



"STEWARDSHIP IN FORESTRY"

Timber Sale Appraisal  
Gregorian Cant  
Sale 341-08-15

District: Forest Grove

Date: October 04, 2007

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**cost summary**

	Conifer	Hardwood	Total
Gross Timber Sale Value	\$577,251.74	\$6,751.21	\$584,002.95
		Project Work:	\$(68,320.00)
		Advertised Value:	\$515,682.95



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**timber description**

Location: Portions of Section 28, T4N, R6W, W.M., Clatsop County, Oregon.

Stand Stocking: 20%

SpecieName	AvgDBH	Amortization (%)	Recovery (%)
Douglas - Fir	14	0	98
Western Hemlock / Fir	13	0	98
Alder (Red)	12	0	95

Volume by Grade	2S	3S	4S	Camprur	Total
Douglas - Fir	278	1,098	474	0	1,850
Western Hemlock / Fir	49	841	328	0	1,218
Alder (Red)	0	0	0	17	17
Total	327	1,939	802	17	3,085

**comments:** Pond Values Used: 3rd Quarter Calender Year 2007.

Western Red Cedar Stumpage Price = Pond Value minus Logging Cost  
\$778/MBF = \$1,000/MBF - \$222/MBF

**HAULING**

Hauling costs equivalent to \$700 daily truck cost.

Other Costs (with Profit & Risk to be added):

Brand and Paint: \$1/MBF x 3,085 MBF = \$3,085

122, snags will be created by tree topping @ \$55 per tree = \$6,710

15 Intermediate supports @ \$100.00 a piece = \$1,500

TOTAL Other Costs (with Profit & Risk to be added) = \$11,295

Other Costs (No Profit & Risk to be added):

Machine time to block/waterbar roads and skid trails, and to pile and sort fire wood; 20 hours @ \$110/hr. = \$2,200

TOTAL Other Costs (No Profit & Risk added) = \$2,200



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**logging conditions**

**combination#: 1**      Douglas - Fir      30.00%  
                                 Western Hemlock / Fir      30.00%  
                                 Alder (Red)      30.00%

**yarding distance:** Medium (800 ft)      **downhill yarding:** No  
**logging system:** Cable: Medium Tower >40 - <70      **Process:** Stroke Delimber  
**tree size:** Mature / Partial Cut (900 Bft/tree), 3-5 logs/MBF  
**loads / day:** 6.0      **bd. ft / load:** 4,000  
**cost / mbf:** \$139.34

**machines:** Log Loader (A)  
Stroke Delimber (A)  
Tower Yarder (Medium)

**combination#: 2**      Douglas - Fir      70.00%  
                                 Western Hemlock / Fir      70.00%  
                                 Alder (Red)      70.00%

**yarding distance:** Short (400 ft)      **downhill yarding:** No  
**logging system:** Shovel      **Process:** Manual Delimbing  
**tree size:** Mature / Regen Cut (900 Bft/tree), 3-5 logs/MBF  
**loads / day:** 5.0      **bd. ft / load:** 4,000  
**cost / mbf:** \$125.23

**machines:** Shovel Logger



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logging costs

Operating Seasons:	2.00	Profit Risk:	15.00%
Project Costs:	\$68,320.00	Other Costs (P/R):	\$11,295.00
Slash Disposal:	\$0.00	Other Costs:	\$2,200.00

Miles of Road

Road Maintenance: \$0.00

Dirt	Rock (Contractor)	Rock (State)	Paved
0.0	0.0	4.0	0.0

Hauling Costs

Species	\$ / MBF	Trips/Day	MBF / Load
Douglas - Fir	\$0.00	3.0	4.0
Western Hemlock / Fir	\$0.00	3.0	4.0
Alder (Red)	\$0.00	2.0	3.2



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**logging costs breakdown**

Logging	Road Maint	Fire Protect	Hauling	Other P/R appl	Profit & Risk	Slash Disposal	Scaling	Other	Total
<b>Douglas - Fir</b>									
\$129.46	\$3.35	\$2.84	\$51.73	\$3.66	\$28.66	\$0.00	\$2.00	\$0.71	\$222.41
<b>Western Hemlock / Fir</b>									
\$129.46	\$3.35	\$2.84	\$51.73	\$3.66	\$28.66	\$0.00	\$2.00	\$0.71	\$222.41
<b>Alder (Red)</b>									
\$129.46	\$3.44	\$2.84	\$99.87	\$3.66	\$35.89	\$0.00	\$2.00	\$0.71	\$277.87

Specie	Amortization	Pond Value	Stumpage	Amortized
Douglas - Fir	\$0.00	\$463.05	\$240.64	\$0.00
Western Hemlock / Fir	\$0.00	\$330.84	\$108.43	\$0.00
Alder (Red)	\$0.00	\$675.00	\$397.13	\$0.00



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**summary**

**Amortized**

Specie	MBF	Value	Total
Douglas - Fir	0	\$0.00	\$0.00
Western Hemlock / Fir	0	\$0.00	\$0.00
Alder (Red)	0	\$0.00	\$0.00

**Unamortized**

Specie	MBF	Value	Total
Douglas - Fir	1,850	\$240.64	\$445,184.00
Western Hemlock / Fir	1,218	\$108.43	\$132,067.74
Alder (Red)	17	\$397.13	\$6,751.21

**Gross Timber Sale Value**

Recovery: \$584,002.95

Prepared by: Andrew Walker

Phone: 503-359-7465

**PROJECT COST SUMMARY SHEET**

Timber Sale: Gregorian Cant

**CONSTRUCTION**

**Project No. 1**

<u>Road Segment</u>	<u>Length</u>	<u>Cost</u>
A-B	42 + 00	\$12,259.65
C-D	16 + 35	\$3,358.50
58 + 35 stations		
1.11 miles		

**SUBTOTAL CONSTRUCTION** **\$15,618.15**

**SURFACING**

**Project No. 2**

<u>Road Segment</u>	<u>Amount</u>	<u>Type</u>	<u>Cost</u>
A-B	2,636 cy	4" - 0	\$33,793.52
C-D	1,068 cy	4" - 0	\$13,814.74
Total	3,704 cy	4" - 0	

**SUBTOTAL SURFACING** **\$47,608.26**

**SPECIAL PROJECTS**

<b>Project No. 3</b>	Grass seed, fertilize and mulch areas of disturbed soil.	\$597.00
<b>Project No. 4</b>	Removal of puncheon debris out of stream bed.	\$2,516.70

**SUBTOTAL SPECIAL PROJECTS** **\$3,113.70**

**MOVE IN**

**\$1,976.00**

**TOTAL ALL PROJECTS** **\$68,316.11**

**TOTAL CREDITS** **\$68,320.00**

# SUMMARY OF CONSTRUCTION COST

Timber Sale: Gergorian Cant

Road: A to B

Construction - 42+00 stations  
0.80 miles

Improvement - 0+00 stations  
0.00 miles

## CLEARING AND GRUBBING -

Scattering 3.86 acres @ \$882.00 per acre = \$3,401.65

TOTAL CLEARING AND GRUBBING **\$3,401.65**

## EXCAVATION -

Road 42.00 sta @ \$30.00 per sta = \$1,260.00  
Landing 1.00 ea @ \$280.00 per sta = \$280.00  
Grade and roll (outslope) 0.00 mi @ \$900.00 per mi = \$0.00  
Grade, ditch and roll 0.80 mi @ \$1,515.00 per mi = \$1,212.00  
Drift 2.00 sta @ \$140.00 per sta = \$280.00

TOTAL EXCAVATION **\$3,032.00**

## CULVERTS - MATERIALS & INSTALLATION

### Culverts

282 LF of 18"	\$4,794.00	40 LF of 24"	\$960.00
0 LF of 30"	\$0.00	0 LF of 36"	\$0.00
0 LF of 42"	\$0.00	0 LF of 48"	\$0.00
0 LF of 54"	\$0.00	0 LF of 60"	\$0.00
	<u>\$4,794.00</u>		<u>\$960.00</u>

### Half Rounds

0 LF of 21"	\$0.00	0 LF of 30"	\$0.00
0 LF of 36"	\$0.00	0 LF of 42"	\$0.00
0 LF of 48"	\$0.00	0 LF of 54"	\$0.00
0 LF of 60"	\$0.00	0 LF of 66"	\$0.00
	<u>\$0.00</u>		<u>\$0.00</u>

### Culvert Stakes

9 stakes \$72.00

TOTAL CULVERTS **\$5,826.00**

## SURFACING-

	10" deep =	56 cy/sta	
Subgrade	2,352 cy of	4" - 0"	@ \$12.82 per cy = \$30,152.64
Curve Widening	50 cy of	4" - 0"	@ \$12.82 per cy = \$641.00
Turnouts	168 cy of	4" - 0"	@ \$12.82 per cy = \$2,153.76
Landing	56 cy of	4" - 0"	@ \$12.82 per cy = \$717.92
Junction	10 cy of	4" - 0"	@ \$12.82 per cy = \$128.20
Miscellaneous	0 cy of	24" - 12"	@ \$12.82 per cy = \$0.00

Total = 2,636 TOTAL SURFACING **\$33,793.52**

## SPECIAL PROJECTS

Grass seed and fertilize areas of disturbed soil.	0.97 acres x \$220 / acre	\$213.40
Mulching within 100' of streams	0.50 acres x \$600 / acre	\$300.00
		\$0.00
		<u>\$0.00</u>

TOTAL SPECIAL PROJECTS **\$513.40**

**TOTAL COST = \$46,566.57**



# SUMMARY OF CONSTRUCTION COST

Timber Sale: Gregorian Cant

Road: C to D

Construction - 16+35 stations  
0.31 miles

Improvement - 0+00 stations  
0.00 miles

## CLEARING AND GRUBBING -

Scattering 1.50 acres @ \$980.00 per acre = \$1,470.00  
TOTAL CLEARING AND GRUBBING \$1,470.00

## EXCAVATION -

Road 16.35 sta @ \$90.00 per sta = \$1,471.50  
Landing 1.00 sta @ \$90.00 per sta = \$90.00  
Grade and roll (outslope) 0.19 mi @ \$900.00 per mi = \$171.00  
Grade, ditch and roll 0.13 mi @ \$1,200.00 per mi = \$156.00  
Drift 0.00 sta @ \$150.00 per sta = \$0.00  
TOTAL EXCAVATION \$1,888.50

## CULVERTS - MATERIALS & INSTALLATION

### Culverts

0 LF of 18"	\$0.00	0 LF of 24"	\$0.00
0 LF of 30"	\$0.00	0 LF of 36"	\$0.00
0 LF of 42"	\$0.00	0 LF of 48"	\$0.00
0 LF of 54"	\$0.00	0 LF of 60"	\$0.00
	<u>\$0.00</u>		<u>\$0.00</u>

### Half Rounds

0 LF of 21"	\$0.00	0 LF of 30"	\$0.00
0 LF of 36"	\$0.00	0 LF of 42"	\$0.00
0 LF of 48"	\$0.00	0 LF of 54"	\$0.00
0 LF of 60"	\$0.00	0 LF of 66"	\$0.00
	<u>\$0.00</u>		<u>\$0.00</u>

### Culvert Stakes

0 stakes \$0.00

TOTAL CULVERTS \$0.00

## SURFACING-

	10 " deep =	56 cy/sta			
Subgrade	916	cy of	4" - 0"	@	\$12.94 per cy = \$11,847.86
Curve Widening	30	cy of	4" - 0"	@	\$12.94 per cy = \$388.20
Turnouts	56	cy of	4" - 0"	@	\$12.94 per cy = \$724.64
Landing	56	cy of	4" - 0"	@	\$12.94 per cy = \$724.64
Junction	10	cy of	4" - 0"	@	\$12.94 per cy = \$129.40
Miscellaneous	0	cy of	24" - 12"	@	\$12.94 per cy = \$0.00
Total =	1,068				TOTAL SURFACING \$13,814.74

## SPECIAL PROJECTS

Grass seed and fertilize areas of disturbed soil.	0.38 acres x \$220 / acre	\$83.60
		\$0.00
		\$0.00
		\$0.00
		\$0.00
	TOTAL SPECIAL PROJECTS	\$83.60

**TOTAL COST = \$17,256.84**

## SUMMARY OF CONSTRUCTION COST

Timber Sale: Gregorian Cant Point: E

### SPECIAL PROJECTS

Excavate & Load	700	cy @	\$1.24 per cy =	\$868.06
Haul	700	cy @	\$1.82 per cy =	\$1,276.04
Compact Waste Area	700	cy @	\$0.25 per cy =	\$175.00
Grass seed and fertilize areas of disturbed soil.		0.38 acres x \$220 / acre		\$83.60
Mulching within 100' of streams		0.19 acres x \$600 / acre		\$114.00

**TOTAL PROJECT COST = \$2,516.70**

# **ROCK PIT DEVELOPMENT AND CRUSHING COST SUMMARY**

Timber Sale: Gregorian Cant  
Pit Name: West Mac

Swell:	<u>1.30</u>	1-1/2"-0 (trk measure)	<u>cy</u>
Shrinkage:	<u>1.16</u>	4"-0 (trk measure)	<u>3,704 cy</u>
Drill Pct.:	<u>100%</u>	Jaw Run (trk measure)	<u>cy</u>
		Total Truck Yardage:	<u>3,704 cy</u>
		Total In Place Yardage:	<u>2,849 cy</u>

Scalp & Clear Overburden:	<u>\$150.00 /hr</u> x	<u>0 hr</u>	=	<u>\$0.00</u>
Drill & Shoot:	<u>\$2.50 /cy</u> x	<u>2,849 cy</u>	=	<u>\$7,122.50</u>
Strip Rock:	<u>\$0.00 /cy</u> x	<u>0 cy</u>	=	<u>\$0.00</u>
Push Rock:	<u>\$0.70 /cy</u> x	<u>3,704 cy</u>	=	<u>\$2,592.80</u>
Oversize Reduction:	<u>\$4.50 /cy</u> x	<u>570 cy</u>	=	<u>\$2,565.00</u>
Load Crusher:	<u>\$0.70 /cy</u> x	<u>3,704 cy</u>	=	<u>\$2,592.80</u>
Crushing (1-1/2" - 0):	<u>\$2.50 /cy</u> x	<u>0 cy</u>	=	<u>\$0.00</u>
Crushing (4" - 0):	<u>\$2.35 /cy</u> x	<u>3,704 cy</u>	=	<u>\$8,704.40</u>
Crushing (Jaw Run):	<u>\$0.00 /cy</u> x	<u>0 cy</u>	=	<u>\$0.00</u>
Screening	<u>\$0.75 /cy</u> x	<u>0 cy</u>	=	<u>\$0.00</u>
Waste Reject	<u>\$0.85 /cy</u> x	<u>0 cy</u>	=	<u>\$0.00</u>
Build and Shape Stockpile:	<u>\$0.65 /cy</u> x	<u>0 cy</u>	=	<u>\$0.00</u>
Load Dump Truck:	<u>\$0.70 /cy</u> x	<u>3,704 cy</u>	=	<u>\$2,592.80</u>
		Subtotal		<u>\$26,170.30</u>

Move in Crusher		<u>\$1,597.00</u>
Set up Crusher		<u>\$1,598.00</u>
Move in and set up Drill and Compressor		<u>\$279.00</u>
Move in Excavator		<u>\$463.00</u>
Move in D-8		<u>\$433.00</u>
Move in Loaders		<u>\$394.00</u>
Clean Up Pit		<u>\$300.00</u>
Gradation Tests (\$65/2000 cy)	<u>\$65.00</u> cy/2000cy x <u>2</u> tests	<u>\$130.00</u>
Change Gradation		<u>\$0.00</u>
	Subtotal	<u>\$5,194.00</u>

**BASE COST** \$8.47/cy

**TOTAL PRODUCTION COST** \$31,364.30

# MOBILIZATION COST SUMMARY

Timber Sale: Gregorian Cant

## MILEAGE FACTORS

Distance Factor	Distance Factor
42	0.58
16	35.00
40	0.82
45	0.91
50	1.00
	1.07
	1.15
	1.31
	1.40
	1.48

MILEAGE FACTOR = 1.00

No.	EQUIPMENT DESCRIPTION	Base Cost	Move in Cost	Within Area Move (\$/mile)	Begin Mileage	End Mileage	Total Miles	Within Area Cost	Total Cost
0	Drill & Compressor	\$241	\$0.00						\$0.00
1	Graders	\$241	\$241.00	\$7.33	0	0	0	\$0.00	\$241.00
0	Loader (1.5 - 2.5 cy)	\$241	\$0.00	\$8.42	0	0	0	\$0.00	\$0.00
0	Loader (3 cy +)	\$387	\$0.00	\$9.56	0	0	0	\$0.00	\$0.00
1	Rollers & Compactors	\$241	\$241.00	\$14.25	0	0	0	\$0.00	\$241.00
1	Excavators	\$533	\$533.00	\$36.60	0	0	0	\$0.00	\$533.00
0	Large Backhoes	\$533	\$0.00	\$5.53	0	0	0	\$0.00	\$0.00
0	Small backhoes	\$241	\$0.00	\$4.84	0	0	0	\$0.00	\$0.00
1	Tractors (D5 - D7)	\$385	\$385.00	\$18.47	0	0	0	\$0.00	\$385.00
0	Tractors (D8)	\$533	\$0.00	\$25.53	0	0	0	\$0.00	\$0.00
3	Dump Truck (12 cy)	\$144	\$432.00	\$2.88	0	0	0	\$0.00	\$432.00
0	Belly Dump	\$158	\$0.00	\$3.68	0	0	0	\$0.00	\$0.00
1	Water Truck (3000 gal)	\$144	\$144.00	\$2.88	0	0	0	\$0.00	\$144.00

TOTAL MOBILIZATION COSTS = \$1,976.00

## TIMBER SALE SUMMARY

Gregorian Cant

Contract No. 341-08-15

1. **Type of Sale:** Auto-mark partial cut (PC-H) in Area 1. Area 2 is (R/W). The sale is recovery, sealed bid auction.
2. **Revenue Distribution:** 100% BOF, Clatsop County. Tax Code 8-01.
3. **Sale Acreage:** Area 1 is 122 net acres. Area 2 is 4 acres of (R/W) in net acres. Acreage was determined using GIS.

<u>SPECIES</u>	<u>2 SAW</u>	<u>3 SAW</u>	<u>4 SAW</u>	<u>SPECIES TOTAL</u>
<b><u>Douglas-fir</u></b>				
Area 1	258	1,065	457	<b>1,780</b>
Area 2 (R/W)	20	33	17	<b>70</b>
<b><u>Hemlock / Other</u></b>				
Conifers (Area 1)	42	821	313	<b>1,176</b>
Area 2 (R/W)	7	20	15	<b>42</b>
<b><u>Alder / Other</u></b>				
Hardwoods		17		<b>17</b>
<b>TOTAL:</b>				<b>3,085</b>

4. **Cruise Data:** Area 1 was variable-plot cruised with full plots. Plot data was taken from SLI and transferred into SuperACE for computing cruise information. The right of way volume for Area 2, new road construction, was calculated using the combined take and leave tree volumes from Area 1. A conifer top cruise diameter of 7 inches DOB was used. Cruise statistics: DF take trees: CV =67 %, SE =11.3 %.
5. **Timber Description:** Areas 1 and 2 are medium to well stocked, unmanaged stands of Douglas-fir and Hemlock with a minor component of other conifer and hardwoods. The stands ages range from approximately 55-64 years old. The average DF take-tree DBH is 14.3 inches. Estimated DF take-tree volume for Area 1 averages 14.8 MBF per acre. For all leave trees in Area 1; the quadratic mean DBH is 21 inches, an average of 50 trees/acre and 17.1MBF per acre of conifer.
6. **Topography and Logging Method:** The topography ranges from 1800ft to 2100ft with average slope being approximately 45%. The sale area is roughly 30% cable yarding and 70% ground based yarding (percentages are based on MBF harvested).

7. **Access:** West on Highway 26 (Sunset Hwy.) to McGregor Road, Northeast on McGregor Road to sale areas.

8. **Projects:**

<u>Project No. 1</u>	Constructing 1.11 miles of new road:	\$ 15,618.15
<u>Project No. 2</u>	Surfacing 1.11 miles of road:	\$ 47,608.26
<u>Project No. 3</u>	Grass seed and fertilize:	\$ 597.00
<u>Project No. 4</u>	Removal of puncheon debris out of stream bed:	\$ 2,516.70

Move in cost: \$ 1,976.00

**Total Project Cost: \$68,316.11**

9. **Other Costs:**

**Other Costs with (P/R):**

Brand and paint (\$1.00/MBF):	\$ 3,085.00
Intermediate Supports/ Tail Tree Rigging (15 @ \$100.00 each):	\$ 1,500.00
Tree topping @ (\$55/tree):	\$ 6,710.00
<b>Total (P/R):</b>	<b>\$ 11,295.00</b>

**Other Costs (No P/R):**

Skid Trail/firewood sorting /Slash Piling (20 hrs. @ \$110.00/hr):	\$ 2,200.00
<b>Total (No P/R):</b>	<b>\$ 2,200.00</b>

**TOTAL: \$13,495.00**

**CRUISE REPORT**  
**Gregorian Cant**  
**341-08-15**

**1. Acreage Calculation:** Area 1 has 122 net acres. Area 2 is 4 net acres of R/W. All acres were determined using ArcView computer program.

**2. Cruise Method:** The area was fixed plot cruised by the Stand Level Inventory (SLI) by IRM contract cruisers. Four Portions of the stand make up the sale. The plots were cruised using a 33.6, BAF. Take trees and saw grades were assigned based on the height, diameter and damage measurements provided by the SLI cruise. Data from plots within the sale were done using the Superace 98 program.

**3. Sampling Intensity:**

Area 1	Estimated	Actual
CV	65%	67%
SE	12.2%	11.3%
No. of Plots	23	35
Take Trees/Plot	7	8

**4. Form Factors:** Form factors were estimated using a form point of 16 feet.

**5. Height Standards:** Merchantable heights were estimated to the nearest foot.

**6. Diameter Standards:** Diameters were measured outside bark at breast height to the nearest inch.

**7. Grading System:** All trees were graded favoring 40 foot segments.

**8. Merchantable Top:** Conifer merchantable tops were measured to 7 inches, hardwood to 8 inches or 25% of DOB.

**9. Computation Procedures:** Volumes for Area 1 were computed using the Super Ace 2004 program.

**10. Deductions:** Two percent of the conifer volume was subtracted from the computed volumes to account for hidden defect and breakage.

**11. Cruisers:** The sale was cruised by IRM contract cruisers in September 2005. Office calculations were prepared by Drew Walker in April 2007.

**12. Signatures:**

Prepared by:

Drew Walker 7/31/07  
Drew Walker Date

Unit Forester:

Erik Marcy 7/31/07  
Erik Marcy Date

**Residual Stand Specifications**  
**Gregorian Cant**  
**341-08-15**

**All Areas**

Residual QMD assumption -21inches.

Target Relative Density -26

	Minimum	Target	Maximum
<b>Relative Density</b>	24	26	28
<b>Basal Area</b>	110	120	130
<b>Trees per Acre</b>	46	50	54

RD = BA/ (sq. root of DBH)

BA = (sq. root of DBH) (RD)

BA/Tree = (pi (r<sup>2</sup>))/144 sq. in.

TPA = (BA/Acre)/ (BA/Tree)



MUSIC ROAD

28 27 34 33

AREA 1

AREA 2 (R/W)

PRIVATE STATE

HAUL ROUTE  
MCGREGOR ROAD

HIGHWAY 26

S. FORK ROCK CREEK

# LEGEND

- Timber Sale Boundary
- ▬ Existing Roads
- ▬ Surfaced Road Construction
- ▬ Road Construction Right-of-Way
- ▬ Perennial Type F Stream
- ▬ Perennial Type N Stream
- ▬ Unposted Stream Buffer
- ▬ ODF Ownership
- Cable Landing
- Tractor Landing
- ▬ Cable Yarding
- ▬ Tractor Yarding

## LOGGING PLAN

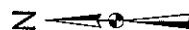
OF TIMBER SALE CONTRACT NO. 341-08-15  
GREGORIAN CANT  
PORTIONS OF SECTION 28, T04N, R06W, W.M.  
CLATSOP COUNTY, OREGON

Scale

1:12000

1 inch = 1000 feet

1,000 500 0 1,000 Feet



APPROXIMATE NET ACREAGE			
AREA 1	122	ACRES (PC-H)	
AREA 2	4	ACRES (R/W)	
TOTAL	126	ACRES	