

DOUGLAS COUNTY OFFICIAL RECORDS  
 BARBARA E. NIELSEN, COUNTY CLERK 2005-012541  
 NO FEE  
 05/23/2005 08:38:22 AM  
 PLAT-PAR Cnt=1 Str=1 RECEIPTCOUNTER  
 This is a no fee document

# LAND PARTITION

## PARCEL 3 OF LAND PARTITION 2001-0004

IN THE S 1/2 OF THE S 1/2 OF SEC. 6,  
 THE SW 1/4 OF THE SW 1/4 SEC. 5, THE N 1/2 SEC. 7,  
 AND THE W 1/2 OF THE NW 1/4 SEC. 8, TWP. 28S, R5W, W.M.

**PARTITIONER:**  
 BENJAMIN B. BYRD IV, TRUSTEE  
 727 SE CASS SUITE 421  
 ROSEBURG, OR 97470  
 WATER: WELL  
 SEWER: SEPTIC SYSTEM  
 COMP PLAN: AGRICULTURE AND  
 FARM FOREST TRANSITIONAL  
 ZONING: FG AND FF  
 PLANNING DEPT. FILE NO.01-167

**NARRATIVE**

THE PURPOSE OF THIS UNSURVEYED MAP IS TO PARTITION PARCEL 3 OF THE LAND PARTITION 2001-0004, INTO THE TWO PARCELS AS SHOWN AND AS APPROVED PER DOUGLAS COUNTY PLANNING FILE NO. 01-167.

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 UNSURVEYED MINOR LAND PARTITION MAP 2001-0004.

**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:

THAT PROPERTY RECORDED AS PARCEL TWO IN DEED INSTRUMENT 2002-16960, BOOK 1881, PAGE 498, DOUGLAS COUNTY DEED RECORDS, WHICH IS PARCEL 3 OF LAND PARTITION PLAT NO. 2001-0004, IS PARTITIONED INTO THE TWO PARCELS DESCRIBED AS FOLLOWS:

**PARCEL 1**

ALL THAT PORTION OF PARCEL 3, LAND PARTITION 2001-0004 LYING IN SECTION 5 AND SECTION 6; THE NORTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 8; AND THE EASTERN 1229 FEET OF THE NORTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 7, ALL IN TWP. 28 SOUTH, RANGE 5 WEST, W.M., CONTAINING 161.4 ACRES, MORE OR LESS.

**PARCEL 2**

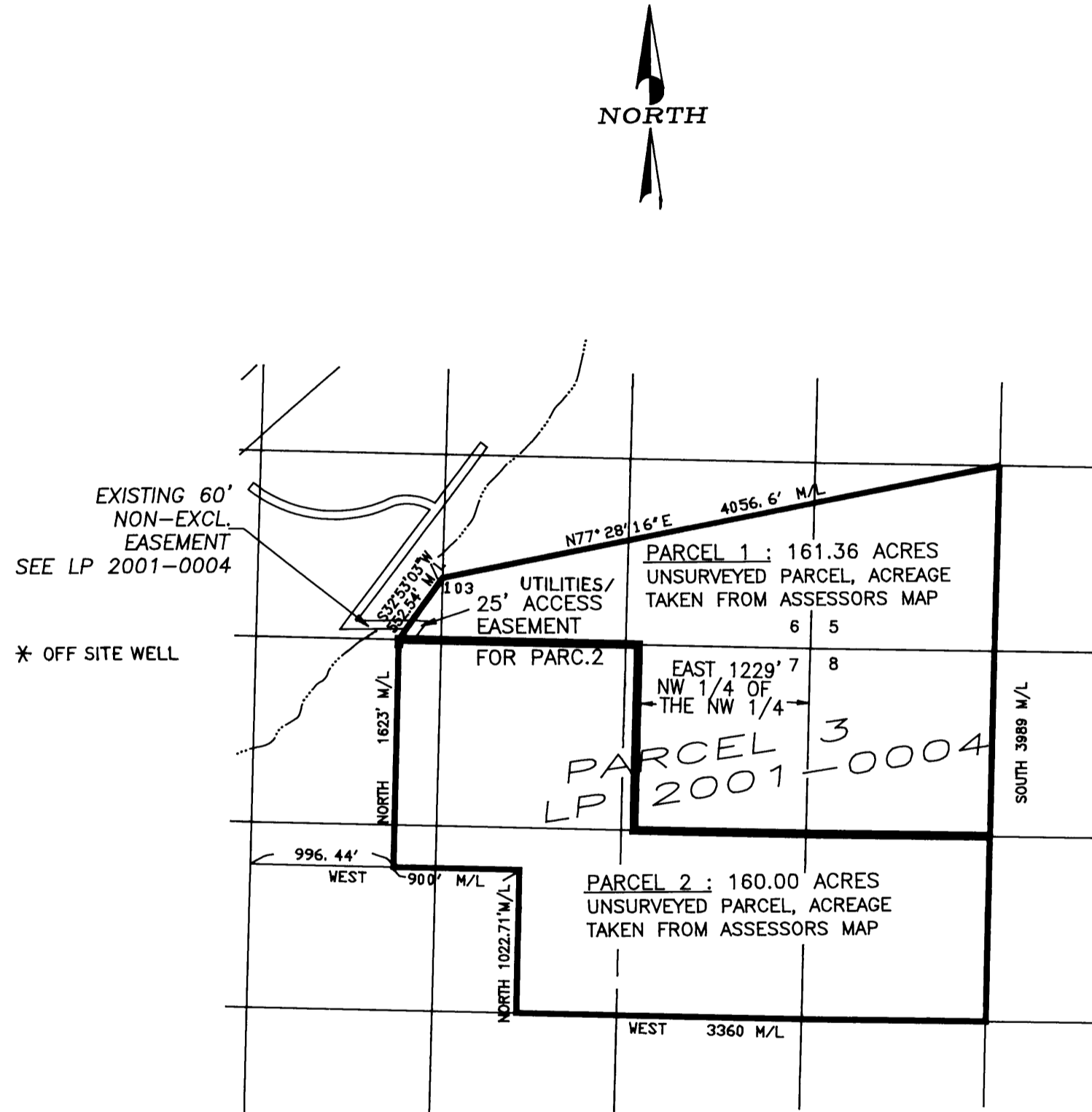
ALL THAT PORTION OF PARCEL 3, LAND PARTITION 2001-0004 LYING IN SECTION 7, EXCEPT THE EAST 1229 FEET OF THE NORTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 7; AND THE SOUTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 8, ALL IN TWP. 28 SOUTH, RANGE 5 WEST, W.M., CONTAINING 160.0 ACRES, MORE OR LESS.

**SUBJECT TO THE FOLLOWING:**

- 1) A NON-EXCLUSIVE ACCESS EASEMENT 60 FEET IN WIDTH AS SHOWN ON LAND PARTITION MAP 2001-0004.
- 2) A RIGHT OF WAY TO PACIFIC TELEPHONE AND TELEGRAPH, REC. INST. 61739, BOOK 136, PG 184.
- 3) A RIGHT OF WAY TO PACIFIC POWER & LIGHT, REC. INST. 302940 BOOK 310.
- 4) AN EASEMENT TO JAMES C. SEXTON, ET AL, REC. INST. 88-07601 BOOK 1023, PG 26.
- 5) EASEMENTS TO ROBERTS CREEK WATER DISTRICT.
- 6) RIGHT OF WAY BOOK 50, PG 491.

TOGETHER WITH THE 25' ACCESS EASEMENT FROM PARCEL 1 TO PARCEL 2 AT THE WESTERN MOST CORNER OF PARCEL 1 AS SHOWN ON THE PLAT.

EASEMENT TO AND USE OF WELL REFERENCE WELL LOG L07113 LOCATED I. ON PARCEL I. LP 1997-0026

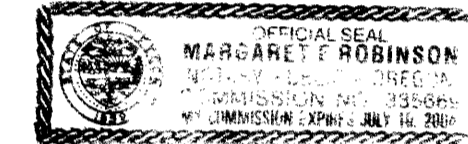


**DECLARATION:**

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*  
 BENJAMIN B. BYRD IV, TRUSTEE  
*Christopher C. Smith*  
 CHRISTOPHER C. SMITH, TRUSTEE

**ACKNOWLEDGMENT:**



STATE OF OREGON )  
 ) SS  
 COUNTY OF DOUGLAS )

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 8 DAY OF January 2005 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, OWNER 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* 07/10/2004  
 NOTARY PUBLIC, STATE OF OREGON

**APPROVALS:**

*Keith L. Cubic* 5/9/05  
 DOUGLAS COUNTY PLANNING DIRECTOR DATE  
*Randy Wan* 5-10-05  
 DOUGLAS COUNTY SURVEYOR DATE

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

*Margaret Cannaday* deputy 5/20/05  
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 23 DAY OF May 8:38 O'CLOCK

BARBARA E. NIELSEN  
 DOUGLAS COUNTY CLERK *By Carl Engel, Deputy*



REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

OREGON  
 JANUARY 21, 1997  
 DAVID J. BEEDLE  
 #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

2005-0049

2005-0049