21242

PARTITION PLAT No. P-07-2013
LOCATED IN THE EAST 1/2 OF SECTION 8 TOWNSHIP 35 SOUTH RANGE 3 EAST W. M., AND THE NW 1/4 OF THE SW 1/4, AND THE SW1/4 OF THE NW 1/4 OF SECTION 9 TOWNSHIP 35 SOUTH RANGE 3 EAST W. M. SURVEYED FOR: JUNIPER PROPERTIES LIMITED PARTNERSHIP LLC MANAGED BY: LONE ROCK TIMBER MANAGEMENT COMPANY SURVEYED BY: LONE ROCK TIMBER MANAGEMENT COMPANY SURVEY IN JACKSON COUNTY OREGON DATE: SEPTEMBER 2012

LONE ROCK TIMBER MANAGEMENT COMPANY P.O. BOX 1127 ROSEBURG, OR 97470 TRACT: RANCHERIA

21242

EASEMENTS ON CURRENT TITLE REPORT

- 1) RIGHT -OF-WAY AND ROAD USE AGREEMENT AND RIGHTS FOR ACCESS ROADS RIGHT-OF-WAYS AND LANDS, IN FAVOR OF THE DEPARTMENT OF INTERIOR, BUREAU OF LAND MANAGEMENT, RECORDED AUGUST 17, 1959, IN VOLUME 477, PAGE 352, AND DOCUMENT RECORDED APRIL 15, 2002 AS DOCUMENT NO. 02 -21022 DEEDS RECORDS JACKSON COUNTY, OREGON,
- 2) RECIPROCAL RIGHT-OF-WAY AND ROAD USE AGREEMENT, INCLUDING THE TERMS AND PROVISIONS REGARDING SAID AGREEMENT, MARCH 13, 1997 AS DOCUMENT NO. 97-08343 IN THE OFFICAL RECORDS OF JACKSON COUNTY, OREGON
- 3) AN EASEMENT CREATED BY INSTRUMENT, INCLUDING THE TERMS AND PROVISIONS REGARDING SAID EASEMENT FOR A LIVESTOCK CONTROL FENCE DOCUMENT NO. 73-00507

*** SURVEYOR'S CERTIFICATE ***

I KEN W. HOFFINE, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY DESCRIBED THE PARENT PARCEL (PARCEL 1 AND PARCEL 2) AND SURVEYED THE LAND REPRESENTED AS PARCEL 2 AS SHOWN HERE ON THIS PARTITION PLAT, THE BOUNDARIES BEING DESCRIBED AS FOLLOWS:

DESCRIPTION OF UNSURVEYED PARENT PARCEL

ALL OF SECTION 8, AND THE NORTH 1/2, THE SW 1/4, THE NW1/4 OF THE SE1/4 EXCEPTING THE SOUTH 10 ACRES, THE NE1/4 OF THE SE1/4 EXCEPTING THE SOUTH 10 ACRES OF SECTION 9, TOWNSHIP 35 SOUTH, RANGE 3 EAST, W.M. JACKSON COUNTY, OREGON.

DESCRIPTION OF PARCEL 2

BEGINNING AT THE SOUTHEAST SECTION CORNER OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 3 EAST, W. M. WHICH IS THE TRUE POINT OF BEGINNING. THENCE N0°13'14"E 1591.42 FT. TO A 5/8" IRON ROD ON THE SOUTHERLY RIGHT OF WAY OF RANCHERIA COUNTY ROAD #998, THENCE N0°13'14"E 60.02 FT. TO A 5/8" IRON ROD ON THE NORTHERLY RIGHT OF WAY OF RANCHERIA COUNTY ROAD #998, THENCE ALONG THE NORTHERLY RIGHT OF WAY OF RANCHERIA COUNTY ROAD S88°26'28"E 525.00 FT. TO A 5/8" IRON ROD, THENCE N1°30' 00"W 1377.66 FT. TO A 5/8" IRON ROD, THENCE S76°21'01"W 209.52 FT. TO A 5/8" IRON ROD, THENCE S70°33'22"W 261.00 FT. TO A 5/8" IRON ROD, THENCE S78°36'49"W 200,34 FT. TO A 5/8" IRON ROD, THENCE N87°05'53"W 493.79 FT. TO A 5/8" IRON ROD, THENCE \$85°26'22"W 854.05 FT. TO A 5/8" IRON ROD, THENCE S3°15'00"W 1103.32 FT. TO A 5/8" IRON ROD ON THE NORTHERLY RIGHT OF WAY OF RANCHERIA COUNTY ROAD #998, THENCE S3°15'00"W 60.03 FT. TO A 5/8" IRON ROD ON THE SOUTHERLY RIGHT OF WAY OF RANCHERIA COUNTY ROAD #998, THENCE N88°26'28"W 1292.23 FT. ALONG THE SOUTHERLY RIGHT OF WAY OF RANCHERIA COUNTY ROAD TO 5/8" IRON ROD, THENCE S1°15'00"W 1605,30 FT. TO THE SOUTH 1/4 CORNER OF SECTION 8 THENCE S88°43'29"E 2888.95 FT. ALONG THE SOUTH LINE OF SECTION 8 TO THE SOUTHEAST CORNER OF SECTION 8 THE POINT OF BEGINNING, FOR A TOTAL OF 163.84 TOTAL ACRES LESS 2.16 ACRES WITHIN THE RIGHT OF WAY OF RANCHERIA COUNTY ROAD #998.

JACKSON COUNTY PLANNING FILE NO. SUB2012-00011



I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT

*** DECLARTION ***

Known all men by these present that JUNIPER PROPERTIES LLC, an Oregon limited liability company here after referred to as Declarant, is the owner of the lands represented on this Partition Plat and more particularly described in Surveyors's Certificate.

IN WITNESS WHERE OF, I HAVE SET MY HAND AND THIS SEAL THIS N DAY, OF

JUNIPER PROPERTIES LLC, an Oregon limited liability company By Lone Rock Timberland co., a Washington corporation, its Manager

Name: GERS BRRUT

Title: Chief Finacial Officer

STATE OF OREGON)
) SS
COUNTY OF DOUGLAS)

Personally appearing before me this ______ day of ______ day of _______, 2012 the above named Greg Byrne CFO of LONE ROCK TIMBERLAND CO. managing partner of JUNIPER PROPERTIES LIMITED PARTNERSHIP LLC., and acknowledges the foregoing instrument to be his voluntary act and deed on behalf of the said corporation.

OFFICIAL SEAL
DEBRA A LEE
NOTARY PUBLIC-OREGON
COMMISSION NO. 448694
MY COMMISSION EXPIRES JUNE 20, 2014

Before Me: Notrary Public of Oregon
Residing in: Roseburg
My Commission Expires 6-20-20

*** APPROVALS ***

Examined and approved this 23 dayt of october, 2012

JACKSON COUNTY SURVEYOR

Examined and approved by the Jackson County Development Services. (SUB 3^{R7} day of April , 2012

JACKSON COUNTY PLANNING DIRECTOR

Deputy Jana Gaugal 415-13 Charles Deputy 4-ASSESSOR DATE TAX COLLECTOR DATE

*** RECORDERS CERTIFICATE ***

COUNTY CLERK

Filed for record, this <u>15</u> day of <u>APRIL</u>, <u>2013</u> at <u>3:25</u>O'clock <u>P</u>m, and recorded as Partition Plat No <u>P-07-2013</u> of the Records of Partition Plats in Jackson County, Oregon

BY: CHRISTINE WALKER KAREN ALONZO

DEPUTY

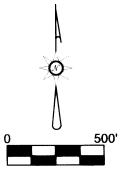
21242

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 16, 1987
KEN W. HOFFINE

LICENSE # 2291

EXPIRES: JULY 30, 2013



SCALE 1" = 500'

BASIS OF BEARING
GEODETIC NORTH
PER GPS OBSERVATIONS

PARTITION PLAT No.

TRACT: RANCHERIA

35 3E TAX LOTS 1300 & 1400

CORNER INFORMATION:

1) THE NORTHEAST SECTION CORNER FOR SECTION 8 FOUND 1962 BLM CAP 1.0 FEET ABOVE GROUND -- 20" FIR BEARS S64 3/4°W 58.7 FEET (RECORD S65°W 45.5 FEET) HEALED DOUBLE BLAZES AND TAG -- 19" FIR BEARS N20 1/2°W 30.1 FEET (RECORD N21°W 30.4 FEET) HEALED DOUBLE BLAZES AND TAG -- 7" FIR BEARS N69°E 9.1 FEET (RECORD N68°E 9.0 FEET) **HEALED DOUBLE BLAZES AND TAG**

-- 13" FIR BEARS S70 1/2°E 16.7 FEET (RECORD S70°E 16.6 FEET) HEALED DOUBLE BLAZES AND TAG -- 20" FIR STUMP BEARS N13°E 83.2 FEET AS PER RECORD

COULD NOT MEASURE CORNER LIES ON FLAT GROUND APPROX. 200 FEET WEST OF ROCK ROAD

2) PROPERTY CORNER

SET IRON ROD 0.2 FEET ABOVE GROUND -- 20" DOUGLAS FIR BEARS N17 1/2°W 17.3 FEET WE SCRIBE BT AND TAG

CORNER LIES IN MIDDLE OF OLD RAILROAD GRADE THAT HAS BEEN SUB-SOILED. PUT METAL FENCE POST APPROX. 1.0 FEET SOUTH OF CORNER

3) PROPERTY CORNER

SET IRON ROD 0.3 FEET ABOVE GROUND -- 13" WHITE FIR BEARS S83°E 9.0 FEET SCRIBE BT AND TAG CORNER LIES ON NORTHERLY RIGHT OF WAY OF RANCHERIA COUNTY ROAD. PUT METAL FENCE POST APPROX. 1.0 FEET NORTH OF CORNER

4) PROPERTY CORNER

SET IRON ROD 0.2 FEET ABOVE GROUND -- 20" PINE BEARS S79 3/4°E 14.6 FEET WE SCRIBE BT AND TAG CORNER LIES ON NORTHERLY RIGHT OF WAY OF RANCHERIA COUNTY ROAD. PUT METAL FENCE POST APPROX. 1.0 FEET

5) PROPERTY CORNER

NORTH OF CORNER

SET IRON ROD 0.2 FEET ABOVE GROUND ON SECTION LINE -- 6" DOUGLAS FIR BEARS S46 3/4°E 38.9 FEET WE SCRIBE BT AND TAG

CORNER LIES ON THE SOUTHERLY RIGHT OF WAY OF RANCHERIA COUNTY ROAD. PUT METAL FENCE POST APPROX. 1.0 FEET NORTH OF CORNER

6) THE SOUTHEAST SECTION CORNER FOR SECTION 8

FOUND1986 COUNTY CAP 0.2 FEET ABOVE GROUND --23" FIR STUMP BEARS S60°W 37.0 FEET (RECORD S60°W 37.0 FEET) HEALED DOUBLE BLAZES AND TAG

-- 25" FIR BEARS N54°W 26.8 FEET (RECORD N54 3/4°W 27.0 FEET) HEALED DOUBLE BLAZES AND TAG

-- 18" PINE BEARS N62 1/2°E 41.7 FEET (RECORD N62°E 41.7 FEET)

HEALED DOUBLE BLAZES AND TAG -- 11" FIR BEARS N6 1/4°W 4.4 FEET NO RECORD LOCATION TAG ON TREE READS SOUTH 3.0 FEET TO CORNER CORNER LIES ON FLAT GROUND AT INTERSECTION OF NORTH

AND WEST BLAZED LINES 7) THE QUARTER CORNER BETWEEN SECTIONS 8 AND 17

FOUND RAMBO CORNER PER 1986 SURVEY 10450 -- 11" CEDAR BEARS N49 3/4°E 8.2 FEET (RECORD N49°38'E 7.9 FEET) **HEALED FACE AND TAG**

-- 11" FIR BEARS S27 1/4°W 22.9 FEET (RECORD S27°11'W 23.2 FEET) HEALED FACE AND TAG CORNER LIES ON FLAT GROUND AND IS 0.8 FEET ABOVE GROUND

8) PROPERTY CORNER

SET IRON ROD 0.3 FEET ABOVE GROUND -- 16" PINE BEARS S16 1/2°E 15.1 FEET WE SCRIBE BT AND TAG CORNER LIES ON SOUTHERLY RIGHT OF WAY OF RANCHERIA COUNTY ROAD. PUT METAL FENCE POST APPROX. 1.0 FEET NORTH OF CORNER

9) PROPERTY CORNER

SET IRON ROD 0.2 FEET ABOVE GROUND --17" PINE BEARS S8 1/4°E 23.5 FEET WE SCRIBE BT AND TAG CORNER LIES ON SOUTHERLY RIGHT OF WAY OF RANCHERIA COUNTY ROAD. PUT METAL FENCE POST APPROX. 1.0 FEET NORTH OF CORNER

10) PROPERTY CORNER

SET IRON ROD 0.3 FEET ABOVE GROUND --13" PINE BEARS S80 1/4°E 20.5 FEET WE SCRIBE BT AND TAG CORNER LIES ON NORTHERLY RIGHT OF WAY OF RANCHERIA COUNTY ROAD PUT METAL FENCE POST APPROX. 1.0 FEET NORTH OF CORNER

11) PROPERTY CORNER

SET IRON ROD 0.2 FEET ABOVE GROUND -- 13" DOUGLAS FIR BEARS S76°W 23.1 FEET WE SCRIBE BT AND TAG CORNER LIES IN MIDDLE OF OLD RAILROAD GRADE THAT HAS BEEN SUB-SOILED. PUT METAL FENCE POST APPROX. 1.0 FEET SOUTH

12) PROPERTY CORNER

2 shuel(s) Map

__page(s) NameEva

SURVEYOR

SET IRON ROD 0.3 FEET ABOVE GROUND -- 13" PINE BEARS S21 1/4°W 18.7 FEET WE SCRIBE BT AND TAG CORNER LIES IN MIDDLE OF OLD RAILROAD GRADE THAT HAS BEEN SUB-SOILED. PUT METAL FENCE POST APPROX. 1.0 FEET EASTERLY OF CORNER

13) PROPERTY CORNER

SET IRON ROD 0.3 FEET ABOVE GROUND -- 11" CEDAR BEARS S10 3/4°W 13.7 FEET WE SCRIBE BT AND TAG CORNER LIES IN MIDDLE OF OLD RAILROAD GRADE THAT HAS BEEN SUB-SOILED. PUT METAL FENCE POST APPROX. 1.0 FEET EASTERLY OF CORNER

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT

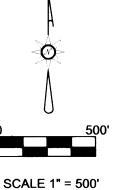
NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SET CORNER MONUMENTS AND MARK LINES. FOR TIMBER MANAGEMENT PURPOSES BY PARTITIONING A 160 ACRE PARCEL OF TIMBERLAND FROM A 1,224 ACRE PARCEL OF TIMBER LAND. WE INITIATED THIS SURVEY AT THE SOUTHEAST CORNER OF SECTION 8 AND RAN A CLOSED LOOP RANDOM TRAVERSE NEARLY ALONG THE BOUNDARY OF THE 160 ACRE PARCEL. WE ALSO RAN A RANDOM TRAVERSE TO THE NORTHEAST CORNER OF SECTION 8. BOTH THE NORTHEAST AND SOUTHEAST CORNERS OF SECTION 8 WERE REESTABLISHED FROM ORIGINAL EVIDENCE. WE LOOKED FOR AND DID NOT FIND ANY ORIGINAL EVIDENCE TO REESTABLISH THE EAST 1/4 OF SECTION 8. WE ALSO RAN A GPS SURVEY TO ESTABLISH POINTS OF CONTROL NEAR EACH OF THE SECTION CORNERS AND THE SOUTH QUARTER CORNER OF SECTION 8. WE SET THE MONUMENTS AND MARKED LINES WITH RIBBON, BLAZING, PAINTING AND ALUMINUM TAGS ON TREES. THIS SURVEY WAS DONE WITH A NIKON DTM 522 TOTAL STATION WITH TRIMBLE 4000 AND 4400 GPS RECEIVERS.

REGISTERED **PROFESSIONAL** LAND SURVEYOR Kan W Hoffme

OREGON JULY 16, 1987 KEN W. HOFFINE LICENSE # 2291

EXPIRES: JULY 30, 2013



BASIS OF BEARING GEODETIC NORTH PER GPS OBSERVATIONS

CORNER INFORMATION:

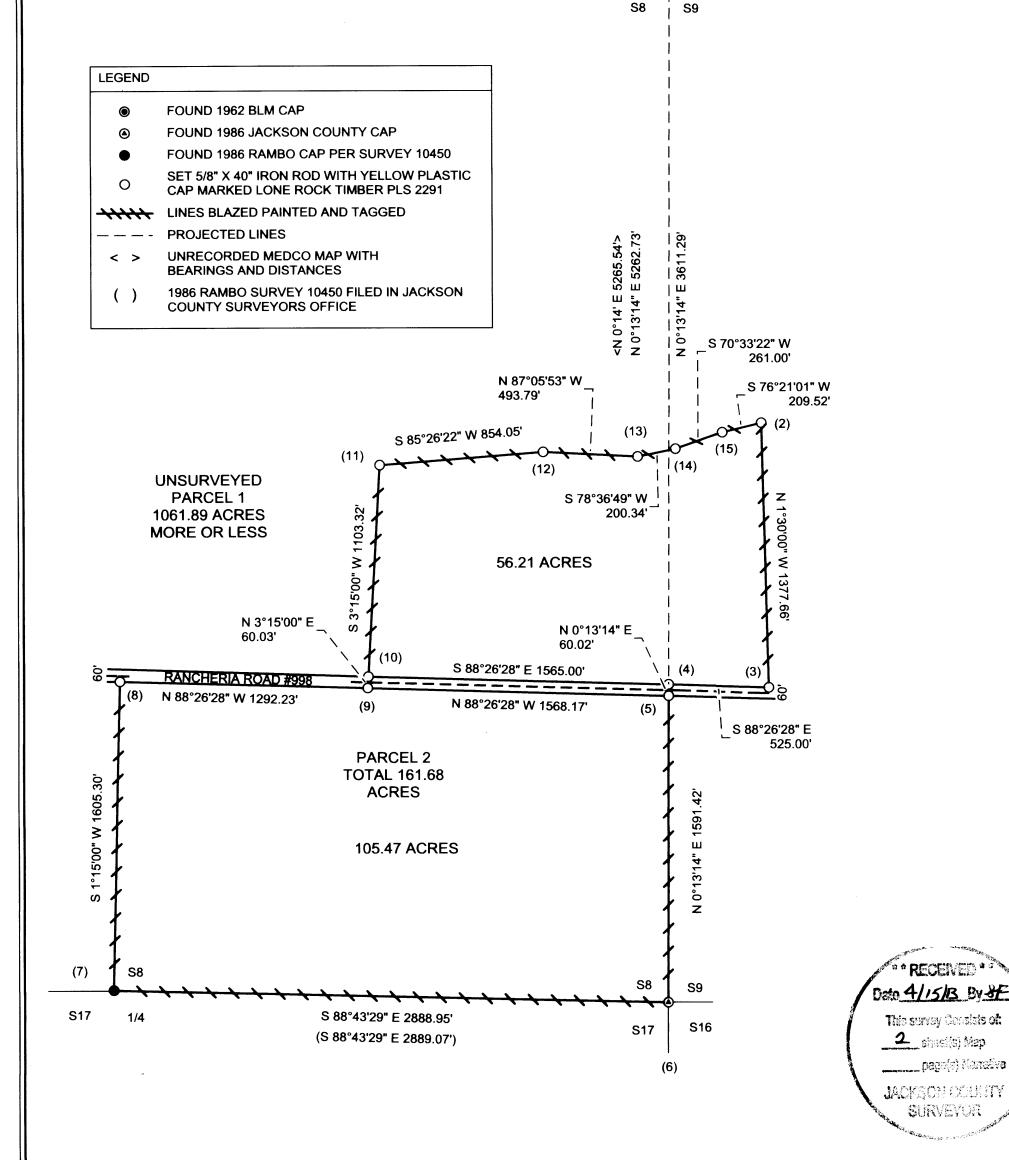
14) PROPERTY CORNER

SET IRON ROD 0.3 FEET ABOVE GROUND -- 16" PINE BEARS N39°W 19.1 FEET WE SCRIBE BT AND TAG CORNER LIES IN MIDDLE OF RAILROAD GRADE THAT HAS BEEN SUB-SOILED. PUT METAL FENCE POST APPROX. 1.0 FEET EAST OF CORNER

15) PROPERTY CORNER

SET IRON ROD 0.6 FEET ABOVE GROUND -- 11" DOUGLAS FIR BEARS S53 3/4°E 26.1 FEET WE SCRIBE BT AND TAG CORNER LIES IN MIDDLE OF OLD RAILROAD GRADE THAT HAS BEEN SUB-SOILED PUT METAL FENCE POST APPROX. 1.0 FEET WESTERLY OF CORNER.

21242



P-07-2013

NW 1/4 OF SECTION 9 TOWNSHIP 35 SOUTH RANGE 3 EAST W. M.

MANAGED BY: LONE ROCK TIMBER MANAGEMENT COMPANY

SURVEYED BY: LONE ROCK TIMBER MANAGEMENT COMPANY

LONE ROCK TIMBER MANAGEMENT COMPANY

P.O. BOX 1127 ROSEBURG, OR 97470

SURVEYED FOR: JUNIPER PROPERTIES LIMITED PARTNERSHIP LLC

SURVEY IN JACKSON COUNTY OREGON DATE: SEPTEMBER 2012

21242

(1)

S4

S5

LOCATED IN THE EAST 1/2 OF SECTION 8 TOWNSHIP 35 SOUTH RANGE 3 EAST W. M., AND THE NW 1/4 OF THE SW 1/4, AND THE SW1/4 OF THE