

# PARTITION PLAT

## RIO NES RANCH

LOCATED IN SECTIONS  
 10, 11, 14, 15, 21, 22, 23, 26, & 27  
 T.26S., R.5W., W.M.  
 DOUGLAS COUNTY, OREGON

**APPROVALS:**

*Keith L. Cubic*  
 COUNTY PLANNING DIRECTOR

12/13/04  
 DATE

*Romy Wan*  
 COUNTY SURVEYOR

12-13-04  
 DATE



2004-030303  
 FILED THIS 17<sup>th</sup> DAY OF DECEMBER 2004, 9:41 A.M.  
 BY BARBARA E. NIELSEN, COUNTY CLERK  
*Gloria L. Bennett*  
 Deputy

NU12, ELEV. 580.547  
 DCSO BRASS DISK  
 (N 80°29' W, 4379')  
 APPROXIMATE TIE

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENT THAT CAROL L. HAMLIN, TRUSTEE OF THE HAMLIN REVOCABLE TRUST AND SONJA L. LINDBLOOM, TRUSTEE OF THE SONJA L. LINDBLOOM LOVING TRUST ARE THE OWNERS 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 CHAPTER 92, OREGON REVISED STATUTES HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT AND DO HEREBY CAUSE THE RIO NES ACCESS EASEMENT SHOWN HEREON TO BE CREATED FOR THE BENEFIT OF PARCEL 2.

*Carol L. Hamlin*  
 CAROL L. HAMLIN, TRUSTEE  
 HAMLIN REVOCABLE TRUST

(SIGNATURE BY AFFIDAVIT)  
 SONJA L. LINDBLOOM, TRUSTEE  
 SONJA L. LINDBLOOM LOVING TRUST

**ACKNOWLEDGMENT:**

STATE OF OREGON )  
 ) SS  
 COUNTY OF DOUGLAS )

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 01<sup>st</sup> DAY OF August, 2004, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED CAROL L. HAMLIN AS TRUSTEE OF THE HAMLIN REVOCABLE TRUST TO ME KNOWN TO BE THE PERSON DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT SHE 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.

*Mary L. Moore*  
 NOTARY PUBLIC, STATE OF OREGON



**ACKNOWLEDGMENT BY AFFIDAVIT:**

A CONSENT AFFIDAVIT FOR THIS LAND PARTITION PLAT SIGNED BY SONJA L. LINDBLOOM IS RECORDED IN INSTRUMENT NO. 2004-030302 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 PARTITION DIVISION LINE BETWEEN PARCEL 1 AND PARCEL 2 AND THAT I HAVE NOT SURVEYED BUT HAVE CORRECTLY PLATTED THE LANDS REPRESENTED ON THIS LAND PARTITION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:  
 THOSE PARCELS OF LAND DESCRIBED IN THAT DEED OF PERSONAL REPRESENTATIVE TO SONJA L. LINDBLOOM AND CAROL L. HAMLIN AS RECORDED IN INSTRUMENT NO. 1997-19818 OF THE RECORDS OF DOUGLAS COUNTY, OREGON.

*Kristian O. Degroot*  
 KRISTIAN O. DEGROOT, P.L.S. NO. 1941

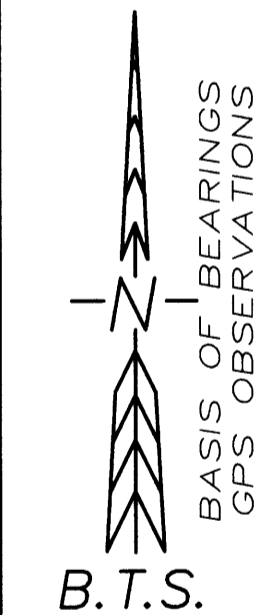
REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Kristian O. Degroot*  
 OREGON  
 JULY 17, 1981  
 KRISTIAN O. DEGROOT  
 1941

RENEWAL DATE: 12-31-05

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

SCALE: 1" = 600'	FOR: RIO NES PARTNERSHIP	JOB #: 02-067
DATE: OCTOBER 15, 2003	P.O. BOX 456	FILE: RIONES67.DWG
	ROSEBURG, OREGON 97470	SHEET 1 OF 3



2004-0081A

2004-0081A

S16, S15  
 S21, S22  
 S 89°44'19" E 5300.08'

UNSURVEYED  
 PARCEL 1  
 833.65 AC. ±

UNSURVEYED  
 PARCEL 2  
 610.09 AC. ±

CENTER OF NORTH UMPQUA RIVER  
 UNSURVEYED PARTITION BOUNDARY

APPROXIMATE 100 YEAR FLOOD

MINIMUM 35' WIDTH  
 RIO NES ACCESS EASEMENT  
 CENTERLINE (EXTENDING TO THE EAST LINE OF PARCEL 2)  
 FROM THE SOUTH LINE OF PARCEL 2 TO THE NORTH LINE OF PARCEL 2

N 00°04'26" W 2640.23'

S 08°51'03" W 3223.05'

N 28°59'27" W 1053.08'

N 16°10'26" W 1610.26'

S 10° S11  
 S12 S14

L40, L41, L42, L43, L44, L45, L46, L47, L48, L49, L50, L51, L52, L53, L54, L55, L56, L57, L58, L59, L60, C13, C14, C15, C16, C17, C18, C19, C20, C21, C22, C23, C24, C25

# PARTITION PLAT

## RIO NES RANCH

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T.26S., R.5W., W.M.  
DOUGLAS COUNTY, OREGON

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Kristian O. Degroot*

OREGON  
JULY 17, 1981  
KRISTIAN O. DEGROOT  
1941

RENEWAL DATE: 12-31-05

### LEGEND:

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MARKED "BTS ENG-SURV"
- ⊕ = SET BCIP (SEE CORNER DESCRIPTIONS)
- ⊙ = FOUND DCSD BCIP (SEE CORNER DESCRIPTIONS)
- = FOUND MONUMENT AS NOTED PER M 13-54 & CS 42/114 (SEE CORNER DESCRIPTIONS)
- ◆ = FOUND 80d SPIKE PER CS 64/787-27 (SEE CORNER DESCRIPTIONS)
- ▲ = COMPUTED POINT
- = CENTERLINE RIO NES ACCESS EASEMENT
- = FENCELINE

### NARRATIVE:

REFERENCE SURVEYS: M 13-53, M 13-54, M 42-30, M 42-36, M 44-19, M 47-23, M 66-24, M 81-54, M 86-41, M 94-67, SUNSHINE RANCH PLAT C (VOL. 4, PG. 6).

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE RIO NES RANCH PROPERTY INTO 2 PARCELS AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 02-196. THE BOUNDARY LINE BETWEEN PARCEL 1 AND PARCEL 2 WAS SURVEYED AND ESTABLISHED ON THE GROUND AS DESCRIBED IN THE JUDGMENT FOR DOUGLAS COUNTY CIRCUIT COURT CASE NO 00 CV 3207 CC. A GPS CONTROL SURVEY WAS PERFORMED WITH CLOSED LOOP RANDOM LINE TRAVERSES SURVEYED TO THE NE, NW, SE, SW, SOUTH 1/4 AND WEST 1/4 CORNER OF SECTION 22 AND TO THE EAST 1/4 CORNER OF SECTION 15. THE NORTH, EAST AND WEST PARTITION BOUNDARY'S FALLING IN THE CENTER OF THE NORTH UMPQUA RIVER WERE NOT SURVEYED BUT WERE DRAFTED FROM DOUGLAS COUNTY ASSESSOR RECORDS. THE SOUTH, EAST AND WEST PARTITION BOUNDARY'S NOT LOCATED IN THE RIVER WERE COMPUTED AND DRAFTED FROM THE ABOVE REFERENCED SURVEYS. RIO NES ACCESS EASEMENT WAS SURVEYED AS SHOWN ON THE FACE OF THE MAP. PARCEL ACREAGE'S ARE LISTED PER THE JUDGEMENT FOR CIRCUIT COURT CASE NO. 00 CV 3207 CC.

THIS SURVEY WAS PERFORMED BY LES FANNING, MATT DIXON AND MICKEY CALVERT USING A NIKON DTM 531 TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

### ZONING & UTILITIES:

ZONING: EXCLUSIVE FARM USE- GRAZING (FG), FARM FOREST (FF)  
 COMP. PLAN: AGRICULTURE (AG), FARM/FOREST TRANSITIONAL (FFT)  
 WATER: WELL  
 SEWER: SEPTIC  
 PLANNING FILE NO. 02-196

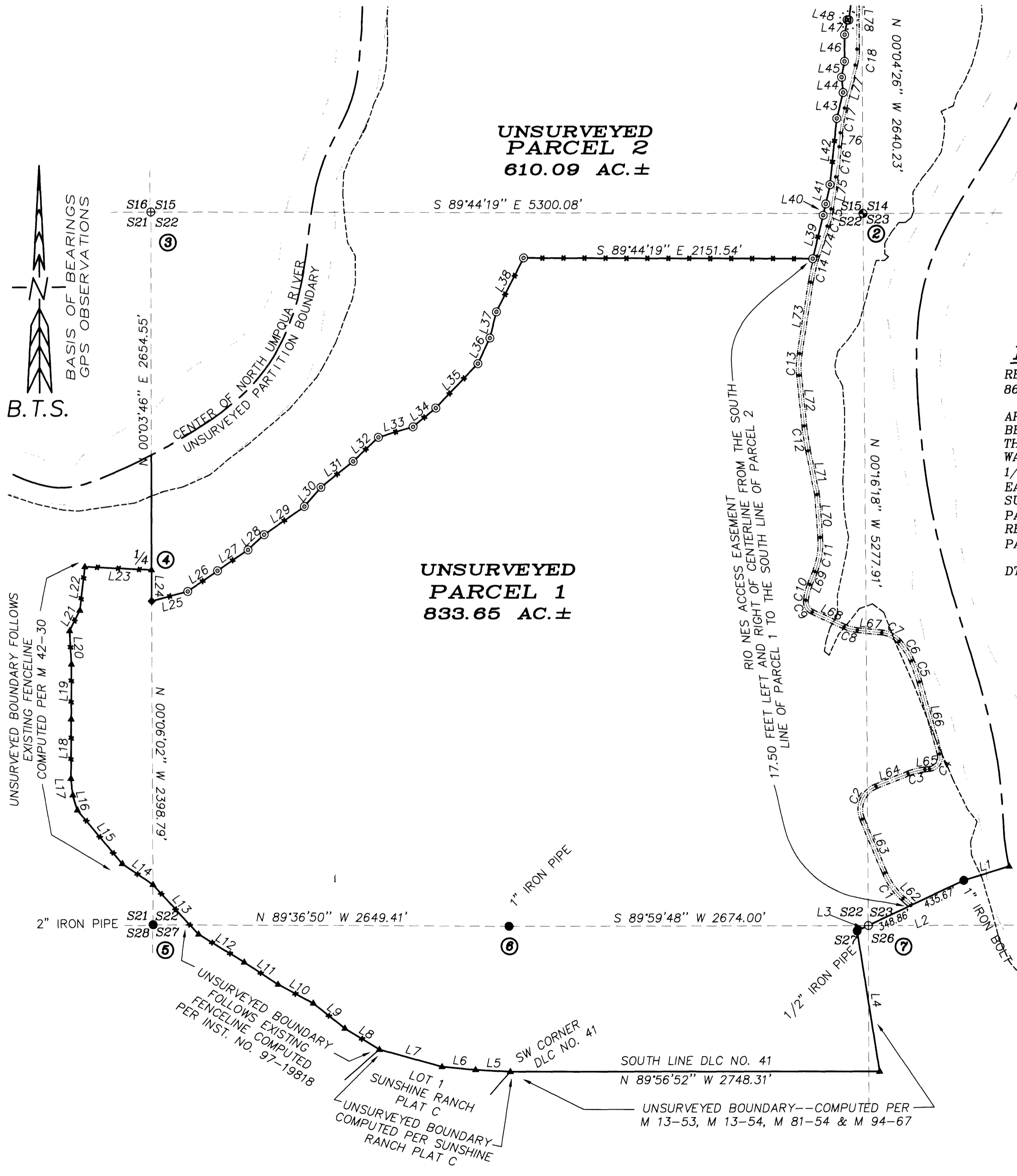
### TAX COLLECTORS CERTIFICATE:

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

*Sandra K. Conroy* 12/17/04  
 DOUGLAS COUNTY TAX COLLECTOR DATE

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Table with columns: NUMBER, DIRECTION, DISTANCE, NUMBER, DIRECTION, DISTANCE. Lists bearings and distances for lines L1 through L42.

Table with columns: NUMBER, DELTA, RADIUS, ARC, CHORD BRG, CHORD. Lists curve data for lines C1 through C26.

CORNER DESCRIPTIONS:

ALL BEARING TREES HAVE A 6" RED BAND PAINTED AROUND THE TREE AND THE BLAZED FACE PAINTED RED. ALL NEW BEARING TREES HAVE DOUBLE BLAZED FACES WITH A BRASS WASHER STAMPED "PLS 1941" NAILED INTO THE LOWER BLAZE.

- 1. FOUND 1958 DCSO BRASS CAPPED IRON PIPE AND ACCESSORIES PER PLSS ID NO. 500440.
2. FOUND 1958 DCSO BRASS CAPPED IRON PIPE AND ACCESSORIES PER PLSS ID NO. 500400.
3. I FOUND NO TRACE OF THE 1964 DCSO BRASS CAP AND RESTORED THIS CORNER FROM THE ORIGINAL BEARING TREES AS FOLLOWS:

T26S R5W
S16|S15
S21|S22
2003
PLS 1941

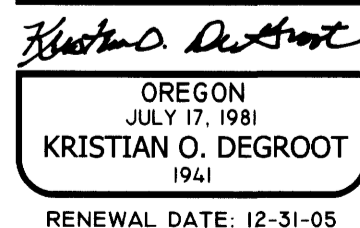
FROM WHICH THE ORIGINAL BEARING TREES BY ELDER & GILE IN 1853:
A 28" W.OAK BEARS N.58°48'E., 128.0 FT. WITH A ROTTED OPENED FACE (REC. N.59°E., 194 LKS.)
A 36" BURNED OAK ROOT CROWN BEARS S.49°06'E., 134.6 FT. (REC. S.49 1/4°E., 204 LKS.)
AND A BEARING TREE BY GODFREY, IN 1964 PER CS 49/125:
A 20" W.OAK BEARS S.41°48'E., 99.3 FT. WITH A HEALED BLAZE (REC. S.44°E., 98.7 FT.)
AND NEW ACCESSORIES:
A 35" W.OAK BEARS S.81°06'W., 490.8 FT. SCRIBED "T26S R5W S21 BT".
COPCO POWER POLE 101167 BEARS N.12°46'W., 415.9 FEET TO CENTER OF POLE WITH A BRASS WASHER STAMPED "PLS 1941" NAILED INTO THE FACE OF THE POLE AT 0.5 FT. ABOVE GROUND.

- 4. FOUND SPIKE BY SMITH & FLAUSE, DOUGLAS COUNTY SURVEYOR'S OFFICE, IN 1997 PER CS 64/78-27, FIRMLY SET IN ROCK BLUFF.
FROM WHICH BEARING TREES BY WOODFORD IN 1952 PER CS 41/114:
A 32" D.FIR BEARS S.38°17'E., 53.8 FT. WITH A HEALED BLAZE (REC. S.34 1/2°E., 53.1 FT.)
A 12" B.OAK BEARS S.40°34'W., 61.3 FT. WITH A HEALED BLAZE (REC. S.45°W., 62.0 FT.)
AND BEARING TREES BY SMITH & FLAUSE IN 1997:
A 12" D.FIR BEARS S.75°47'E., 83.2 FT. WITH A HEALED BLAZE (REC. S.71 1/2°E., 83.0 FT.)
A 9" D.FIR BEARS S.8°32'W., 63.1 FT. WITH A HEALED BLAZE (REC. S.12 1/2°W., 63.5 FT.)

- 5. FOUND A 2" IRON PIPE AND ACCESSORIES BY WOODFORD IN 1952 PER PLSS ID NO. 400300.
6. FOUND A 1" IRON PIPE AND ACCESSORIES BY WOODFORD IN 1952 PER PLSS ID NO. 440300.
7. FOUND A BADLY BENT 1" IRON PIPE (REC. 3/4") BY WOODFORD IN 1953 PER F.B. W28 PG. 5. THE 1" IRON PIPE BROKE IN HALF WHEN STRAIGHTENED AND THEREFORE I RESTORE THE CORNER AS FOLLOWS:
AT THE EXACT POSITION OF THE 1" IRON PIPE I SET A 1 1/4"x 3/2" BRASS CAPPED IRON PIPE 34" IN THE GROUND WITH THE 2 1/2" BRASS CAP STAMPED:

T26S R5W
S22|S23
S27|S28
2003
PLS 1941

FROM WHICH BEARING TREES BY WOODFORD IN 1953:
A 18" W.OAK BEARS S.58°11'W., 146.6 FT. WITH A HEALED BLAZE. (REC. S.57 1/2°W., 145.6 FT.)
A 21" MADRONE BEARS S.35°56'E., 140.1 FT. WITH A HEALED BLAZE (REC. S.36 1/2°E., 139.2 FT.)
AND A REFERENCE MONUMENTS BY WOODFORD IN 1953 PER M 13-53:
A 1/2"x 48" BENT IRON PIPE (I PULLED, STRAIGHTENED AND RESET IN ITS FOUND POSITION) BEARS S.64°39'26"W., 93.09 FT.
A 1" IRON BOLT WITH A 1 3/4" CENTER PUNCHED BOLT HEAD BEARS N.65°02'29"W., 784.53 FT.



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