



LAND PARTITION

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

NARRATIVE

THE PURPOSE OF THIS UNSURVEYED MAP IS TO PARTITION PORTIONS OF PARCELS 1 & 2 OF LAND PARTITION 1991-0053 INTO THE TWO PARCELS AS SHOWN AND AS APPROVED PER DOUGLAS COUNTY PLANNING FILE NO. 01-166, WHICH IS BEING FILED CONCURRENTLY WITH THE BOUNDARY LINE ADJUSTMENT AND LAND PARTITION PER PLANNING FILE 01-065.
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 LAND PARTITION SHOWN ON THIS PLAT. I MAKE NO REPRESENTATION AS TO THE ACCURACY OF THE BOUNDARIES OF SAID PARTITION, OR THE ACREAGE, HOWEVER THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

LAND PARTITION:

THAT PORTION OF THE PROPERTY DESCRIBED AS PARCEL 1 AND PARCEL 2 OF MINOR LAND PARTITION PLAT NO. 1991-0053, RECORDED IN DEED INSTRUMENT 2002-16955, BOOK 1881, PAGE 489, DOUGLAS COUNTY DEED RECORDS, WHICH LIE SOUTH OF THE EAST-WEST CENTER LINE OF SEC. 36, T25S, R6W, IS PARTITIONED INTO THE TWO PARCELS WHICH ARE DESCRIBED AS FOLLOWS:

PARCEL 1:

ALL THAT PROPERTY WEST AND NORTH OF THE FOLLOWING DESCRIBED LINE, EXCEPTING THE NORTHERLY 734.00 FEET OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 36;

BEGINNING AT A POINT ON THE EAST-WEST CENTERLINE OF SECTION 36, T25S, R6W, SAID POINT LIES WEST 1795.00 FEET FROM THE EAST 1/4 CORNER OF SECTION 36; THENCE FROM SAID POINT OF BEGINNING, SOUTHERLY ALONG A LINE PARALLEL TO THE NORTH-SOUTH CENTERLINE OF SECTION 36, TO A POINT INTERSECTING THE NORTH RIGHT OF WAY OF THE EXISTING ACCESS ROAD, SAID POINT LIES APPROXIMATELY 25 FEET NORTH OF THE SOUTH LINE OF SECTION 36; THENCE FOLLOWING THE NORTHERLY RIGHT OF WAY OF THE ROAD TO THE SOUTH LINE OF SECTION 36; THENCE LEAVING SECTION 36, AND FOLLOWING THE NORTHERLY RIGHT OF WAY OF THE ROAD IN SECTION 1, T26S, R6W, SOUTH WESTERLY TO THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF THE OAK HILL COUNTY ROAD NO. 32, CONTAINING 80.02 ACRES, MORE OR LESS.

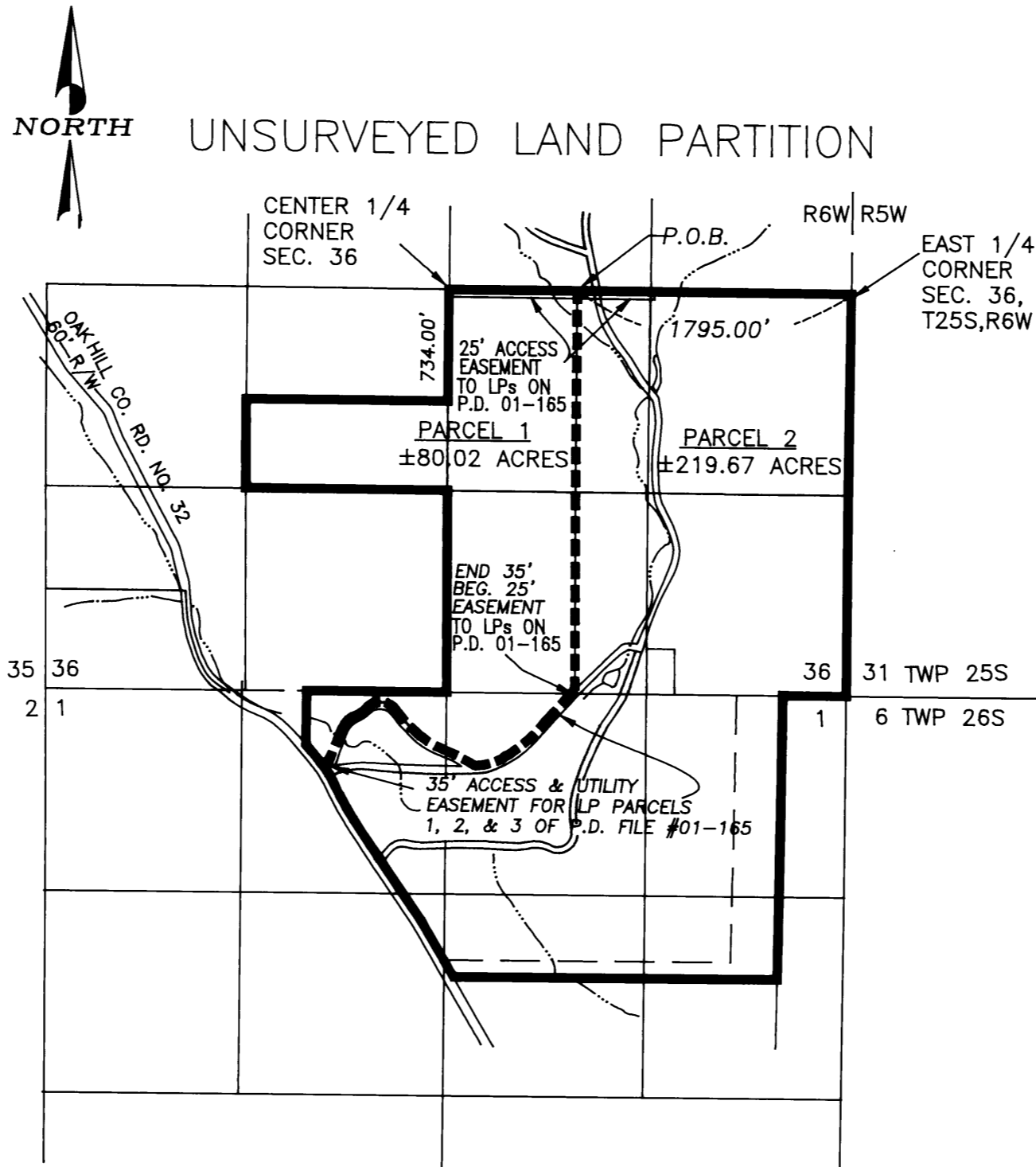
PARCEL 2:

ALL THAT PROPERTY EAST AND SOUTH OF THE FOLLOWING DESCRIBED LINE; BEGINNING AT A POINT ON THE EAST-WEST CENTERLINE OF SECTION 36, T25S, R6W, SAID POINT LIES WEST 1795.00 FEET FROM THE EAST 1/4 CORNER OF SECTION 36; THENCE FROM SAID POINT OF BEGINNING, SOUTHERLY ALONG A LINE PARALLEL TO THE NORTH-SOUTH CENTERLINE OF SECTION 36, TO A POINT INTERSECTING THE NORTH RIGHT OF WAY OF THE EXISTING ACCESS ROAD, SAID POINT LIES APPROXIMATELY 25 FEET NORTH OF THE SOUTH LINE OF SECTION 36; THENCE FOLLOWING THE NORTHERLY RIGHT OF WAY OF THE ROAD TO THE SOUTH LINE OF SECTION 36; THENCE LEAVING SECTION 36, AND FOLLOWING THE NORTHERLY RIGHT OF WAY OF THE ROAD IN SECTION 1, T26S, R6W, SOUTH WESTERLY TO THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF THE OAK HILL COUNTY ROAD NO. 32; CONTAINING 219.67 ACRES, MORE OR LESS.

SUBJECT TO THE FOLLOWING UTILITY EASEMENTS:
RIGHTS OF WAYS 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

TOGETHER WITH AND SUBJECT TO THE ACCESS AND UTILITY EASEMENT AS SHOWN ON THE LAND PARTITION AND BOUNDARY LINE ADJUSTMENT PLAT FILED CONCURRENTLY WITH THIS PLAT AS APPROVED PER DOUGLAS COUNTY PLANNING FILE NO. 01-165 WHICH IS TO SERVICE THE 3 PARCELS OF THE ADJUSTED UNIT 2 AS GRANTED BY THE ADJUSTED UNIT 1 OF SAID PLAT.



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: FARM FOREST TRANSITIONAL & AGRICULTURE
ZONING: FG
PLANNING DEPT. FILE NO. 01-0166

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 21, 1997
DAVID J. BEEDLE
#2798

EXPIRES 12-31-03

PREPARED BY:

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



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 PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT.

Ben 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.

W. Margaret E. Robinson 07/10/2004
NOTARY PUBLIC, STATE OF OREGON

APPROVALS:

Keith J. Cubic 2/26/04
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Randy Ulan 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. Covey 3/9/04
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 9th DAY OF MARCH, 2004, 3:39 O'CLOCK PM

BARBARA E. NIELSEN *Barbara E. Nielsen* 3-9-04
DOUGLAS COUNTY CLERK BY: DEPUTY

SCALE: 1"=1000'
DATE: 11-22-02

DRAFTED FOR: BEN BYRD
727 SE CASS AVE. #421
ROSEBURG, OR 97470

2004-0014

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