

2001-0053

# LAND PARTITION

IN SECTION 1 AND IN THE NORTH 1/2 OF SECTION 12, T. 25 S., R. 5 W., W.M.  
DOUGLAS COUNTY, OREGON - MAY 2001 - PLANNING FILE #99-051

### SURVEYORS CERTIFICATE:

I, CARL A. SWEEDEN, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED THE LAND SHOWN HEREON IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92.

*Carl A. Sweeden*  
CARL A. SWEEDEN LS 2752

### LEGAL DESCRIPTION:

ALL THAT LAND DESCRIBED IN INSTRUMENT #2000-19368, DOUGLAS COUNTY, OREGON DEEDS AND RECORDS.

### DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT STEVE CHRISTIANSEN DOES HEREBY DECLARE THAT HE IS THE PRESIDENT OF C & B RANCHES INC. AND THAT HE DOES CAUSE THE PROPERTY TO BE PARTITIONED AND PLATTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES AND IN ACCORDANCE WITH PLANNING APPROVAL FILE #99-051, DOUGLAS COUNTY, PLANNING DEPARTMENT AND THAT HE DOES CREATE THE 10.0 FOOT WIDE WATER LINE EASEMENT AS SHOWN TO SERVE PARCEL 1.

*Steve Christiansen*  
STEVE CHRISTIANSEN - PRESIDENT, C & B RANCHES, INC.

### APPROVALS:

*Ed Mannon* 6-27-01  
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

*Keith L. Cubic* 6/27/01  
DIRECTOR, DOUGLAS COUNTY PLANNING DEPT. DATE

*James R. Kuehn* 6-28-01  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 28 DAY OF June, 2001 at *H. S. Mannon*

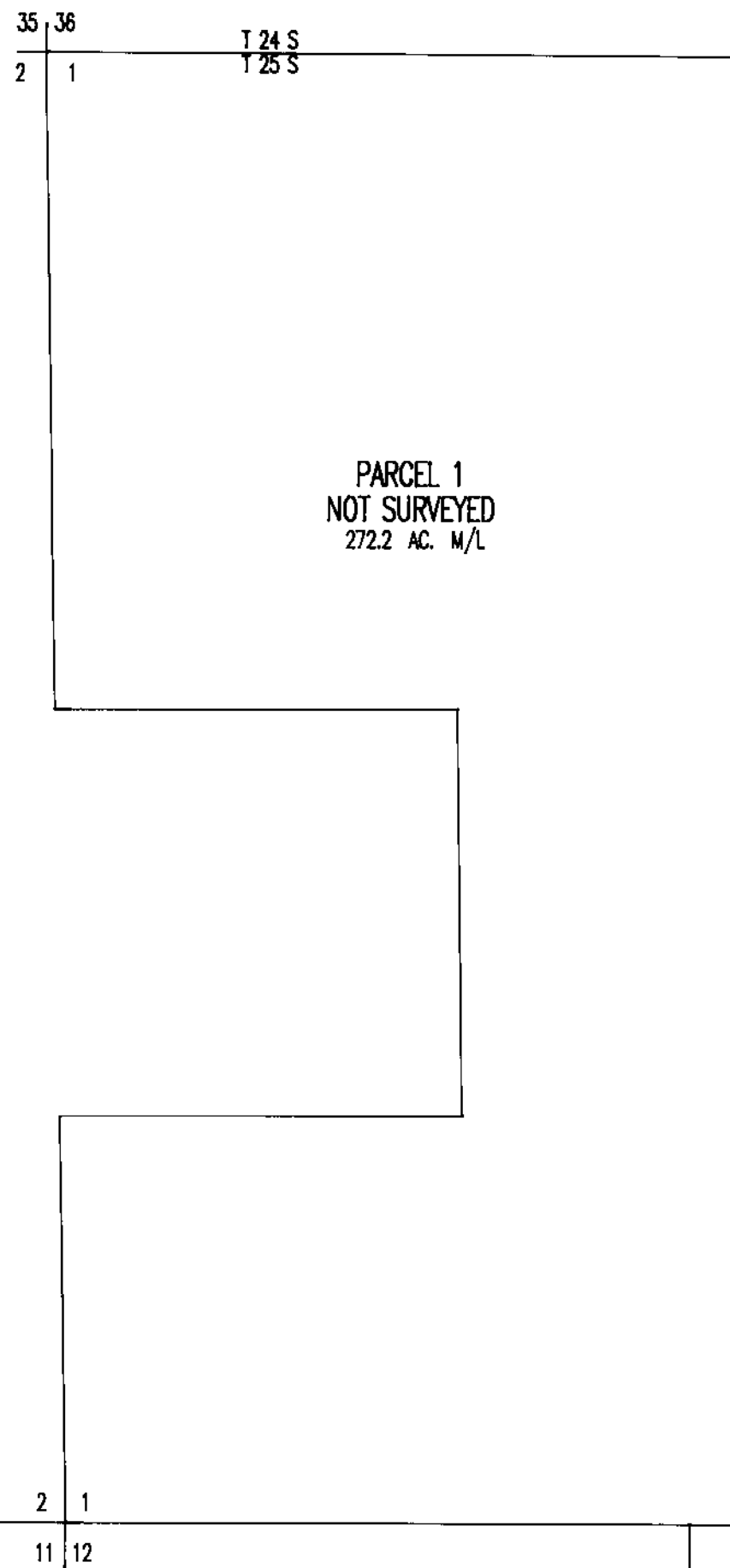
COUNTY CLERK *by Carl Kuehn, deputy*



STATE OF OREGON  
COUNTY OF DOUGLAS  
I, DOYLE SHAWER, JR., COUNTY CLERK AND  
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY  
THAT THIS INSTRUMENT WAS RECORDED  
ON JUN 29 AM 11:50  
DOUGLAS COUNTY CLERK  
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY  
BY *[Signature]* FEE

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

### PROJECT AREA MAP



PARCEL 1  
NOT SURVEYED  
272.2 AC. M/L

INST. #99-051

INST. #97-15888

INST. #70-15888

INST. #93-07591

INST. #97-22677

PARCEL 2  
8.80 AC M/L

PARCEL 3  
5.03 AC M/L

COUNTY ROAD #120A  
NORTH SIDE ROAD

PARCEL 1  
NOT SURVEYED

N89°55'40"W 3865.85' [WEST 3801.80' (57.60 CHS.)]

S89°54'58"E 5196.96' (5197.24')  
BASIS OF BEARING PER M130-37  
PARCEL 2  
8.80 ACRES M/L

41.71' TO  
R/W CENTERLINE.  
PARCEL 3  
5.03 ACRES M/L  
CENTERLINE OF 10.0' WIDE  
WATERLINE EASEMENT

N0°05'02"E 37.62'  
[NORTH 0.57 CHS.]

N.E. SEC. 12  
BT'S. FD. WITH TAGS PER  
COUNTY RECORD

WATERLINE EASEMENT DATA  
"A" S89°55'40"E 118.30'  
"B" S50°16'08"E 450.51'  
"C" N39°43'51"E 24.61'  
"A" IS TIE TO N.E. CORNER PARCEL 3

CURVE DELTA RAD. ARC TAN. CH. CH. BRG.  
C 1 14°00'06" 232.24 56.75 28.52 56.61 S 47°14'05" E



SCALE 1" = 200'

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Carl A. Sweeden*  
OREGON  
CARL A. SWEEDEN  
2752  
JANUARY 16, 1998  
EXPIRES 6-30-02

### LEGEND:

- FOUND 5/8" I.R. OR AS NOTED
  - FOUND GOVERNMENT CORNER AS NOTED
  - SET 5/8"x30" I.R. WITH RED PLASTIC CAP MARKED "SWEEDEN LS2752"
  - ▲ COMPUTED POINT, NOTHING FOUND OR SET
  - [ ] ORIGINAL DLC RECORD
  - ( ) RECORD PER N51-40
  - { } RECORD PER N120-61
  - [ [ ] RECORD PER INSTR. #96-01094
  - (( )) RECORD PER INSTR. #96-01093
  - [ [ [ ] RECORD PER M40-14
- MEASUREMENTS EQUAL TO M131-74 UNLESS NOTED

WATER: ONSTE WELL  
SEWER: SEPTIC SYSTEM  
ZONING: SR  
COMP. PLAN: FARM FOREST TRANS./COMMITTED RESID. - 5 AC

SURVEY FOR:  
C & B RANCHES, INC.  
93966 DORSEY LANE  
JUNCTION CITY, OREGON 97448

2001-14799

Sweeden  
Land Surveying  
Carl A. Sweeden  
P.L.S.  
5211 Cole Road  
Oakland, Ore. 97462  
Tel. 541-469-9523

### ACKNOWLEDGEMENTS:

STATE OF OREGON }  
COUNTY OF DOUGLAS }

THERE PERSONALLY APPEARED BEFORE ME STEVE CHRISTIANSEN WHO IS KNOWN TO ME TO BE THE PRESIDENT OF C & B RANCHES INC. AND THE IDENTICAL INDIVIDUAL WHO EXECUTED THE FORGOING INSTRUMENT AND DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS:

22 DAY OF May, 2001

*Carolyn K. Christensen*  
NOTARY PUBLIC FOR OREGON

OFFICIAL SEAL  
CAROLYN K. CHRISTENSEN  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 327279  
MY COMMISSION EXPIRES NOVEMBER 7, 2003

### NARRATIVE:

THIS PLAT IS BEING PREPARED AT THE REQUEST OF THE OWNER SHOWN TO PARTITION THAT LAND DESCRIBED IN INSTRUMENT #2000-19368, DOUGLAS COUNTY, OREGON, DEEDS AND RECORDS INTO THE THREE PARCELS SHOWN AND AS APPROVED PER THE DOUGLAS COUNTY PLANNING DEPARTMENT APPROVAL #99-051. PARCELS 2 AND 3 OF THIS LAND PARTITION PLAT HAVE PREVIOUSLY BEEN SURVEYED BY THIS FIRM IN 1999, SURVEY M131-74, AND A FIELD CHECK HAS CONFIRMED THE EXISTANCE AND POSITIONAL ACCURACY OF ALL THE CORNER MONUMENTS SET IN THAT SURVEY AND SHOWN ON THIS PLAT. PARCEL 1 OF THIS LAND PARTITION HAS NOT BEEN SURVEYED.

EQUIPMENT: NIKON DTM-450 W/ SUPPORT  
FIELD CREW: C. SWEEDEN & E. WILDS  
MAPPING: C. SWEEDEN

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