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# LAND PARTITION AND BOUNDARY LINE ADJUSTMENT PARCEL 1 & PARCEL 2

## MINOR LAND PARTITION 1991-0053 IN THE SOUTH 1/2 OF SEC. 25, SEC. 36, T25S, R6W, W.M. AND THE NORTH 1/2 OF SEC. 1, T26S, R6W, W.M.

OWNER/PARTITIONER:  
BENJAMIN B. BYRD IV, TRUSTEE  
SWEETWATER TRUST  
727 SE CASS SUITE 421  
ROSEBURG, OR 97470

WATER: UMPQUA WATER BASIN ASSOC.  
SEWER: SEPTIC SYSTEM  
COMP PLAN: AGRICULTURE AND FARM FOREST TRANSITIONAL  
ZONING: FG  
PLANNING DEPT. FILE NO.01-165

### NARRATIVE

THE PURPOSE OF THIS MAP IS TO ADJUST THE COMMON BOUNDARY BETWEEN PARCEL 1 AND PARCEL 2 OF THE MINOR LAND PARTITION 1991-0053 INTO TWO UNITS AND TO PARTITION THE NEWLY ADJUSTED UNIT 2 INTO 3 PARCELS OF 160 ACRES EACH AS SHOWN AND APPROVED PER DOUGLAS COUNTY PLANNING FILE NO. 01-165.

NO SURVEY WAS PERFORMED TO ESTABLISH THIS MAP. ALL DISTANCES AND BEARINGS ARE BY SCALE FROM THE DOUGLAS COUNTY ASSESSOR'S MAPS AND FROM INFORMATION OBTAINED FROM MINOR LAND PARTITION MAP 1991-0053.

### SURVEYOR'S CERTIFICATE:

I, DAVID J. BEEDLE, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE NOT SURVEYED, BUT HAVE CORRECTLY PREPARED THE BOUNDARY LINE ADJUSTMENT AND LAND PARTITION SHOWN ON THIS PLAT. I MAKE NO REPRESENTATION AS TO THE ACCURACY OF THE BOUNDARIES OF THIS MAP OR THE ACREAGE, HOWEVER THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

### ADJUSTED BOUNDARY

THAT PROPERTY RECORDED IN DEED INSTRUMENT 2002-16955, BOOK 1881, PAGE 489, DOUGLAS COUNTY DEED RECORDS, DESCRIBED AS PARCEL 1 AND PARCEL 2 OF MINOR LAND PARTITION PLAT NO. 1991-0053, IS ADJUSTED TO THE UNITS DESCRIBED AS FOLLOWS:

ADJUSTED UNIT 1:  
ALL OF THE PROPERTY DESCRIBED AS PARCELS 1 AND 2 OF SAID MINOR LAND PARTITION LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:  
BEGINNING AT THE EAST 1/4 CORNER OF SEC. 36, TWP. 25 SOUTH, R. 6 WEST, W.M., THENCE WESTERLY ALONG THE EAST-WEST CENTERLINE OF SECTION 36 TO THE CENTER 1/4 CORNER SECTION 36;  
THENCE SOUTHERLY 734.00 FEET ALONG NORTH-SOUTH CENTERLINE OF SECTION 36 TO A POINT;  
THENCE WESTERLY AND PARALLEL TO EAST-WEST CENTER LINE OF SECTION 36 TO A POINT INTERSECTING THE WEST LINE OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 36; CONTAINING BY RECORD FROM ASSESSOR'S MAP 299.69 ACRES MORE OR LESS.

ADJUSTED UNIT 2:  
ALL OF THE PROPERTY DESCRIBED AS PARCELS 1 AND 2 OF SAID MINOR LAND PARTITION LYING NORTH OF THE FOLLOWING DESCRIBED LINE:  
BEGINNING AT THE EAST 1/4 CORNER OF SECTION 36, TWP. 25 SOUTH, R. 6 WEST, W.M., THENCE WESTERLY ALONG THE EAST-WEST CENTERLINE OF SECTION 36 TO THE CENTER 1/4 CORNER SECTION 36;  
THENCE SOUTHERLY 734.00 FEET ALONG NORTH-SOUTH CENTERLINE OF SECTION 36 TO A POINT;  
THENCE WESTERLY AND PARALLEL TO EAST-WEST CENTER LINE OF SECTION 36 TO A POINT INTERSECTING THE WEST LINE OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 36; CONTAINING BY SCALE FROM ASSESSOR'S MAP 480 ACRES MORE OR LESS.

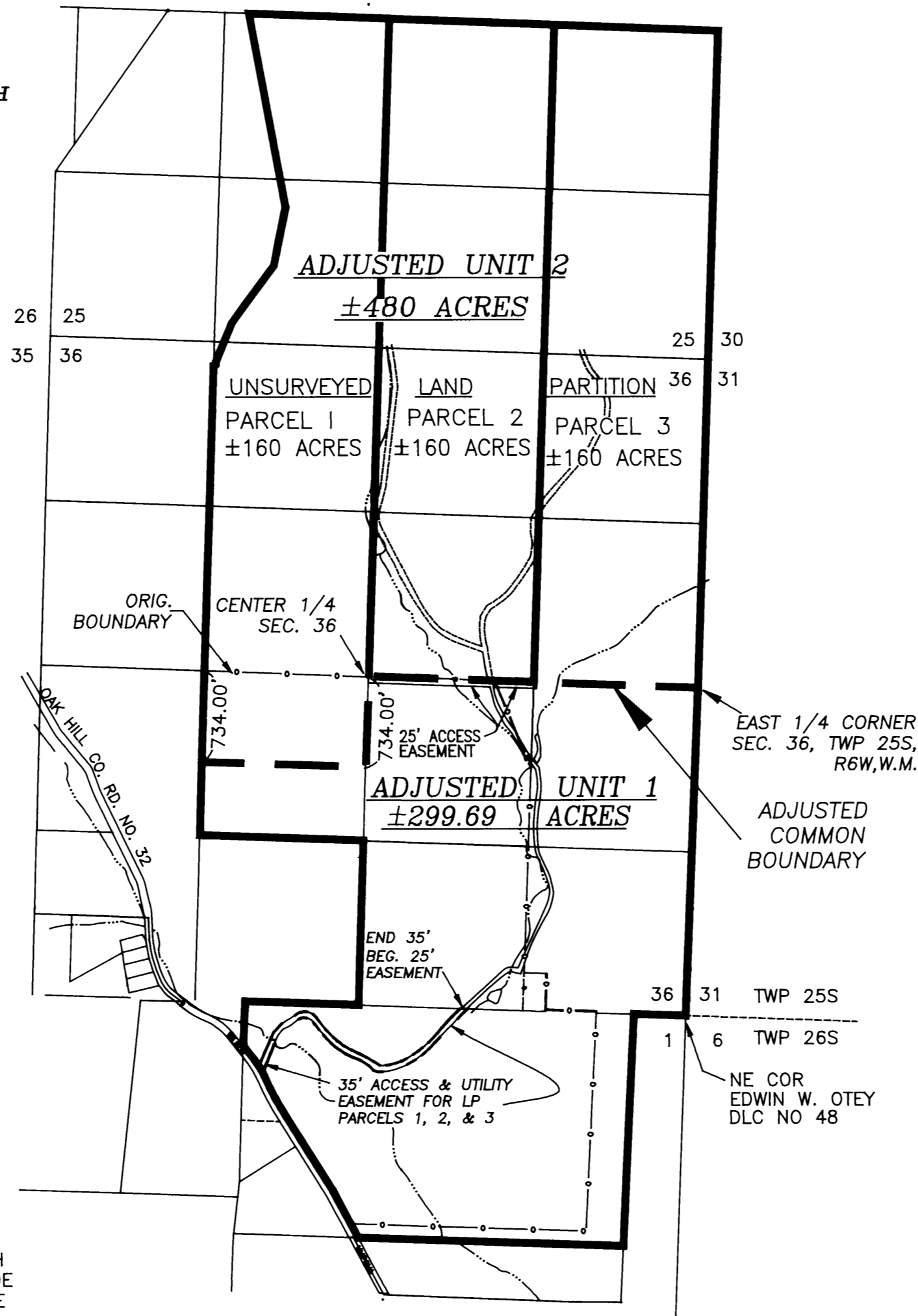
### LAND PARTITION OF UNIT 2

ADJUSTED UNIT 2 IS PARTITIONED INTO THE THREE 160-ACRE PARCELS AS SHOWN IN CONJUNCTION WITH THE BOUNDARY LINE ADJUSTMENT.

TOGETHER WITH AN ACCESS AND UTILITY EASEMENT THROUGH ADJUSTED UNIT 1, TO SERVICE THE 3 PARCELS OF THE LAND PARTITION IN ADJUSTED UNIT 2 AS SHOWN ON THE PLAT AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE INTERSECTION OF OAKHILLS COUNTY ROAD NO. 32, AND THE EXISTING ACCESS ROAD, EASTERLY FOLLOWING THE EXISTING ACCESS ROAD, AN ACCESS AND UTILITY EASEMENT 35' IN WIDTH TO A POINT INTERSECTING THE SOUTH LINE OF SEC. 36; THENCE CONTINUING NORTHERLY FROM SAID POINT AS A 25' WIDE EASEMENT TO A POINT INTERSECTING THE NORTH LINE OF ADJUSTED UNIT 1 AT THE EAST-WEST CENTERLINE OF SEC. 36; THENCE LEAVING THE EXISTING ROAD WITH A 25' STRIP SOUTHERLY OF AND ADJOINING THE EAST-WEST CENTERLINE OF SEC. 36 FROM SAID POINT AS FOLLOWS;  
WESTERLY TO THE EAST BOUNDARY OF PARCEL 1; EASTERLY TO A POINT 25' EAST OF AND 25' SOUTH OF THE SOUTH WEST CORNER OF PARCEL 3.

SUBJECT TO THE FOLLOWING UTILITY EASEMENTS:  
RIGHTS OF WAY TO CALIFORNIA OREGON POWER;

- 1) INST. NO. 33619, BOOK 106, PAGE 618
- 2) INST. NO. 110458, BOOK 182, PAGE 63
- 3) INST. NO. 18003 & 18004, BOOK 102  
EASEMENT TO PACIFICORP;  
INST. NO. 90-16874, BOOK 1118, PAGE 666  
WATER SYSTEM EASEMENT TO UMPQUA WATER BASIN ASSOCIATION;  
INST. NO. 67-1204 & 67-1205, BOOK 385



### LEGEND

- ORIG. COMMON BOUNDARY LINE
- ADJUSTED COMMON BOUNDARY LINE
- EXTERIOR BOUNDARY

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

DAVID J. BEEDLE  
OREGON  
JANUARY 21, 1987  
#2798

EXPIRES 12-31-03

PREPARED BY:  
DAVID J. BEEDLE  
PROFESSIONAL  
LAND SURVEYING  
TEL 541-874-3258  
163 TRAYLOR ROAD  
RIDDLE, OREGON 97469

SCALE: 1"=±1000'  
DATE: 11-26-02

DRAFTED FOR:  
BYRD RANCHES & RENTALS  
727 SE CASS AVE. SUITE 421  
ROSEBURG, OR 97470

### DECLARATION:

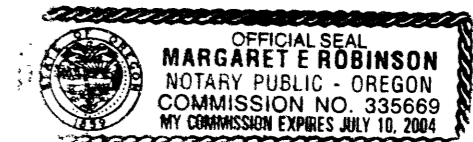
KNOW ALL PEOPLE BY THESE PRESENTS THAT BENJAMIN B. BYRD IV AND CHRISTOPHER C. SMITH, TRUSTEES OF THE SWEETWATER TRUST, OWNER OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. 92-075, HAVE CAUSED THE SAME TO BE ADJUSTED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT.

*Benjamin B. Byrd IV Trustee*  
BENJAMIN B. BYRD IV, TRUSTEE

*Christopher C. Smith Trustee*  
CHRISTOPHER C. SMITH, TRUSTEE

### ACKNOWLEDGMENT:

STATE OF OREGON )  
COUNTY OF DOUGLAS ) SS



KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 8 DAY OF January, 2004 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BENJAMIN B. BYRD IV, AND CHRISTOPHER C. SMITH, TRUSTEES OF THE SWEETWATER TRUST, OWNERS OF THE PROPERTY DESCRIBED, TO ME KNOWN TO BE THE PERSONS DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT THEY EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN.

*Margaret E. Robinson 01/10/2004*  
NOTARY PUBLIC, STATE OF OREGON

### APPROVALS:

*Keith L. Cubie* 2/26/04  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

*Randy W...* 2-26-04  
DOUGLAS COUNTY SURVEYOR DATE

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

*Sandra K. Coover* 2/27/04  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 27<sup>th</sup> DAY OF FEB, 2004 2:40 O'CLOCK PM

BARBARA E. NIELSEN  
DOUGLAS COUNTY CLERK  
*Deputy*



2004-0008

2004-0008