

LAND PARTITION PLAT
OF PARCEL 1, PARTITION PLAT #2001-0053 IN SECTION 1, T. 25 S., R. 5 W., W.M.
DOUGLAS COUNTY, OREGON - MAY 2007 - PLANNING FILE #06-227

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK
2007-014518
NO FEE
PLAT-PRR Ch1=1 Sht=1 RECEIPT/COUNTER
0018965200700145180030931 06/29/2007 08:56:26 AM
This is a no fee document

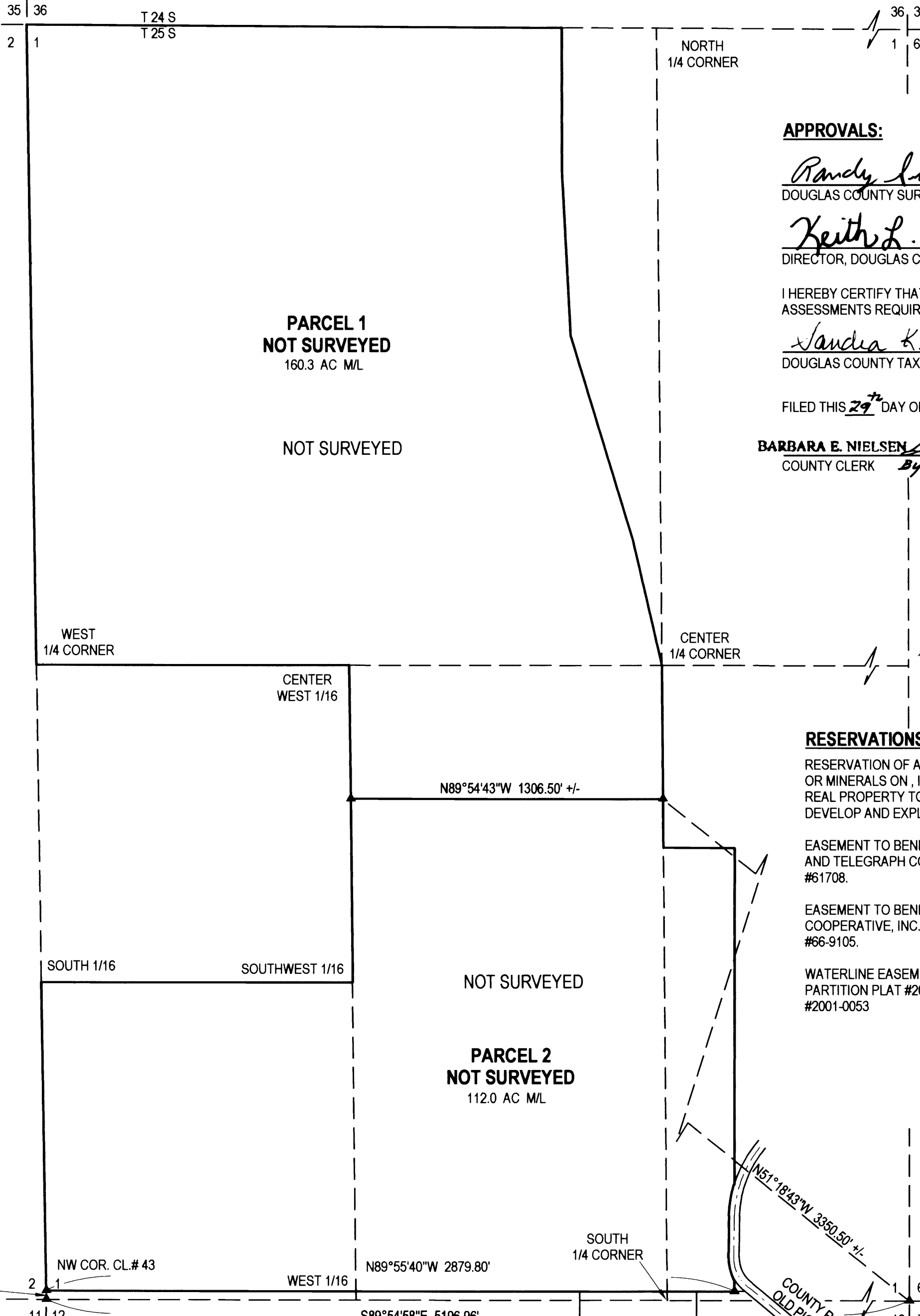
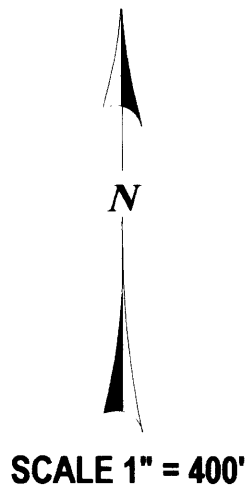
SURVEYORS CERTIFICATE:

I, CARL A. SWEEDEN, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT USING RECORD SURVEY INFORMATION IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92 AND THAT THE PARCELS SHOWN HEREON HAVE NOT BEEN SURVEYED OR MARKED.

Signature of Carl A. Sweeden
CARL A. SWEEDEN LS 2752

LEGAL DESCRIPTION:

PARCEL 1, LAND PARTITION PLAT #2001-0053
DOUGLAS COUNTY, OREGON PARTITION
PLAT RECORDS.



APPROVALS:

Signature of Randy Smith, Douglas County Surveyor Deputy, dated 6-27-07.

Signature of Keith L. Cubie, Director, Douglas County Planning Dept., dated 6/27/07.

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

Signature of Sandra K. Conner, Douglas County Tax Collector, dated 6/28/07.

FILED THIS 29th DAY OF JUNE, 2007

Signature of Barbara E. Nielsen, County Clerk, dated 6-29-07.



RESERVATIONS AND EASEMENTS OF RECORD

RESERVATION OF ALL RIGHT TO GAS, OIL OR MINERALS ON, IN OR UNDER THE DESCRIBED REAL PROPERTY TOGETHER WITH THE RIGHT TO DEVELOP AND EXPLOIT THE SAME

EASEMENT TO BENEFIT THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY PER RECORDERS #61708.

EASEMENT TO BENEFIT DOUGLAS ELECTRIC COOPERATIVE, INC. PER RECORDER'S #66-9105.

WATERLINE EASEMENT TO BENEFIT PARCEL 1, PARTITION PLAT #2001-0053 PER PLAT #2001-0053

WATER: VARIANCE
SEWER: VARIANCE
ZONING: FF
COMP. PLAN: FARM FOREST TRANS.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT JOHN BALDWIN DOES HEREBY DECLARE THAT HE IS THE PRESIDENT OF C & B RANCHES, INC. AND THAT HE 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 #06-227, DOUGLAS COUNTY, OREGON, PLANNING DEPARTMENT.

Signature of John Baldwin, President, C & B RANCHES, INC.

ACKNOWLEDGEMENTS:

STATE OF OREGON )
COUNTY OF DOUGLAS )

THERE PERSONALLY APPEARED BEFORE ME JOHN BALDWIN, PRESIDENT, C & B RANCHES, 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:

20 DAY OF June, 2007.

Signature of Nancy A. Winchell, Notary Public - Oregon (Printed Name) and Signature of Nancy A. Winchell (Signature)

391654 COMMISSION NO. Oct. 20, 2009 MY COMMISSION EXPIRES

NARRATIVE:

THIS PLAT WAS PREPARED AT THE REQUEST OF THE OWNER SHOWN TO PARTITION PARCEL 1 OF PARTITION PLAT #2001-0053 AS DIRECTED AND APPROVED PER DOUGLAS COUNTY, PLANNING DEPARTMENT APPROVAL #06-227 USING RECORD INFORMATION. ACREAGES ARE AS CALCULATED FROM THAT RECORD. NO FIELD SURVEYING WAS COMPLETED AND NO MONUMENTS SET.

OWNER & PARTITIONER:

C & B RANCHES, INC.
93966 DORSEY LANE
JUNCTION CITY, OREGON 97448



602 S. E. Parrott (541) 672-8344
Roseburg, Oregon 97470 Fax (541) 492-1167