

LAND PARTITION PLAT BEING IN SECTION 32, T. 26 S., R. 4 W. AND SECTIONS 4 - 6, 8 - 10 AND 16 AND 17, T. 27 S., R. 4 W., WILLAMETTE MERIDIAN DOUGLAS COUNTY, OREGON - FEBRUARY 2013 PLANNING FILE #12-056

SURVEYORS CERTIFICATE:

I, CARL A. SWEEDEN, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE CORRECTLY DEPICTED THE NON-SURVEYED LAND SHOWN HEREON IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92 AND THAT NO PART OF THIS LAND PARTITION HAS BEEN SURVEYED OR MARKED IN ANYWAY.

Signature of Carl A. Sweeden

LEGAL DESCRIPTION:

THAT LAND AS DESCRIBED IN INSTRUMENT #2012-18987 AS FOLLOWS (INCLUDING INST. #2012-20200):

ALL THE REAL PROPERTY DESCRIBED IN INSTRUMENT #1999-28287, RECORDED NOVEMBER 23, 1999, IN BOOK 1657, PAGE 823 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

EXCEPTING THEREFROM THAT PORTION OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, CONVEYED IN INSTRUMENT #2002-10165, A DEED TO ARTHUR LEN WOODY AND JERRE L. WOODY RECORDED APRIL 9, 2002, IN BOOK 1859, PAGE 762 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

ALSO EXCEPTING THEREFROM A STRIP OF LAND ALONG STRADER ROAD IN SECTION 9 AND 10, TOWNSHIP 27 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON CONVEYED IN INSTRUMENT #2003-5773, A DEED TO DOUGLAS COUNTY RECORDED FEBRUARY 27, 2003, IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

APPROVALS:

Signature of Randy Smith, Douglas County Surveyor, dated 3-5-13

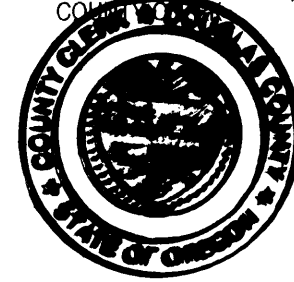
Signature of Keith L. Cubic, Director, Planning Dept., dated 3/1/13

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

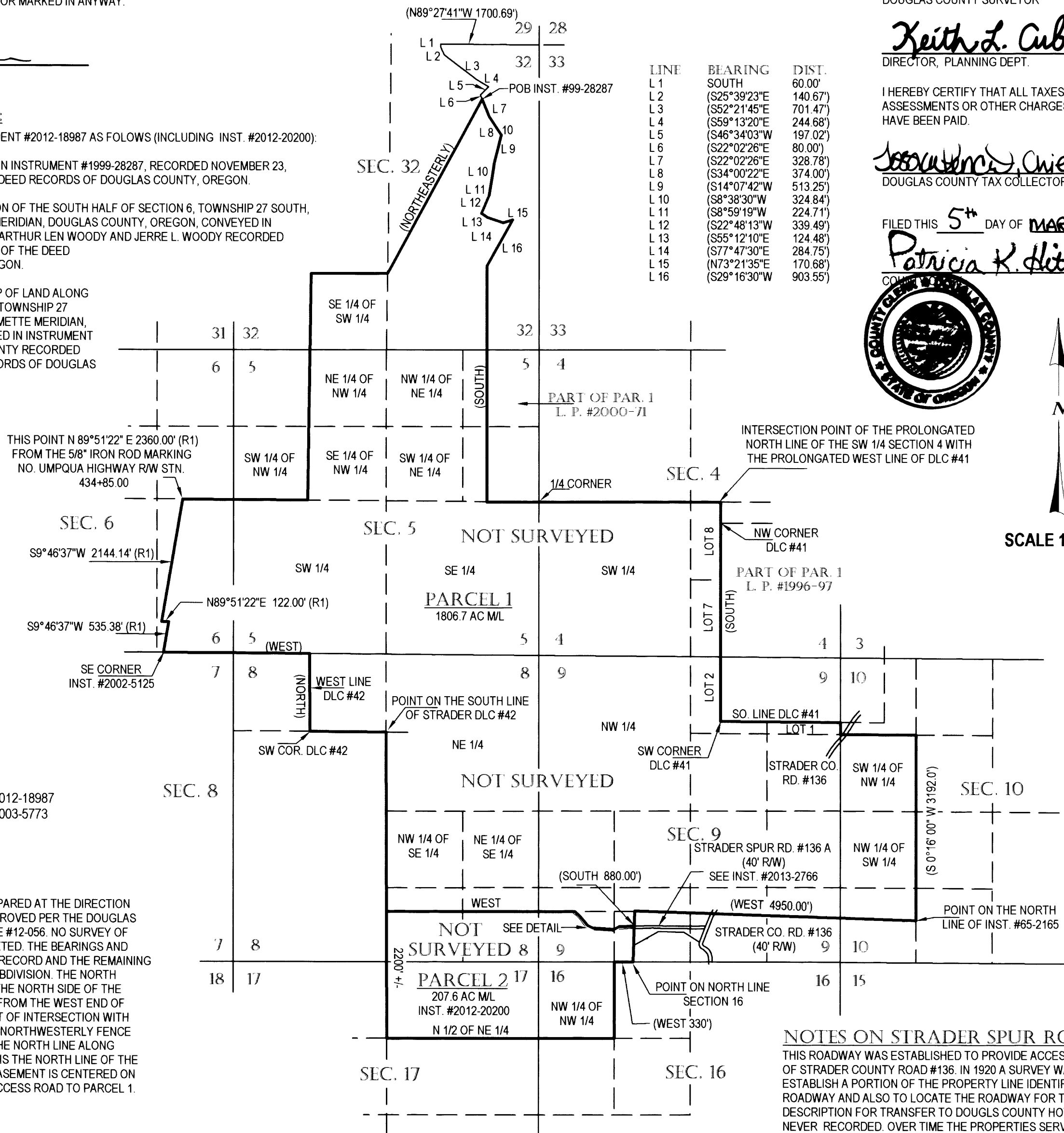
Signature of Jacobson, Chief Deputy, dated 3/1/13, Douglas County Tax Collector

FILED THIS 5th DAY OF MARCH, 2013

Signature of Patricia K. Hitt, dated 3/5/13



SCALE 1" = 800'



LEGEND:

- ( ) RECORD PER INST. #2012-18987
( )R1 RECORD PER INST. #2003-5773

NARRATIVE:

THIS LAND PARTITION PLAT WAS PREPARED AT THE DIRECTION OF THE OWNERS SHOWN AND AS APPROVED PER THE DOUGLAS COUNTY PLANNING DEPARTMENT FILE #12-056. NO SURVEY OF ANY PART OF THE LAND WAS COMPLETED...

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT JOHN GORDON FERGUSON FOR FERGUSON & SON RANCH LLC AND BRIAN MICHAEL FERGUSON AS TO THAT PORTION OF SAID LAND DESCRIBED IN DEED INSTRUMENT #2012-20200, DO HEREBY DECLARE THAT THEY ARE THE OWNERS OF THE LAND...

Signature of John Gordon Ferguson, Ferguson & Son Ranch, LLC

Signature of Brian Michael Ferguson

ACKNOWLEDGEMENTS:

STATE OF OREGON )
COUNTY OF DOUGLAS )

THERE PERSONALLY APPEARED BEFORE ME JOHN GORDON FERGUSON FOR FERGUSON & SON RANCH, LLC AND BRIAN MICHAEL FERGUSON WHO ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE FORGOING INSTRUMENT AND WHO DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

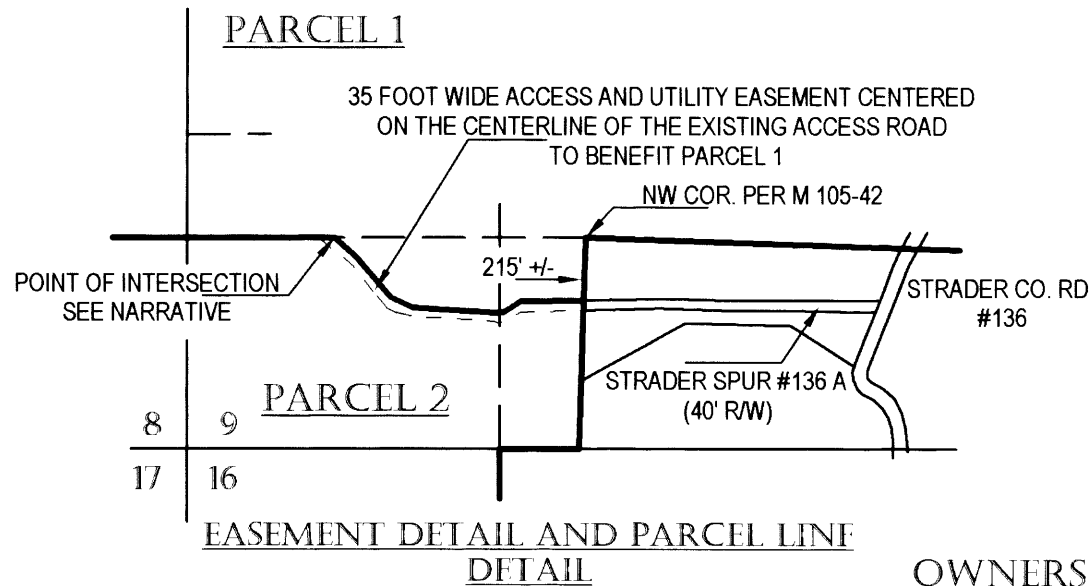
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS

12 DAY OF Feb, 2013.

Signature of Nancy A. Winchell, Notary Public - Oregon

442244 October 20, 2013
COMMISSION NO. MY COMMISSION EXPIRES

NOTES ON STRADER SPUR ROAD #236 136 A
THIS ROADWAY WAS ESTABLISHED TO PROVIDE ACCESS TO PROPERTY WEST OF STRADER COUNTY ROAD #136. IN 1920 A SURVEY WAS COMPLETED TO ESTABLISH A PORTION OF THE PROPERTY LINE IDENTIFYING THE END OF THE ROADWAY AND ALSO TO LOCATE THE ROADWAY FOR THE PURPOSE OF DEED DESCRIPTION FOR TRANSFER TO DOUGLAS COUNTY HOWEVER A DEED WAS NEVER RECORDED...



REGISTERED PROFESSIONAL LAND SURVEYOR
Signature of Carl A. Sweeden
OREGON CARL A. SWEEDEN 2752 JANUARY 16, 1996 EXPIRES 6-30-14

OWNERS AND PARTITIONERS:

FERGUSON & SON RANCH, LLC BRIAN MICHAEL FERGUSON
JOHN GORDON FERGUSON 2190 STRADER ROAD
2190 STRADER ROAD ROSEBURG, OREGON 97470
ROSEBURG, OREGON 97470

Sweeden Land Surveying
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