

# PROPERTY SURVEY

LOCATED IN PORTIONS OF  
THE SW<sup>1</sup>/<sub>4</sub> & SE<sup>1</sup>/<sub>4</sub> OF SEC. 15, AND  
THE NW<sup>1</sup>/<sub>4</sub>, NE<sup>1</sup>/<sub>4</sub> & SE<sup>1</sup>/<sub>4</sub> OF SEC. 22, T.21S., R12W., W.M.,  
DOUGLAS COUNTY, OREGON

DATE: JUNE 19, 2007

FILED

Date: 6-22-2007 By: JC

This survey consists of:

Map: M153-34 A-D

Narrative:

Corner File:

DOUGLAS COUNTY  
SURVEYOR

PREPARED FOR:  
NORB WONDRA, REPRESENTATIVE  
INTERNATIONAL PAPER CO.  
P.O. BOX 854, GARDINER OR 97441  
(541) 271-2185

PREPARED BY:  
STUNTZNER ENG. & FORESTRY LLC  
705 S.4TH ST., PO BOX 118,  
COOS BAY, OR 97420

PAGE 3: EASEMENTS

16 15  
21 22

15 14  
22 23

MEANDER CORNER  
SEC. 15-22

TIDELANDS PER VOL. 156,  
PG. 696, PARCEL 5

TITLE REPORT  
PARCEL 5

TITLE REPORT  
PARCEL 9

PARCEL 3  
TIDELANDS PER  
VOL. 156, PG. 699  
20.25± AC.

TITLE REPORT  
PARCEL 10

SAWMILL  
NORTH PORTION

OLD DIPPING TANK  
(EXCLUDED AREA)  
AREA: 1.23± ACRES

WATER VALVE:  
N: 773986.55,  
E: 3966933.65

STORM WATER  
STRUCTURE  
NE CORNER:  
N: 773884.76  
E: 3966788.75

TIDELANDS PER VOL.  
42, PG. 260 AND VOL.  
44, PG. 273; NOT  
CALLED OUT IN TITLE  
REPORT #22-51434

TIDELAND: PER VOL.  
101, PG. 70, NOT  
CALLED OUT IN TITLE  
REPORT #22-51434  
AREA: 2.17± ACRES

TIDELANDS PER VOL.  
42, PG. 260 AND VOL.  
44, PG. 273; NOT  
CALLED OUT IN TITLE  
REPORT #22-51434

DETAIL 'F'

COUNTY BOAT RAMP  
50' WIDE (50')10  
PER VOL. 8, PG.  
197, DOUGLAS CO.  
ROAD RECORDS

TIDELANDS PER VOL.  
131, PG. 324, AND  
VOL. 77, PG. 242; NOT  
CALLED OUT IN TITLE  
REPORT #22-51434,  
0.74± ACRES.

EQUATION STATION  
ST = 531+27.98 (531+17.67)8  
ST = 689+07.62 (689+18.73)10  
N: 776587.88  
E: 3967063.18

HIGHWAY ACCESS  
ENG. STA. 686+50  
VOL. 225, PG. 160  
(PERMIT #14918)

WESTERLY R.O.W.  
U.S. HWY. 101

HIGHWAY ACCESS  
ENG. STA. 682+50  
PERMIT #24850

CENTERLINE  
U.S. HWY. 101

50' (50')10

50' (50')10

506°50'44"W 1645.02'  
(N04°15'30"E 1646.90)8

N75°15'11"E 565.05'  
(N72°45'09"E 564.96)3

FND: 1" BRASS CAP  
MKD. "DLC 37"  
PER M101-32  
NORTHING: 774463.27  
EASTING: 3967490.76

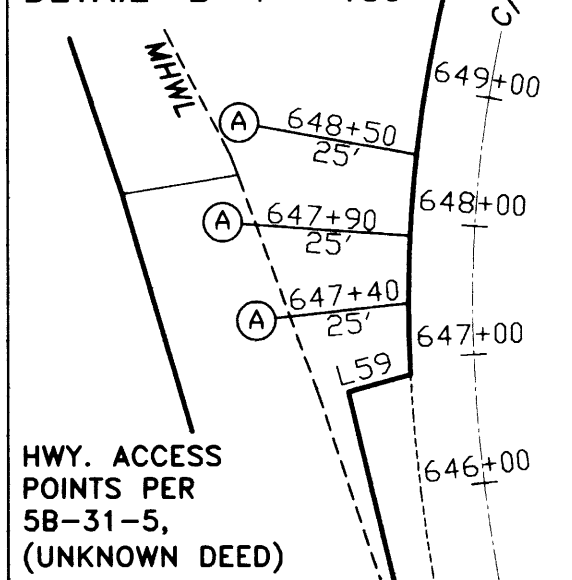
HIGHWAY ACCESS  
ENG. STA. 662+60  
VOL. 225, PG. 160

SLOPE EASEMENT PER  
ODOT 7B-15-16  
SEE DETAIL 'E' BELOW

CONCRETE  
STORM STRUCTURE  
NE CORNER:  
N: 773405.17  
E: 3966958.19

SEE DETAIL 'B' RIGHT

DETAIL 'B' 1" = 150'



HWY. ACCESS  
POINTS PER  
5B-31-5,  
(UNKNOWN DEED)

DETAIL 'E'

HIGHWAY ACCESS  
ENG. STA. 662+60  
VOL. 225, PG. 160

SLOPE EASEMENT PER  
ODOT 7B-15-16

WESTERLY R.O.W.  
U.S. HWY. 101

SAWMILL SOUTH PORTION

REFERENCE DEEDS:  
1998-13113  
1997-26039  
PP 2001-48  
1987-11352  
PP 2000-86

REFERENCE SURVEYS & MAPS:  
M101-32, D. BAKER, NOV. 1987  
M123-71, R. WARD, FEB. 1996  
M151-30, K. PHELPS, AUG. 2006  
2001-0048, E. WOBBE, JUNE 2001  
M117-9, WARD, 1993  
M125-9, MULKINS, 1996  
M99-13, HUTCHESON, 1985  
M2-25, B. IRVING, 1940  
ODOT MAP #7B-15-16

NOTE B: (FOR SHOP BUILDING)  
N-1: NAIL & FLASHER AT SW CORNER OF  
SHOP BUILDING: N: 776095.67, E: 3966672.01  
N-2: NAIL & FLASHER AT NE CORNER OF  
SHOP BUILDING: N: 776245.45, E: 3966810.23

### LEGEND

- FOUND MONUMENT
- SET MONUMENTS: 30"x 5/8" I.ROD  
W/CAP MARKED "STUNTZNER ENG"
- CALCULATED POINT (NOT SET)
- PROPERTY LINE
- - - SECTION LINES
- - - TITLE REPORT PARCEL LINES
- - - MHWL MEAN HIGH WATER LINE
- - - C/L CENTERLINE OR. U.S. HWY. 101
- [E-33] EASEMENTS (SEE SPECIAL  
EXCEPTIONS TABLE ON PG. 4)
- ( )1 M101-32, BAKER, 1987
- ( )2 M123-71, WARD, 1996
- ( )3 M151-30, PHELPS, 2006
- ( )4 PART. PLAT 2001-0048, WOBBE
- ( )5 M117-9, WARD, 1993
- ( )6 M125-9, MULKINS, 1996
- ( )7 M99-13, HUTCHESON, 1985
- ( )8 7B-15-16, ODOT
- ( )9 M2-25, B. IRVING, 1940
- ( )10 5B-31-5, ODOT

**Stuntzner Engineering  
& Forestry, L.L.C.**

ENGINEERING • LAND SURVEYING • FORESTRY  
PLANNING • WATER RIGHTS

705 South 4th St. Phone: (541) 267-2872  
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Coos Bay, Oregon 97420

Drawn By: Elvin Stingley Date: JUNE 19, 2007

Checked By: JLE Drawing No.: 06-423 I.P.

Designed By: Revised:

Job Name: PROPERTY SURVEY - IPCO SAWMILL Sheet 3 of 4

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Jerry Lee Estabrook*

OREGON  
June 30, 1995  
Jerry Lee Estabrook  
2703

EXPIRES 12/31/2007