

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

2005-0084 B

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*
 NOTARY PUBLIC - OREGON (PRINTED NAME) (SIGNATURE)
 389597 February 14, 2009
 COMMISSION NO. MY COMMISSION EXPIRES

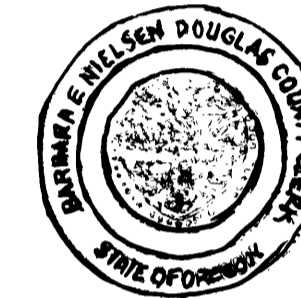
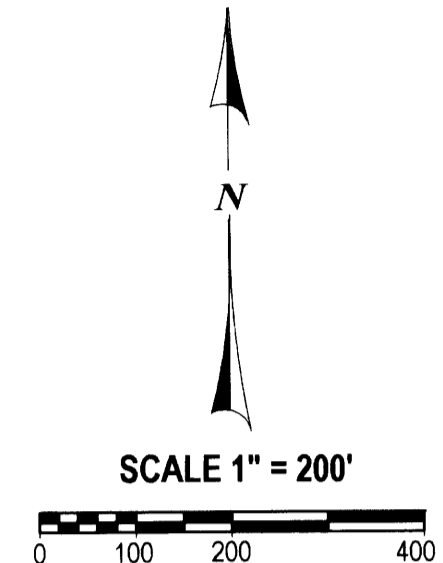
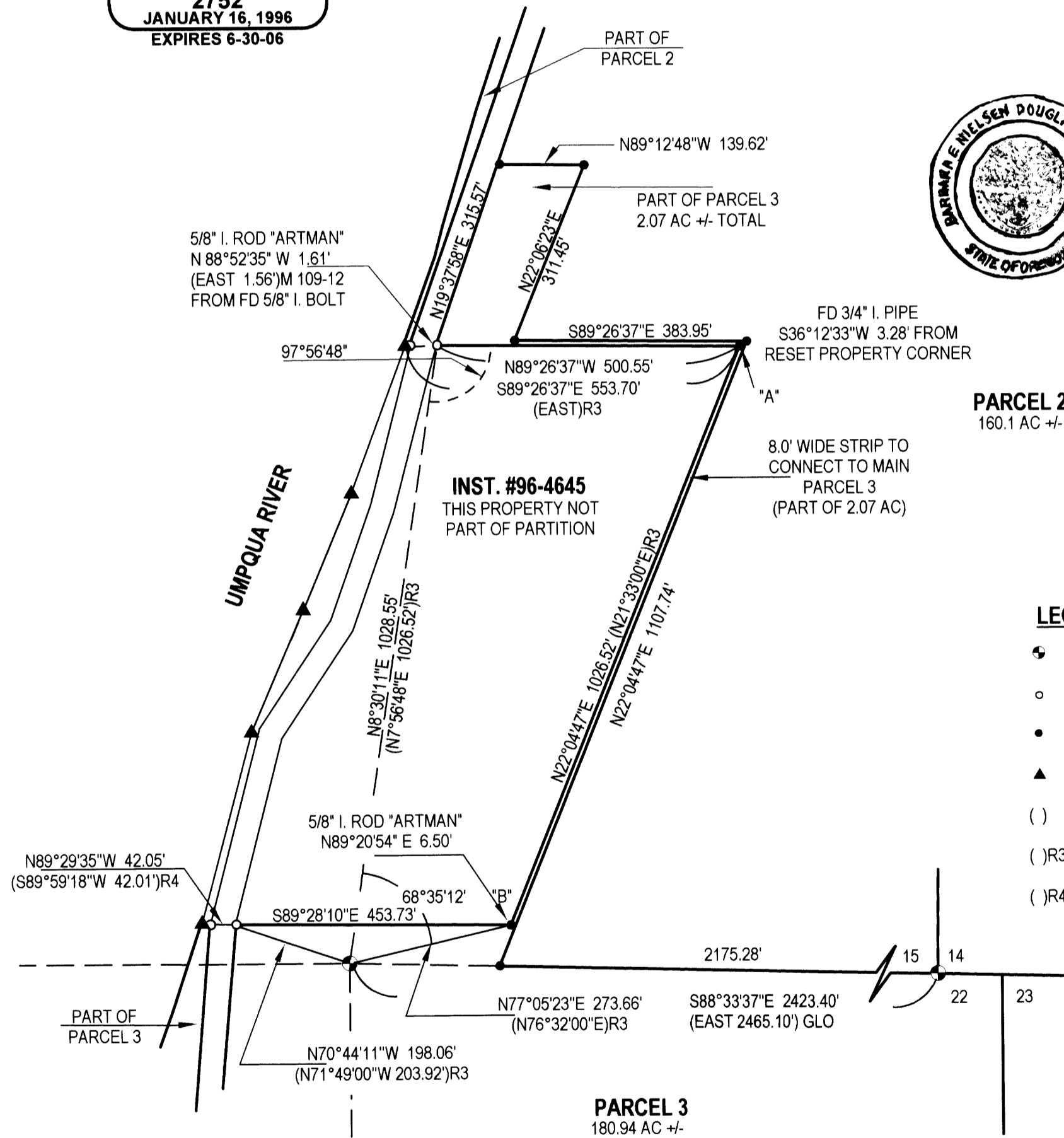
NARRATIVE:

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
 2005-023797
 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
- ()R3 RECORD PER CS 42/162
- ()R4 RECORD PER M 109-12

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



558 S. E. Jackson (541) 672-8344
 Roseburg, Oregon 97470 Fax (541) 672-1782

WATER: SPRINGS
 SEWER: SEPTIC SYSTEMS
 ZONING: FARM/FOREST
 COMP. PLAN: AGRICULTURE & FARM/FOREST TRANSITIONAL

2005-0084 B