

# LAND PARTITION PLAT

LOCATED IN  
SECTIONS 15, 16, 20, 21, 22, 27 28, 29, 30, & 32  
T.30S., R.6W., W.M.  
DOUGLAS COUNTY, OREGON

## APPROVALS:

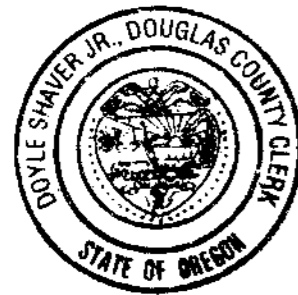
*Bob Williamson for KCC* 12/18/00  
COUNTY PLANNING DIRECTOR DATE

*Romy Ubo* 12-18-00  
COUNTY SURVEYOR DATE

2000-25849 1:02 P.M.

FILED THIS 19<sup>th</sup> DAY OF DECEMBER 2000,

BY *Doyle Shaver Jr.* *Glenn J. Burnett*  
COUNTY CLERK DEPUTY



STATE OF OREGON } SS  
COUNTY OF DOUGLAS }  
I, DOYLE SHAVER JR., COUNTY CLERK AND  
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY  
THAT THIS INSTRUMENT WAS RECORDED

00 DEC 19 PM 1:02

DOYLE SHAVER JR.  
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Glenn J. Burnett*  
DEPUTY

FEE PP

## LEGEND:

- = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
- = FOUND 5/8" IRON ROD PER M 133-37
- ⊙ = FOUND 5/8" IRON ROD PER M 129-23
- ⊖ = FOUND 5/8" IRON ROD PER M 109-2
- △ = COMPUTED POINT
- ⊕ = FOUND AS NOTED
- ( ) = RECORD PER 1855 USGLO SURVEY
- [ ] = RECORD PER M 48-27
- < > = RECORD PER DLC NO. 39
- (( )) = RECORD PER VOL. 2, PAGE 242
- [[ ]] = RECORD PER M 129-23
- << >> = RECORD PER M 109-2
- = ACCESS EASEMENTS PER INST. NO. 2000-25138

## ZONING & UTILITIES:

ZONING: (FG) EXCLUSIVE FARM USE (GRAZING)  
(TR) TIMBERLAND RESOURCE  
(FF) FARM FOREST  
(M-3) HEAVY INDUSTRIAL  
COMP. PLAN: AGRICULTURE, INDUSTRIAL  
FARM FOREST TRANSITIONAL  
TIMBERLAND

WATER: WELL  
SEWER: SEPTIC  
PLANNING FILE NO. 00-123

## DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT COMINCO LTD., A CANADIAN CORPORATION AND COMINCO AMERICAN INCORPORATED, A WASHINGTON CORPORATION ARE THE OWNERS OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYORS CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. 92-075 HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT

## ACKNOWLEDGMENT BY CONSENT AFFIDAVIT:

A LAND PARTITION CONSENT AFFIDAVIT FOR THIS LAND PARTITION PLAT SIGNED BY C. BRUCE DILUZIO AS VICE PRESIDENT, LAW AND ADMINISTRATION OF COMINCO AMERICAN INCORPORATED, A WASHINGTON CORPORATION AND BY BRYAN MORRIS AS VICE PRESIDENT, BUSINESS DEVELOPMENT OF COMINCO LTD., A CANADIAN CORPORATION IS RECORDED IN INSTRUMENT NO. 2000-25248 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

## SURVEYOR'S CERTIFICATE:

I, KRISTIAN O. DEGROOT HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED AS PARCEL 2 ON THIS LAND PARTITION PLAT AND THAT I HAVE NOT SURVEYED BUT HAVE CORRECTLY PLATTED THOSE LANDS REPRESENTED AS PARCEL 1 AND PARCEL 3. THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION OF PARCELS 1, 2 AND 3:

ALL OF THOSE PARCELS OF LAND DESCRIBED IN A DEED TO COMINCO AMERICAN INCORPORATED, A WASHINGTON CORPORATION, AS RECORDED IN INST. NO. 2000-23149 OF THE RECORDS OF DOUGLAS COUNTY, OREGON AND IN A DEED TO COMINCO LTD., A CANADIAN CORPORATION, AS RECORDED IN INST. NO. 2000-23150 OF THE RECORDS OF DOUGLAS COUNTY, OREGON THAT LIE IN SECTIONS 15, 16, 20, 21, 22, 27, 28, 29, 30, AND 32 OF T.30S., R.6W., W.M.

LESS AND EXCEPTING THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW 1/4, NW 1/4) OF SECTION 20, T.30S., R.6W., W.M.

LESS AND EXCEPTING ANY PORTION LYING SOUTHERLY OF THE NORTHERLY RIGHT OF WAY LINE OF THE CENTRAL OREGON AND PACIFIC RAILROAD.

LESS AND EXCEPTING ANY PORTION LYING SOUTHERLY OF THE NORTHERLY RIGHT OF WAY LINE OF COW CREEK COUNTY ROAD NO. 39.

## NARRATIVE:

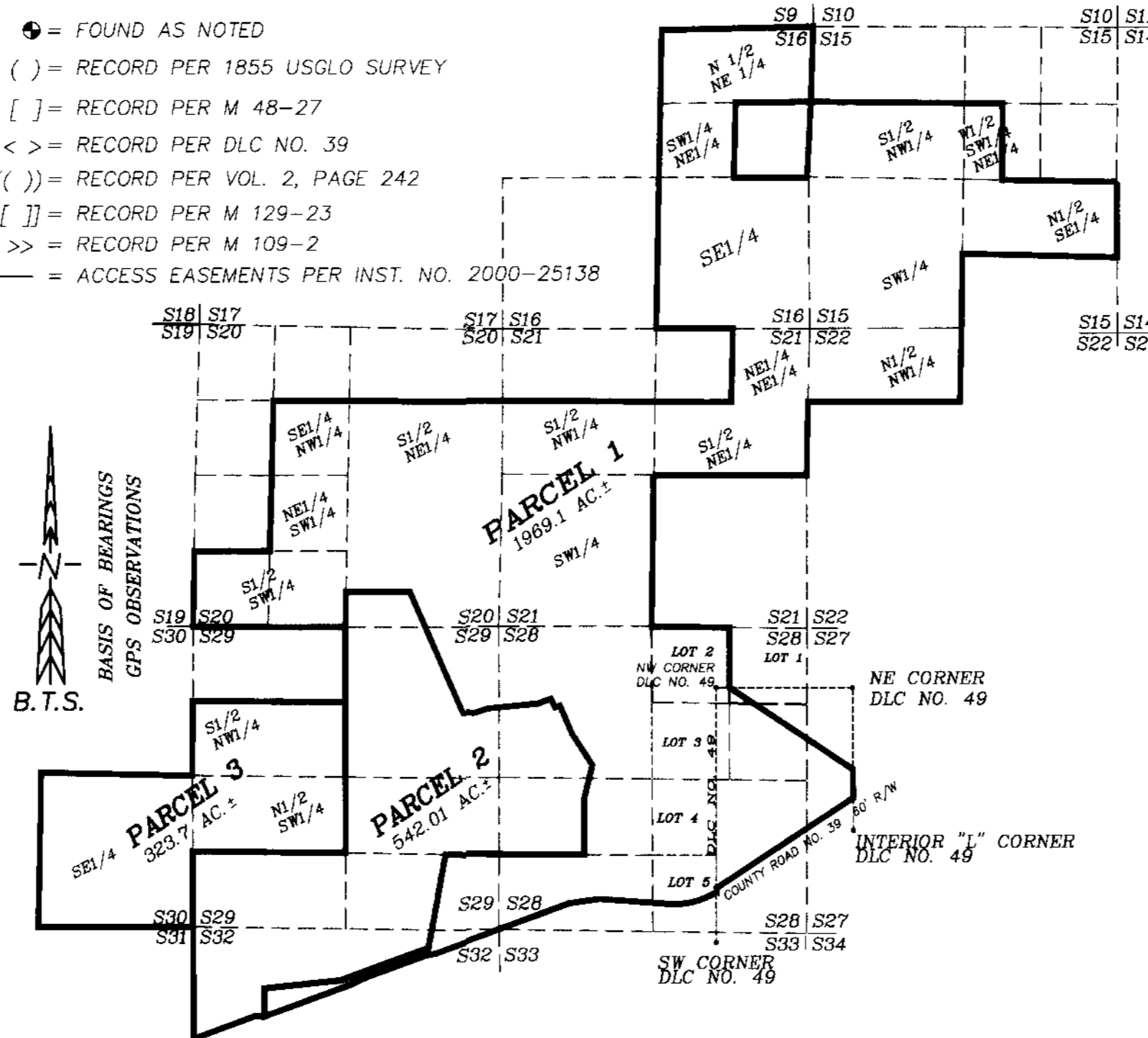
THE PURPOSE OF THIS SURVEY WAS TO PARTITION COMINCO AMERICAN INCORPORATED AND COMINCO LTD. LANDS CREATING THE THREE PARCELS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 00-123. PARCEL 2 WAS SURVEYED AND MONUMENTED. PARCEL 1 AND 3 WERE NOT SURVEYED AND ARE SHOWN SCHEMATICALLY ON THIS PLAT. THE BOUNDARIES OF PARCEL 2 WERE ESTABLISHED AS DIRECTED BY GLENBROOK NICKEL CO. THE SUBDIVISION OF SECTION 29 WAS CONTROLLED BY PERPETUATED ORIGINAL CORNERS FOUND AT THE NE, SW AND W 1/4 CORNERS THE SE CORNER PER M 48-27 AND THE N 1/4 AND CN 1/16 CORNERS PER M 129-23. THE S 1/16 S29/S28, CS 1/16 AND S 1/16 S30/S29 WERE ESTABLISHED UNDER THIS SURVEY. THE L15 AND L16 COURSES AT THE SW CORNER OF PARCEL 2 WERE ESTABLISHED ON THE NORTHERLY RIGHT OF WAY LINE OF THE CENTRAL OREGON AND PACIFIC RAILROAD. THE L15 COURSE WAS CONTROLLED BY THE SOUTH LINE OF DLC NO. 39. THE SW CORNER OF DLC NO. 39 WAS COMPUTED AT GLO RECORD DISTANCE SOUTH OF THE NW CORNER OF SECTION 32. THE BEARING OF THE SOUTH LINE OF DLC NO. 39 WAS THEN COMPUTED BY HOLDING THE RECORD GLO DISTANCE NORTH OF THE EAST 1/4 OF SECTION 32. THE RAILROAD RIGHT OF WAY WAS CONTROLLED BY THE AS-BUILT RAIL CENTERLINE THROUGH SECTION 32.

THIS SURVEY WAS PERFORMED BY KRIS DEGROOT, LES FANNING, AND MICKEY CALVERT USING A SOKKIA SET 2BII TOTAL STATION AND LEICA SR299 GPS RECEIVERS WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN. THE GPS CONTROL NETWORK ESTABLISHED UNDER M 133-37 WAS EXPANDED AND CLOSED LOOP TRAVERSE TIES WERE SURVEYED BETWEEN GPS CONTROL POINTS AND PLSS CORNER POSITIONS.

## TAX COLLECTORS CERTIFICATE:

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

*James R. Kuehn* 12-19-00 2000-25849  
DOUGLAS COUNTY TAX COLLECTOR DATE



SCHMATIC  
N.T.S.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Kristian O. Degroot*  
OREGON  
JULY 17, 1981  
KRISTIAN O. DEGROOT  
1924

RENEWAL DATE: 12-31-01

S1/16 S30 | S29

① SET A 5/8" X 30" IRON ROD 24" IN GROUND, WITH A 2" ALUMINUM CAP STAMPED:

"T30S R6W"  
S 1/16  
S30 | S29  
2000  
PLS 1941

FROM WHICH NEW BEARING TREES:

6" D. FIR BEARS S52°W, 23.5 FEET SCRIBED "S 1/16 S30 BT"  
8" D. FIR BEARS S31°E, 22.7 FEET SCRIBED "S 1/16 S29 BT"

CS 1/16 S29

② SET A 5/8" X 30" IRON ROD 24" IN GROUND, WITH A 2" ALUMINUM CAP STAMPED:

"T30S R6W"  
C  
S1/16 | S29  
C  
2000  
PLS 1941

FROM WHICH NEW BEARING TREES:

10" MADRONA BEARS S54°E, 29.7 FEET SCRIBED "CS 1/16 S29 BT"  
10" MADRONA BEARS S44°W, 29.2 FEET SCRIBED "CS 1/16 S29 BT"

2000-25849

S 1/16 S29 | S28

③ SET A 5/8" X 30" IRON ROD 24" IN GROUND, WITH A 2" ALUMINUM CAP STAMPED:

"T30S R6W"  
S 1/16  
S29 | S28  
2000  
PLS 1941

FROM WHICH NEW BEARING TREES:

18" D. FIR BEARS N30°E, 73.6 FEET SCRIBED "S 1/16 S28 BT"  
12" CEDAR BEARS N87°45'W, 61.8 FEET SCRIBED "S 1/16 S29 BT"

## CORNER NOTES:

ALL NEW BEARING TREES HAVE DOUBLE BLAZED FACES WITH A BRASS WASHER STAMPED "PLS 1941" NAILED INTO THE LOWER BLAZE. BEARINGS ARE TAKEN TO THE CENTER OF THE TREE AT THE ROOT CROWN AND DISTANCES ARE MEASURED TO A NAIL IN THE ROOT CROWN AT THE SIDE AND CENTER OF THE TREE. ALL BEARING TREES HAVE A 6" RED BAND PAINTED AROUND THE TREE AND THE BLAZED FACE PAINTED RED AND BEARING TREE SIGNS NAILED TO THE TREE.

2000-25849

**BTS ENGINEERING & SURVEYING, INC.**  
431 S.E. MAIN ST., ROSEBURG, OR 97470  
PHONE (541) 673-0966 FAX (541) 673-0105

NO SCALE

DATE: DECEMBER 15, 2000

FOR: GLENBROOK NICKEL CO.  
5093 RIDDLE BYPASS ROAD  
RIDDLE, OREGON 97469

JOB #: 00-054  
FILE: GLENBRK2.DWG  
SHEET 2 OF 2

2000-0092 B

2000-0092 B