

1996 - 0051

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STATE OF OREGON)
COUNTY OF DOUGLAS) SS.
I, GAY FIELDS, COUNTY CLERK AND RECORDER OF
CONVEYANCES, DO HEREBY CERTIFY THAT THIS
INSTRUMENT WAS RECORDED

LAND PARTITION

LOCATED IN THE
N.W. 1/4 OF SECTION 14
S. 1/2 OF SECTION 14
N.E. 1/4 OF SECTION 15
S. 1/2 OF SECTION 15
N. 1/2 OF SECTION 22
T. 24 S., R. 7 W., W.M.
SCALE 1"=400'
MAY, 1996

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT TYEE POLLED HEREFORD RANCH, INC. IS THE OWNER OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND IN ACCORDANCE WITH O.R.S. 92.075 HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS PARTITION PLAT AND HAVE CAUSED THE 10 FOOT WATERLINE EASEMENT SHOWN HEREON TO BE CREATED.

L.R. Ocumpaugh
L.R. OCUMPAUGH, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS) SS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 7 DAY OF June, 1996, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED L.R. OCUMPAUGH, PRESIDENT OF TYEE POLLED HEREFORD RANCH, INC., TO ME KNOWN TO BE THE PERSON DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT HE EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET FORTH MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Keith L. Cubic
NOTARY PUBLIC, STATE OF OREGON



SURVEYOR'S CERTIFICATE:

I, KRISTIAN O. DEGROOT, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE SOUTH, EAST AND NORTH LINES OF THE LANDS REPRESENTED AS PARCEL NO. 2 OF THIS LAND PARTITION PLAT AND THAT I HAVE NOT SURVEYED PARCEL NO. 1 OR THE WEST LINE OF PARCEL NO. 2 AND MAKE NO REPRESENTATION AS TO THE ACCURACY OF THE UNSURVEYED BOUNDARIES OR ACREAGES SHOWN HEREON. I FURTHER DEPOSE AND SAY THAT I HAVE CORRECTLY PLATTED THIS LAND PARTITION PLAT FROM DOUGLAS COUNTY ASSESSOR MAPS OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

ALL THAT PARCEL OF LAND DESCRIBED IN A DEED TO THE TYEE POLLED HEREFORD RANCH, INC. AS RECORDED IN INST. NO. 77-11809 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

Kristian O. Degroot
KRISTIAN O. DEGROOT, P.L.S. 1941

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THAT PARCEL OF LAND DESCRIBED IN INST. NO. 77-11809 INTO TWO PARCELS. THIS SURVEY WAS CONTROLLED BY THE EAST-WEST CENTERLINE OF SECTION 22 AS SURVEYED UNDER M 111-1. THE SOUTH, EAST AND NORTH LINE OF PARCEL NO. 2 WERE SURVEYED AS DIRECTED BY THE CLIENT. PARCEL NO. 1 AND THE NORTHWEST LINE OF PARCEL NO. 2 LYING ALONG TYEE COUNTY ROAD NO. 33 WERE NOT SURVEYED BUT WERE DIGITIZED FROM DOUGLAS COUNTY ASSESSOR MAPS.

THIS SURVEY WAS PERFORMED BY LES FANNING AND MATT DIXON USING A SOKKIA SET 2BII TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

TAX COLLECTOR CERTIFICATE:

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

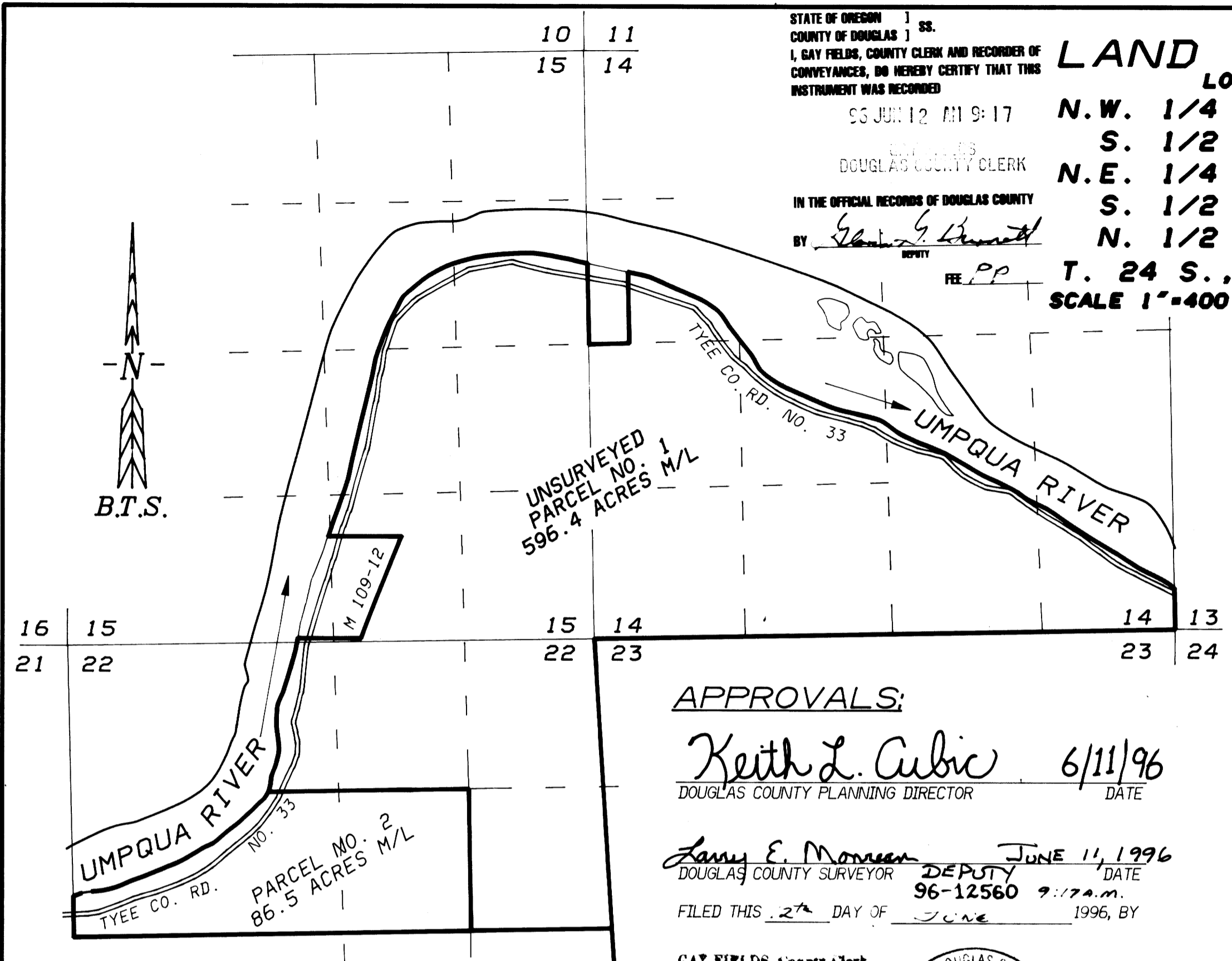
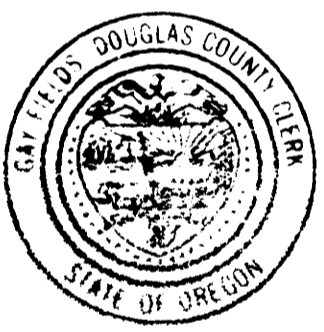
Anne E. Schroeder 6/11/96
DOUGLAS COUNTY TAX COLLECTOR DATE

APPROVALS:

Keith L. Cubic 6/11/96
DOUGLAS COUNTY PLANNING DIRECTOR DATE

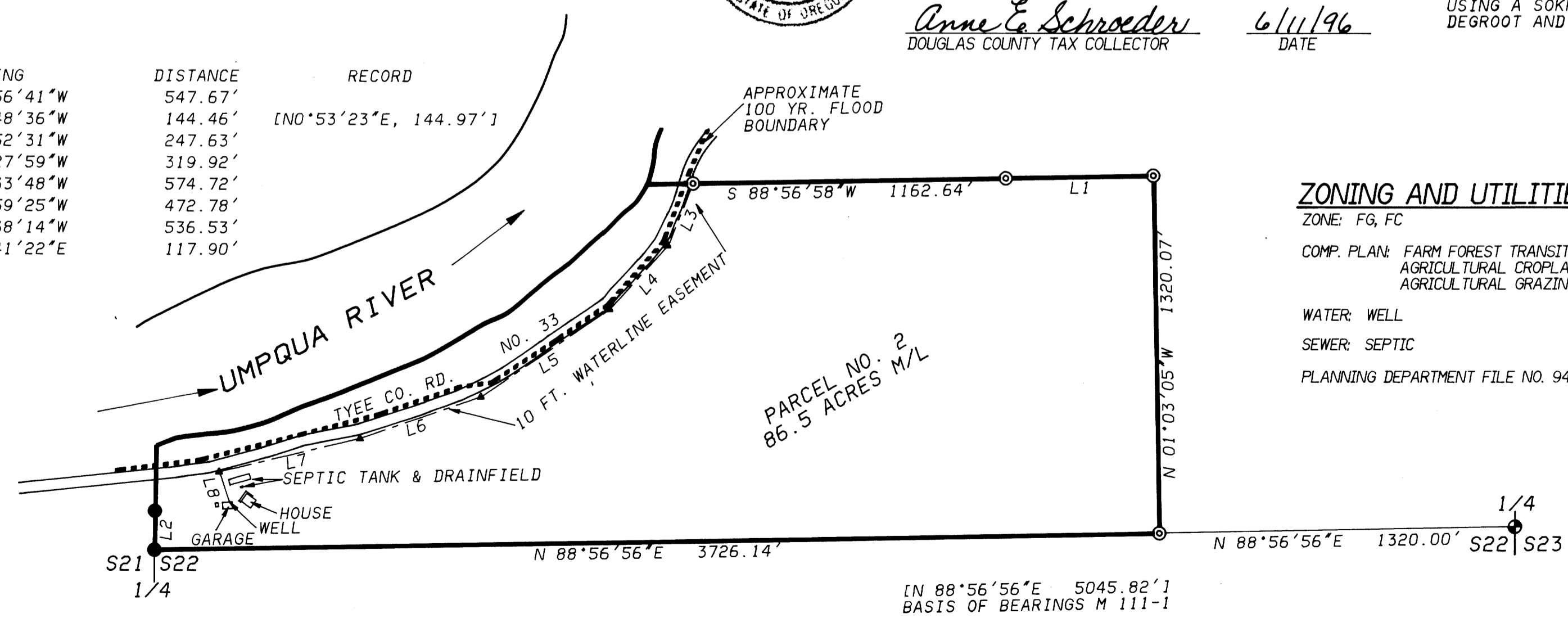
Larry E. Morrison JUNE 14, 1996
DOUGLAS COUNTY SURVEYOR DEPUTY DATE
96-12560 9:27 a.m.
FILED THIS 27 DAY OF JUNE 1996, BY

GAY FIELDS, County Clerk
DOUGLAS COUNTY CLERK
Gay Fields
BY: DEPUTY



PARTITION SCHEMATIC
SCALE: 1" = 1000'

LINE	BEARING	DISTANCE	RECORD
L 1	S 88°56'41"W	547.67'	
L 2	S 00°48'36"W	144.46'	[N 0°53'23"E, 144.97']
L 3	S 21°52'31"W	247.63'	
L 4	S 42°27'59"W	319.92'	
L 5	S 55°33'48"W	574.72'	
L 6	S 70°59'25"W	472.78'	
L 7	S 76°38'14"W	536.53'	
L 8	S 18°41'22"E	117.90'	



ZONING AND UTILITIES:

ZONE: FG, FC
COMP. PLAN: FARM FOREST TRANSITIONAL
AGRICULTURAL CROPLAND
AGRICULTURAL GRAZING
WATER: WELL
SEWER: SEPTIC
PLANNING DEPARTMENT FILE NO. 94-105

LEGEND:

- ⊙ = SET 5/8" X 30" I. ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
- = FOUND 5/8" IRON ROD PER M 111-1
- ⊙ = FOUND USBLM BCIP PER 1973 DEPENDENT RESURVEY
- ▲ = COMPUTED POINT
- [] = RECORD CALLS PER M 111-1

**COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE**

96-12560