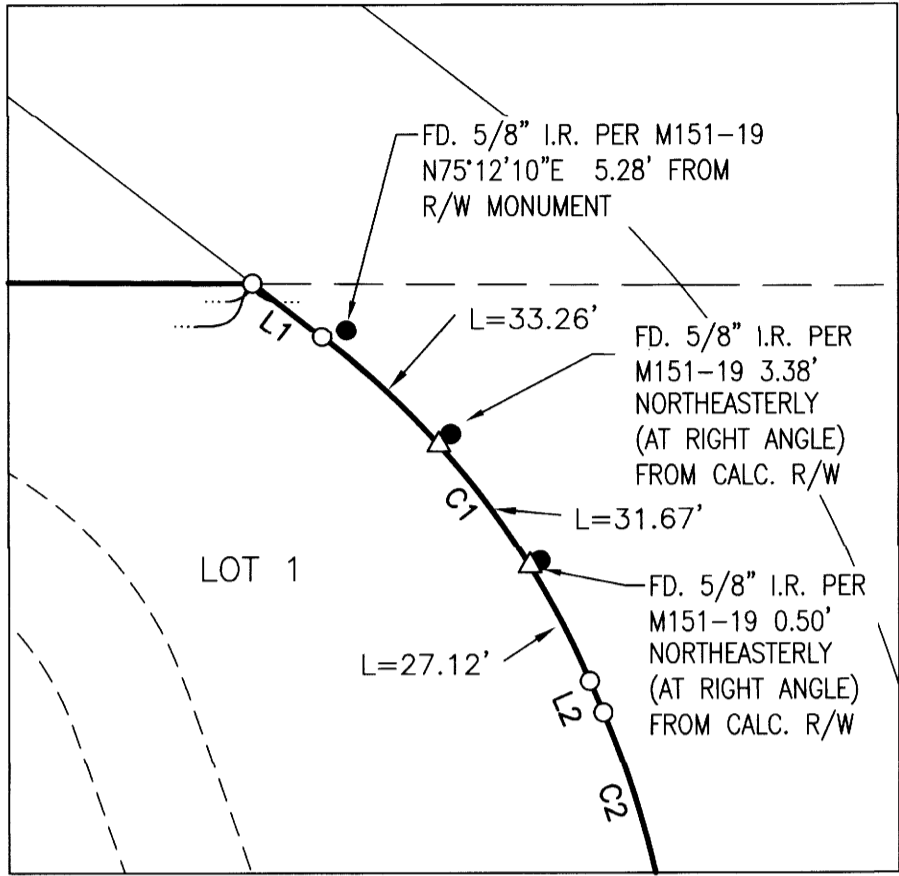
DETAIL "A"
SCALE: 1" = 20'



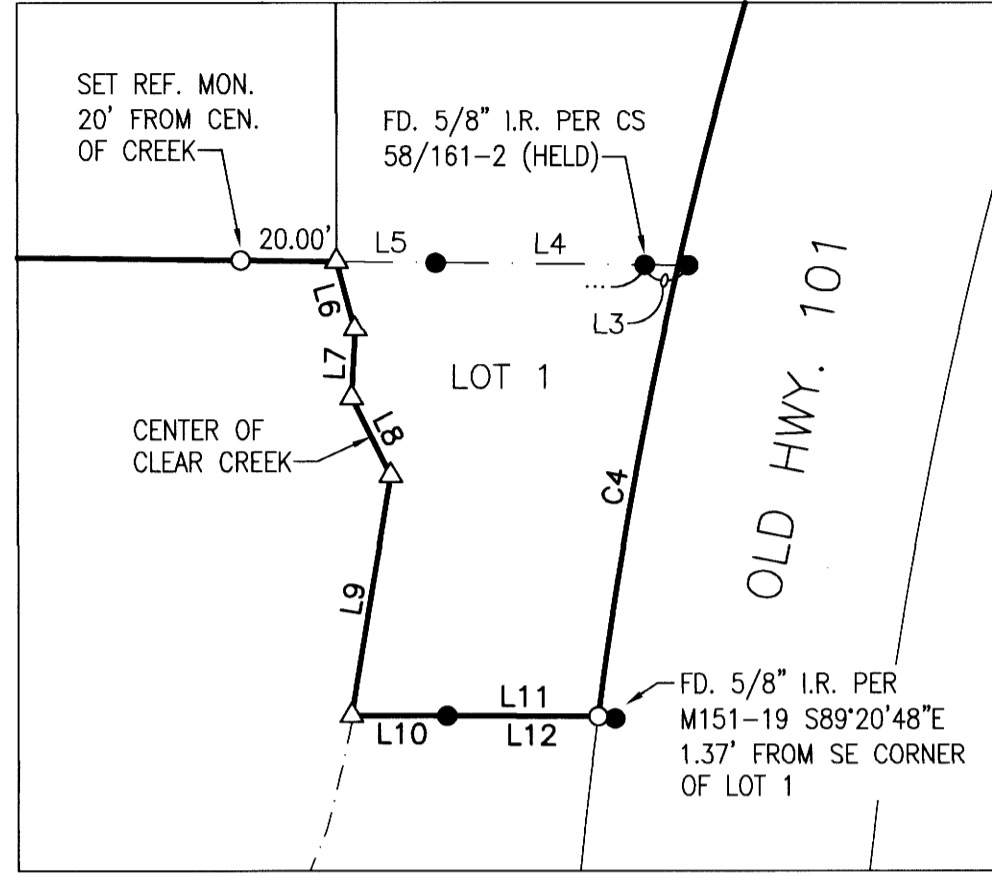
DETAIL "B"
SCALE: 1" = 40'



DETAIL "C"
SCALE: 1" = 40'

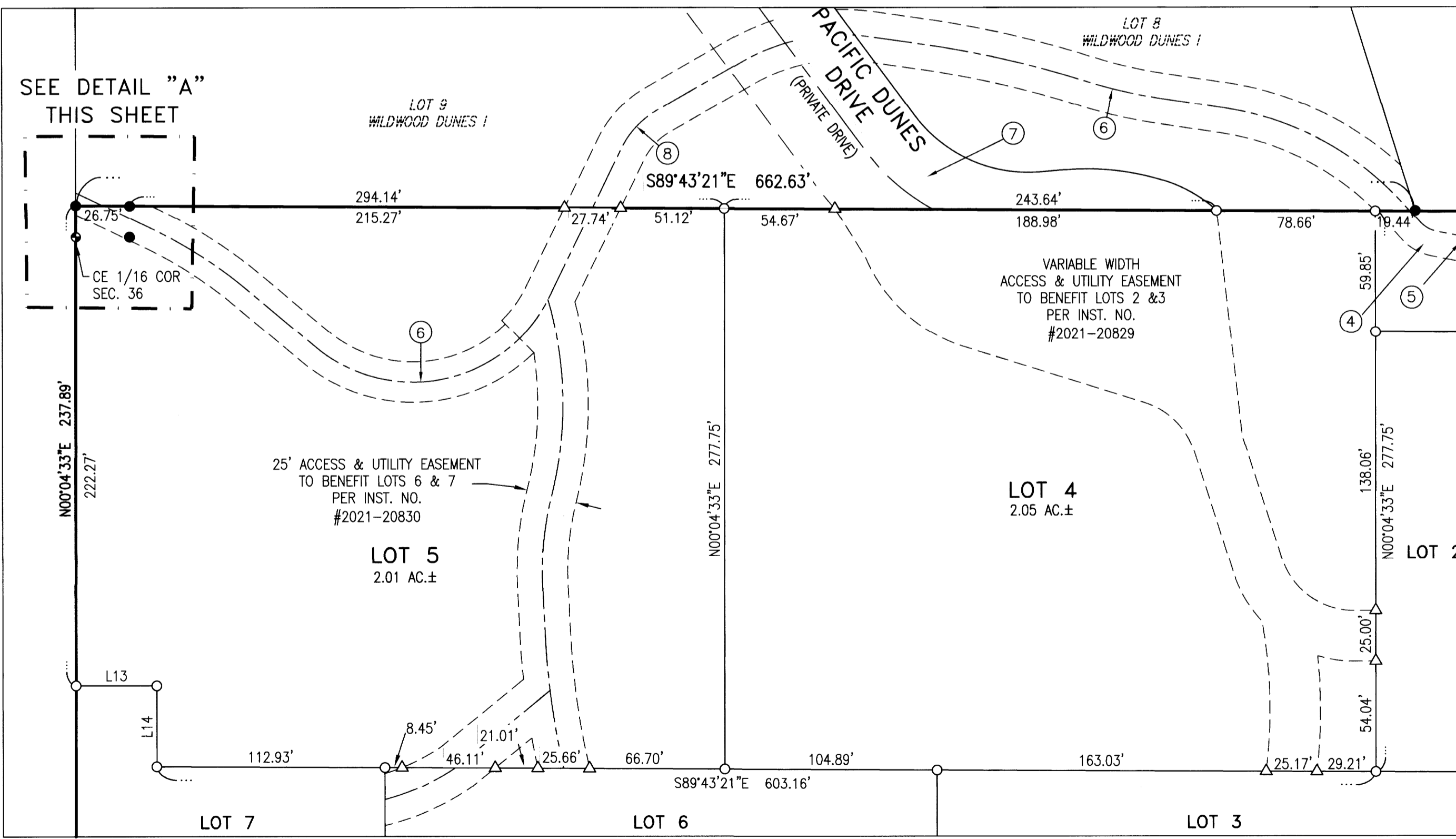


DETAIL "D"
SCALE: 1" = 40'



DETAIL "E"
SCALE: 1" = 50'

SEE SHEET 4 FOR EASEMENTS OF RECORD



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- () RECORD INFORMATION PER WILDWOOD DUNES I (VOL. 23, PG. 47)
- ((())) RECORD INFORMATION PER M151-19

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

OREGON
NOVEMBER 10, 2010
BRENT H. KNAPP
81116

EXPIRES: 6/30/2023

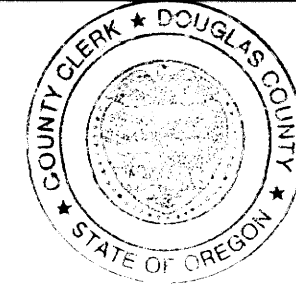


SHEET 3 OF 4
JOB NO. 2714-03

CLIENT:
WILDWOOD DUNES I LTD.
210 S. 5TH AVE
COTTAGE GROVE, OR 97424
809 SE Pine Street
Roseburg, Oregon 97470
PHONE (541) 673-0166
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ENGINEERING

WILDWOOD DUNES II
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 NOVEMBER 15, 2021



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SURVEYOR'S CERTIFICATE:

I, BRENT H KNAPP, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 81116, 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 BEING A PORTION OF INSTRUMENT 2003-18270, DEED RECORDS OF DOUGLAS COUNTY, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 22 SOUTH, RANGE 13 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD AT THE SOUTHWEST CORNER OF LOT 9, WILDWOOD DUNES I, AS SHOWN ON VOLUME 23, PAGE 47, DOUGLAS COUNTY PLAT RECORDS, FROM WHICH A 3" BRASS CAP MARKING THE CENTER-EAST 1/16TH CORNER OF SAID SECTION 36 BEARS SOUTH 00°04'33" WEST, 15.62 FEET; THENCE SOUTH 89°43'21" EAST, 662.63 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID WILDWOOD DUNES I TO A 5/8-INCH IRON ROD COMMON TO THE SOUTHEAST CORNER OF LOT 8, SAID WILDWOOD DUNES I, AND THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED IN INSTRUMENT 2013-04318, DEED RECORDS OF DOUGLAS COUNTY; THENCE CONTINUING EASTERLY ALONG THE SOUTHERLY BOUNDARY OF SAID INSTRUMENT 2013-04318 SOUTH 89°43'21" EAST, 289.90 FEET, TO A 5/8-INCH IRON ROD ON THE WESTERLY RIGHT-OF-WAY BOUNDARY OF WILDWOOD DRIVE (COUNTY ROAD #390); THENCE LEAVING SAID SOUTHERLY BOUNDARY AND CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY BOUNDARY THE FOLLOWING COURSES: SOUTH 52°24'30" EAST, 18.23 FEET TO A POINT AT THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 180.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 92.05 FEET, THROUGH A CENTRAL ANGLE OF 29°18'00" (THE CHORD OF WHICH BEARS SOUTH 37°45'30" EAST, 91.05 FEET) TO A 5/8-INCH IRON ROD; THENCE SOUTH 23°06'30" EAST, 7.13 FEET, TO A 5/8-INCH IRON ROD AT THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 195.75 FEET; THENCE SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 88.39 FEET, THROUGH A CENTRAL ANGLE OF 25°52'13" (THE CHORD OF WHICH BEARS SOUTH 10°10'24" EAST, 87.64 FEET) TO A 5/8-INCH IRON ROD AT THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 390.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 95.68 FEET, THROUGH A CENTRAL ANGLE OF 14°03'26" (THE CHORD OF WHICH BEARS SOUTH 09°47'26" WEST, 95.45 FEET) TO A 5/8-INCH IRON ROD; THENCE SOUTH 16°49'09" WEST, 285.71 FEET, TO A 5/8-INCH IRON ROD AT THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1015.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 165.35 FEET, THROUGH A CENTRAL ANGLE OF 09°20'02" (THE CHORD OF WHICH BEARS SOUTH 12°09'08" WEST, 165.17 FEET) TO A 5/8-INCH IRON ROD; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY NORTH 89°46'51" WEST, 31.47 FEET, TO A 5/8-INCH IRON ROD; THENCE NORTH 89°46'51" WEST 19.89 FEET, TO A POINT IN THE CENTER OF CLEAR CREEK AND CONTINUING ALONG THE CENTERLINE OF SAID CLEAR CREEK THE FOLLOWING COURSES: NORTH 09°17'03" EAST, 50.80 FEET; NORTH 26°46'48" WEST, 18.12 FEET; NORTH 03°05'30" EAST, 14.44 FEET; NORTH 15°06'05" WEST 14.60 FEET, TO A POINT ALSO BEING THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED IN INSTRUMENT 2021-7664, DEED RECORDS OF DOUGLAS COUNTY; THENCE LEAVING THE CENTER OF SAID CLEAR CREEK, NORTH 89°20'49" WEST, 428.03 FEET ALONG THE NORTHERLY BOUNDARY OF SAID INSTRUMENT NUMBER 2021-7664 TO A 5/8-INCH IRON ROD AT THE NORTHWEST CORNER OF SAID INSTRUMENT NUMBER 2021-7664; THENCE CONTINUING ALONG THE WEST BOUNDARY OF SAID INSTRUMENT NUMBER 2021-7664 SOUTH 00°04'33" WEST, 202.41 FEET, TO A POINT AT THE SOUTHWEST CORNER OF SAID INSTRUMENT, SAID POINT BEING THE NORTHWEST CORNER OF PARCEL 3 OF THAT PROPERTY DESCRIBED IN INSTRUMENT 2011-18169, DEED RECORDS OF DOUGLAS COUNTY; THENCE ALONG THE WEST BOUNDARY OF SAID PARCEL 3 SOUTH 00°04'33" WEST, 210.09 FEET, TO A 5/8-INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID PARCEL 3, BEING ON THE NORTH BOUNDARY OF PARCEL 2 OF SAID INSTRUMENT NUMBER 2011-18169; THENCE ALONG SAID NORTH BOUNDARY NORTH 89°20'49" WEST, 425.79 FEET, TO A 5/8-INCH IRON ROD AT THE NORTHWEST CORNER OF SAID PARCEL 2; THENCE NORTHERLY ALONG THE EASTERLY BOUNDARY OF THE U.S. FOREST SERVICE OREGON DUNES NATIONAL RECREATION AREA, NORTH 00°04'33" EAST, 1017.28 FEET, TO THE POINT OF BEGINNING AND THERE TERMINATING.

THE ABOVE DESCRIBED PROPERTY CONTAINS 18.05 ACRES (786,305.39 SQUARE FEET), MORE OR LESS.

ZONE: RR (RURAL RESIDENTIAL - 2 ACRE)
 COMP. PLAN: RURAL RESIDENTIAL
 WATER: WELLS
 SEWER: SEPTIC

PLANNING DEPARTMENT FILE NO. 05-338
 08-118

NARRATIVE:

THE PURPOSE OF THIS MAP IS TO SUBDIVIDE THAT TRACT DESCRIBED IN INSTRUMENT NUMBER 2003-18270, DOUGLAS COUNTY DEED RECORDS.

THE NORTH BOUNDARY OF THE TRACT IS CONTROLLED BY THE SOUTH BOUNDARY OF WILDWOOD DUNES I, RECORDED AS VOLUME 23, PAGE 47, DOUGLAS COUNTY PLAT RECORDS. MONUMENTS OF RECORD PER SAID PLAT WERE HELD TO ESTABLISH THE NORTH LINE OF THIS PLAT.

THE EAST BOUNDARY IS CONTROLLED BY WILDWOOD DRIVE. I FIND NO RECORD OF THIS ROAD EVER BEING MONUMENTED BY THE COUNTY OR STATE. THERE ARE SEVERAL MONUMENTS OF RECORD ALONG THIS ROAD, BUT NONE FOUND WERE WITHIN ACCEPTABLE DISTANCE TO THE CENTERLINE OF THE TRAVELED ROADWAY; THEREFORE, I HELD THE CENTERLINE OF THE ROAD TO ESTABLISH THE RIGHT-OF-WAY.

THE SOUTH BOUNDARY WAS ESTABLISHED AS FOLLOWS:

THE SOUTHEAST CORNER WAS CALCULATED BY HOLDING RECORD MONUMENTS FOUND PER M151-19B, INTERSECTING THE WESTERLY RIGHT-OF-WAY OF WILDWOOD DRIVE AND THE CENTERLINE OF THE CREEK.

THE EASTERLY PORTION OF THE SOUTH BOUNDARY IS CONTROLLED BY HOLDING MONUMENTS OF RECORD PER CS 58/161-2.

THE EXTERIOR "L" CORNER WAS SET PER CS 58/161-2, BUT IS LOST. I CALCULATED THIS CORNER BY HOLDING THE MONUMENT FOUND AT THE INTERIOR "L" CORNER AND HOLDING THE BEARING PRODUCED ON THE WEST LINE OF THE TRACT AND RECORD DISTANCE PER DEED.

THE SOUTHWEST CORNER OF THE TRACT WAS CALCULATED BY HOLDING THE BEARING PRODUCED BETWEEN FOUND MONUMENTS PER CS 58/161-2 ON THE EAST END OF THE SOUTH BOUNDARY FROM THE EXTERIOR "L" CORNER AND INTERSECTING THE WEST BOUNDARY OF THE TRACT.

THE WEST BOUNDARY OF THE TRACT IS CONTROLLED BY THE 1984 B.L.M. DEPENDENT RESURVEY AND SUBDIVISION OF SECTION 36, WHICH WAS RE-TRACED AND MARKED PER M98-70. M151-19B CREATED A HIATUS ALONG THIS BOUNDARY DUE TO NOT HOLDING THE B.L.M. SURVEY AND USING DEED CALLS, FOR REASONS THAT ARE UNKNOWN.

THIS SURVEY WAS PERFORMED BY JEREMY LEONARD, RENDEN HEICHEL, NOLAN FROMDAHL, JORDAN OGDEN & LEVI HEDDENS USING TOPCON HIPER SR GNSS RECEIVERS AND TOPCON GT SERIES TOTAL STATION. OFFICE CALCULATIONS AND DRAFTING WERE PERFORMED BY BRENT KNAPP AND KENNETH TYNAN.

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 II IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES.

Ronald A. Irvine 11/22/2021
 RONALD A. IRVINE, PRESIDENT
 WILDWOOD DUNES I LTD. DATE

ACKNOWLEDGMENT:

STATE OF OREGON }
 COUNTY OF DOUGLAS } ss.
 KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 22 DAY OF

November, 2021, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RONALD A. IRVINE, AS PRESIDENT OF WILDWOOD DUNES I LTD.

Elaine Berg
 NOTARY: ELAINE BERG
 NOTARY PUBLIC - OREGON
 COMMISSION NO.: 928277
 MY COMMISSION EXPIRES: March 12, 2022

COVENANTS, CONDITIONS, AND RESTRICTIONS:

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS ARE RECORDED AS INSTRUMENT NUMBER 2021-22441, DEED RECORDS OF DOUGLAS COUNTY.

APPROVALS:

GMJ 12/13/2021
 DOUGLAS COUNTY PLANNING DIRECTOR DATE

John W. (deputy) 12/13/21
 DOUGLAS COUNTY SURVEYOR DATE

Heather M. Luffel 12/14/21
 DOUGLAS COUNTY ASSESSOR DATE

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

J.P.F. Wil 12-14-21
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 14th DAY OF Dec, 2021, 9:12 O'CLOCK (AM/PM)

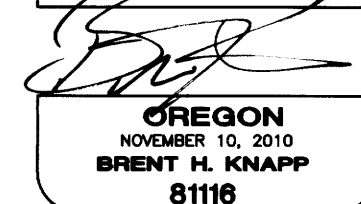
Hedi Palmat, Deputy 12-14-21
 DOUGLAS COUNTY CLERK DATE

EASEMENTS OF RECORD

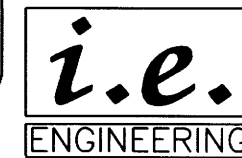
ALL EXISTING EASEMENTS OF RECORD LISTED AS ENCUMBRANCES ON A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY OF OREGON, ROSEBURG BRANCH DATED OCTOBER 26TH, 2021 ORDER NO. 7399-3845340.

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

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 RECORDED AS: BOOK 92, PAGE 162, RECORDER'S NO. 79770
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- ② TELEPHONE EQUIPMENT AND FACILITY EASEMENT
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 RECORDED AS: INSTRUMENT NO. 2017-015550, SEPTEMBER 25, 2017.
 SURVEYOR'S NOTE: EASEMENT FOR PACIFIC DUNES DRIVE AS LOCATED WITHIN WILDWOOD DUNES I. LOCATION ABUTTING SUBJECT PROPERTY SHOWN HEREON.
- ⑧ 25' APPURTENANT ACCESS AND UTILITY EASEMENT TO BENEFIT LOTS 5, 6, AND 7
 RECORDED AS: INSTRUMENT NO. 2021-020599, OCTOBER 20, 2021.
 SURVEYOR'S NOTE: LOCATION PLOTTED HEREON.



EXPIRES: 6/30/2023



SHEET 4 OF 4
 JOB NO. 2714-03

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