

LAND PARTITION PLAT

OF PARCEL 1, PARTITION PLAT #1996-0051
IN SECTIONS 14, 15 & 22, T. 24 S., R. 7 W., W. M.
AUGUST 2005 - PLANNING FILE #05-068

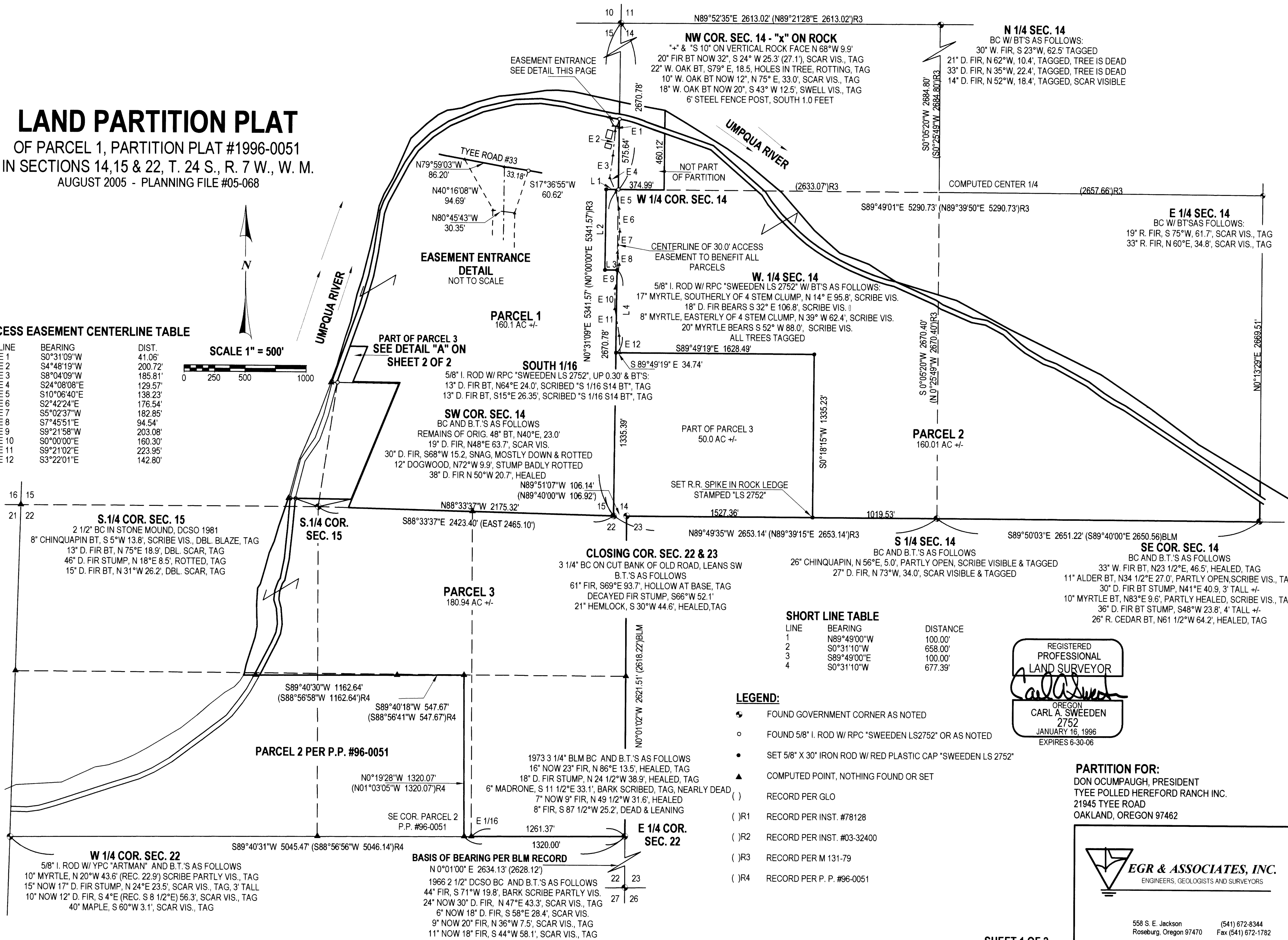


SCALE 1" = 500'



ACCESS EASEMENT CENTERLINE TABLE

LINE	BEARING	DIST.
E 1	S0°31'09"W	41.06'
E 2	S4°48'19"W	200.72'
E 3	S8°04'09"W	185.81'
E 4	S24°08'08"E	129.57'
E 5	S10°06'40"E	138.23'
E 6	S2°42'24"E	176.54'
E 7	S5°02'37"W	182.85'
E 8	S7°45'51"E	94.54'
E 9	S9°21'58"W	203.08'
E 10	S0°00'00"E	160.30'
E 11	S9°21'02"E	223.95'
E 12	S3°22'01"E	142.80'



EASEMENT ENTRANCE
SEE DETAIL THIS PAGE

EASEMENT ENTRANCE
DETAIL
NOT TO SCALE

PART OF PARCEL 3
SEE DETAIL "A" ON
SHEET 2 OF 2

PARCEL 1
160.1 AC +/-

SOUTH 1/16

SW COR. SEC. 14

BC AND B.T.'S AS FOLLOWS
REMAINS OF ORIG. 48" BT, N40°E, 23.0'
19" D. FIR, N48°E 63.7', SCAR VIS.
30" D. FIR, S68°W 15.2, SNAG, MOSTLY DOWN & ROTTED
12" DOGWOOD, N72°W 9.9', STUMP BADLY ROTTED
38" D. FIR N 50°W 20.7', HEALED

PARCEL 2
160.01 AC +/-

SET R.R. SPIKE IN ROCK LEDGE
STAMPED "LS 2752"

PARCEL 3
180.94 AC +/-

CLOSING COR. SEC. 22 & 23

3 1/4" BC ON CUT BANK OF OLD ROAD, LEANS SW
B.T.'S AS FOLLOWS
61" FIR, S69°E 93.7', HOLLOW AT BASE, TAG
DECAYED FIR STUMP, S66°W 52.1'
21" HEMLOCK, S 30°W 44.6', HEALED, TAG

SHORT LINE TABLE

LINE	BEARING	DISTANCE
1	N89°49'00"W	100.00'
2	S0°31'10"W	658.00'
3	S89°49'00"E	100.00'
4	S0°31'10"W	677.39'

LEGEND:

- FOUND GOVERNMENT CORNER AS NOTED
- FOUND 5/8" I. ROD W/ RPC "SWEEDEN LS2752" OR AS NOTED
- SET 5/8" X 30" IRON ROD W/ RED PLASTIC CAP "SWEEDEN LS 2752"
- ▲ COMPUTED POINT, NOTHING FOUND OR SET
- () RECORD PER GLO
- ()R1 RECORD PER INST. #78128
- ()R2 RECORD PER INST. #03-32400
- ()R3 RECORD PER M 131-79
- ()R4 RECORD PER P. P. #96-0051

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Carl A. Sweeden

OREGON
CARL A. SWEEDEN
2752
JANUARY 16, 1996
EXPIRES 6-30-06

PARTITION FOR:
DON OCUMPAUGH, PRESIDENT
TYEE POLLED HEREFORD RANCH INC.
21945 TYEE ROAD
OAKLAND, OREGON 97462

EGR & ASSOCIATES, INC.
ENGINEERS, GEOLOGISTS AND SURVEYORS

558 S. E. Jackson
Roseburg, Oregon 97470

(541) 672-8344
Fax (541) 672-1782



LAND PARTITION PLAT

OF PARCEL 1, PARTITION PLAT #1996-0051
IN SECTIONS 14, 15 & 22, T. 24 S., R. 7 W., W. M.
AUGUST 2005 - PLANNING FILE #05-068



SCALE 1" = 200'



SURVEYORS CERTIFICATE:

I, CARL A. SWEEDEN, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED ONLY CERTAIN LINES OF THAT LAND SHOWN HEREON IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92 WITH PORTIONS NOT SURVEYED AND THAT TOTAL ACREAGES SHOWN FOR THE PARCELS BEING TAKEN FROM ASSESSOR MAPS AND ADJUSTED WITH THOSE AREAS AS DETERMINED PER THIS SURVEY.

Carl A. Sweeden

CARL A. SWEEDEN LS 2752

LEGAL DESCRIPTION:

PARCEL 1 OF PARTITION PLAT #96-0051, DOUGLAS COUNTY, OREGON PARTITION PLAT RECORDS.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT DON OCUMPAUGH, PRESIDENT OF TYEE POLLED HEREFORD RANCH INC. DOES HEREBY DECLARE THAT IT IS THE OWNER OF SAID LAND AND THAT IT 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 #2005-068, DOUGLAS COUNTY, PLANNING DEPARTMENT AND THAT IT DOES CREATE FOR THE BENEFIT OF EACH PARCEL THE 30 FOOT WIDE ACCESS EASEMENT AS SHOWN.

Don Ocumpaugh

DON OCUMPAUGH

ACKNOWLEDGEMENTS:

STATE OF OREGON)
COUNTY OF DOUGLAS)

THERE PERSONALLY APPEARED BEFORE ME DON OCUMPAUGH, PRESIDENT, TYEE POLLED HEREFORD RANCH INC. WHO IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL WHO EXECUTED THE FORGOING INSTRUMENT AND WHO DOES HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
ON THIS:

15 DAY OF September 2005.

Kimberly A. Risk

KIMBERLY A. RISK

389597
COMMISSION NO.

Kimberly A. Risk

(SIGNATURE)

February 14, 2009
MY COMMISSION EXPIRES

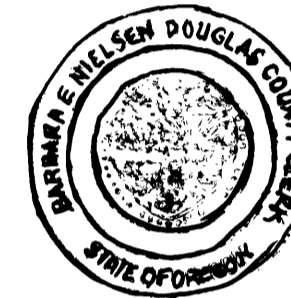
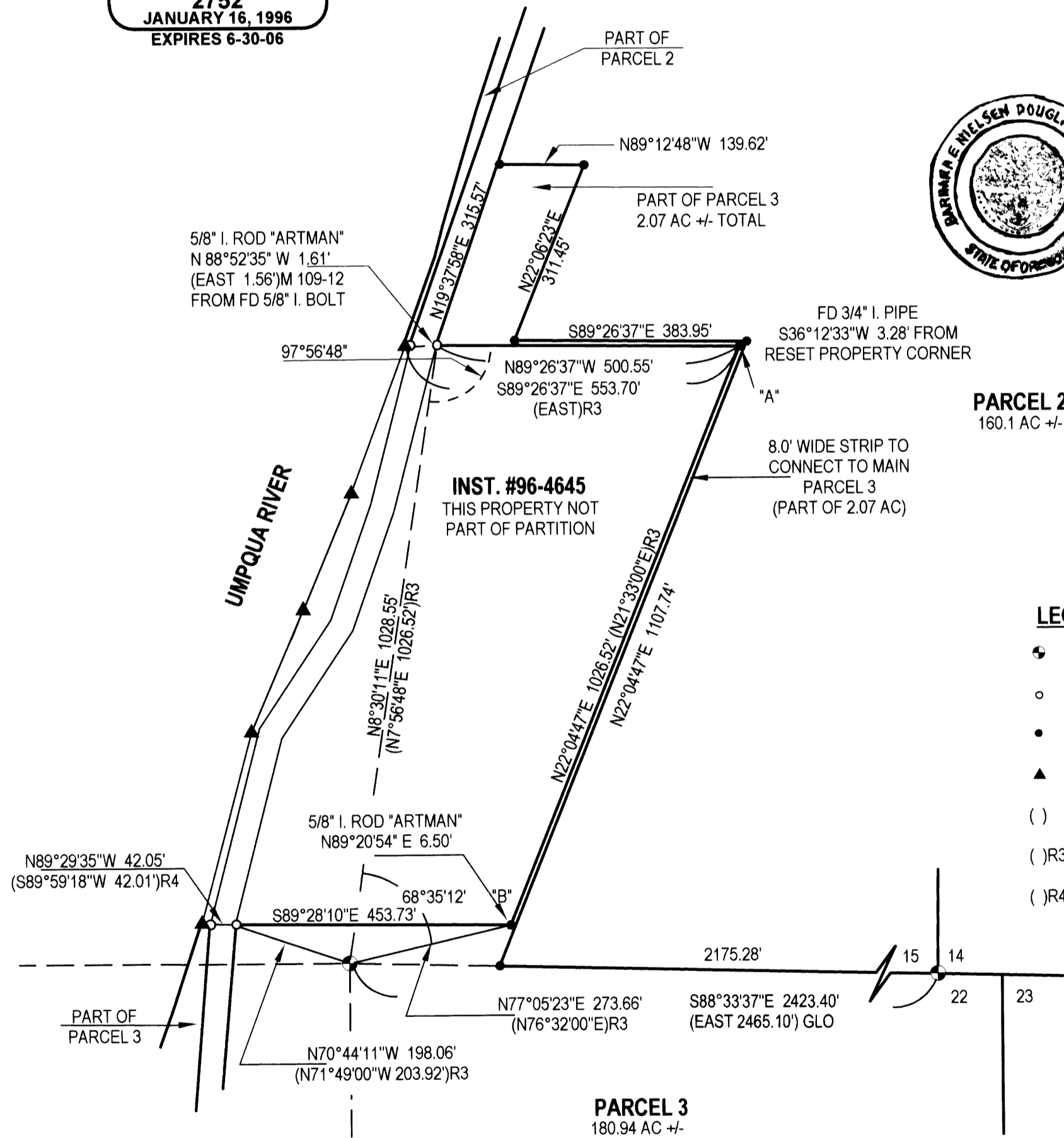
NARRATIVE:

THIS SURVEY AND PARTITION OF PARCEL 1, PARTITION PLAT #1996-0051 WAS COMPLETED AS REQUESTED BY THE OWNERS AND AS APPROVED PER THE DOUGLAS COUNTY PLANNING DEPARTMENT FILE #05-068. PREVIOUS SURVEYS BY THIS FIRM COMPLETED ON THIS LAND AND ADJOINING LANDS WERE COMBINED, ROTATED AND USED TO CONTROL THIS SURVEY. M 131-79 & M136-63 AS WELL AS OTHER SURVEYS OF RECORD, CS 42/162, M 109-12, AND PARTITION PLAT #96-0051 WERE USED DURING THE COURSE OF THE SURVEY TO ESTABLISH BOUNDARIES OF OTHER ADJOINING LANDS. BOUNDARIES OF THE NEW PARCELS PRIMARILY FOLLOW ESTABLISHED SECTION LINES WITH SOME EXCEPTIONS. THAT PORTION OF PARCEL 3 SITUATED IN SECTION 14 IS THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, DETERMINED BY NORMAL SECTION SUBDIVISION PER 1973 INSTRUCTIONS WITH ADDITIONAL WIDTH ADDED ON THE EAST END TO RESULT IN A TOTAL 50 ACRES. THAT PORTION OF PARCEL 3 ALONG THE EAST AND NORTH LINE OF THAT LAND DESCRIBED PER INST. #96-4645 WAS DETERMINED AFTER THE BOUNDARY OF INST. #96-4645 WAS ESTABLISHED. A SEARCH FOR RECORD SURVEY CORNERS WAS COMPLETED WITH SOME SUCCESS HOWEVER THE LOCATIONS OF THE FOUND MONUMENTS FROM M 109-12 DO NOT APPEAR TO FIT AS INDICATED ON THAT MAP. THE BOUNDARY OF THIS LAND HAS BEEN RE ESTABLISHED USING THE TIE BETWEEN THE FOUND 5/8" BOLT WHICH IS RECORD OF THE ORIGINAL SURVEY CS 42/162 AND THE SOUTH 1/4 CORNER OF SECTION 15 ALSO USED IN CS 42/162 AS A CONTROLLING LINE. CORNERS "A" & "B" WERE PLACED USING RECORD ANGLES CALCULATED FROM CS 42/162 AND RECORD DISTANCES APPLIED TO ESTABLISH THE NORTHEAST AND SOUTHEAST CORNERS AS SHOWN IN DETAIL "A" ON SHEET 2 OF 2. FINALLY, ADJUSTMENT IN THE COMMON LINE BETWEEN PARCELS 1 AND 2, BEING A PORTION OF THE LINE BETWEEN SEC. 14 AND 15 WAS COMPLETED TO EQUALIZE AREAS BETWEEN THE PARCELS. THAT PORTION OF LINE WAS ESTABLISHED AS DIRECTED AND AS SHOWN.

FIELD CREW: C. SWEEDEN, B. KNAPP AND E. WILDS
EQUIPMENT: NIKON DTM-521 W/ SUPPORT
MAPPING AND CALCULATIONS: C. SWEEDEN



DETAIL "A"



APPROVALS:

Randy Smith 9/21/05
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

Keith L. Cubie 9/21/05
DIRECTOR, PLANNING DEPT. DATE

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

Sandra K. Creech 9/21/05
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 21ST DAY OF SEPT. 2005 1:10 P.M.

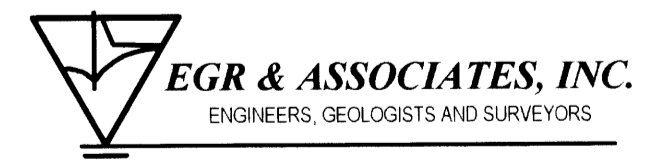
BARBARA E. NIELSEN 9-21-05
COUNTY CLERK DATE

Shirley Burnett
By: DEPUTY

LEGEND:

- FOUND GOVERNMENT CORNER AS NOTED
- FOUND 5/8" I. ROD W/ YPC "ARTMAN" UNLESS NOTED
- SET 5/8" X 30" IRON ROD W/ RED PLASTIC CAP "SWEEDEN LS 2752"
- COMPUTED POINT, NOTHING FOUND OR SET
- RECORD PER GLO
- RECORD PER CS 42/162
- RECORD PER M 109-12

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2005-0084 B

2005-0084 B