



NO FEE

PLAT-PAR Cnt=1 Stn=36 BRANDY
This is a no fee document 06/30/2014 03:20:10 PM

THIS PLAT WAS PREPARED WITH A HEWLETT-PACKARD (HP)
DESIGNJET 500 USING HP NO. C4844A INKJET INK ON
CONTINENTAL IMAGING NO. JPC4M2 POLYESTER FILM.

PARTITION PLAT

SITUATED IN THE SW1/4 OF SECTION 12, TOWNSHIP 27 SOUTH,
RANGE 6 WEST OF THE WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON
CITY OF ROSEBURG
JUNE 2014

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT DASH PROPERTY HOLDINGS, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND ON THIS PLAT; AND THAT IT HAS CAUSED THE SAME TO BE PARTITIONED AND SURVEYED INTO PARCELS AS SHOWN ON THE ANNEXED MAP AND IN ACCORDANCE WITH CITY OF ROSEBURG LAND USE REGULATIONS AND THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES, AND DOES HEREBY CREATE A RECIPROCAL PRIVATE CROSS ACCESS AND SHARED PARKING EASEMENT FOR COMMON USE BY PARCEL 1 AND PARCEL 2 AS DEPICTED ON MAP.

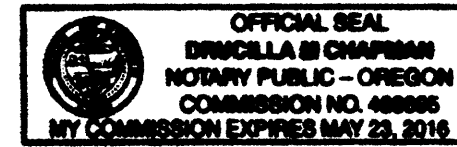
Dan Woodruff
DAN WOODRUFF, MANAGER DASH PROPERTY HOLDINGS, LLC

STATE OF OREGON }
COUNTY OF DOUGLAS } SS.

BE IT REMEMBERED THAT ON THIS 27th DAY OF June, 20 14, PERSONALLY APPEARED BEFORE ME DAN WOODRUFF, MANAGER OF DASH PROPERTY HOLDINGS, LLC., AND IS KNOWN TO ME TO BE THE IDENTICAL PERSON DESCRIBED IN AND WHO EXECUTED THE SAME FREELY AND VOLUNTARILY.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL NOTARY SEAL THIS 27th DAY OF June, 20 14.

Drucilla Chapman
NOTARY PUBLIC FOR THE STATE OF OREGON (PRINTED) Drucilla Chapman
NOTARY PUBLIC FOR THE STATE OF OREGON (SIGNATURE)
COMMISSION NO. 468695 MY COMMISSION EXPIRES: 5.23.16



APPROVALS:

APPROVED BY THE UNDERSIGNED:

Randy Smith THIS 30 DAY OF JUNE 2014.
DOUGLAS CO. SURVEYOR OR DEPUTY

Brian White THIS 27th DAY OF June, 2014.
CITY OF ROSEBURG PLANNING DEPT.

Yvonne Murray 6/30/2014
CITY OF ROSEBURG PUBLIC WORKS DEPT.
ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID THIS 30th DAY OF June, 20 14.

Patricia K. Hitt
DOUGLAS COUNTY TAX COLLECTOR OR DEPUTY

STATE OF OREGON }
COUNTY OF DOUGLAS } SS.

I HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORDING ON THE 30th DAY OF June, 2014, AT 3:20 O'CLOCK P M, AND RECORDED AS PARTITION PLAT NO. 2014-8625 OF THE OFFICIAL DOUGLAS COUNTY RECORDS.
Patricia K. Hitt
DOUGLAS COUNTY CLERK OR DEPUTY

ACCESS RESTRICTION NOTE (PARCEL 2):

- a. SITE ACCESS TO PARCEL 2 TO WILL BE LIMITED TO RIGHT TURN MOVEMENTS TO AND FROM STEWART PARKWAY. INSTALLATION OF A CENTER MEDIAN WILL BE REQUIRED ON STEWART PARKWAY PREVENTING LEFT TURN MOVEMENTS AT THE TIME OF PROPOSED USAGE.
- b. LEFT TURN MOVEMENTS WILL BE PERMITTED ONCE A TWO-WAY LEFT TURN LANE HAS BEEN CONSTRUCTED. PROPERTY OWNER WILL BE REQUIRED TO DEDICATE THE NECESSARY RIGHT OF WAY, SLOPE EASEMENTS, DESIGN, AND CONSTRUCT A TWO-WAY LEFT TURN LANE AS RECOMMENDED BY SOUTHERN OREGON TRANSPORTATION ENGINEERS STUDY DATED JANUARY 22, 2014.
- c. A CLEAR VISION EASEMENT SHALL BE REQUIRED ALONG STEWART PARKWAY FRONTAGE RESTRICTING BUILDING AND LANDSCAPING THAT WILL REDUCE RECOMMENDED SIGHT DISTANCES.

MIXED USE ZONE (MU)

SURVEYOR'S CERTIFICATE:

I, MARCUS D. CROSS, OREGON REGISTERED PROFESSIONAL LAND SURVEYOR NO. 55506, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS IN COMPLIANCE WITH O.R.S. 92.060, THE PARCELS OF LAND DESIGNATED AND REPRESENTED ON THIS PARTITION PLAT, THE BOUNDARIES BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, SAID POINT LYING ON THE WESTERLY RIGHT OF WAY OF MULHOLLAND DRIVE AND BEING NORTH 89°04'18" WEST, 234.50 FEET FROM A 2" IRON PIPE MARKING THE INITIAL POINT OF EDEN HEIGHTS SUBDIVISION AS RECORDED IN VOLUME 6, PAGE 41; THENCE LEAVING SAID WEST LINE OF MULHOLLAND DRIVE NORTH 89°04'18" WEST, 176.46 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 5; THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 5 NORTH 07°31'46" EAST, 23.43 FEET; THENCE NORTH 07°19'32" EAST, 591.65 FEET; THENCE NORTH 23°28'19" EAST, 83.11 FEET; THENCE 592.95 FEET ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 11,584.16 FEET THROUGH A CENTRAL ANGLE OF 02°55'58" (THE LONG CHORD OF WHICH BEARS NORTH 04°59'19" EAST, 592.89 FEET) TO A POINT MARKING THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF INTERSTATE 5 AND THE SOUTH-WESTERLY RIGHT OF WAY OF STEWART PARKWAY; THENCE ALONG THE SOUTHWESTERLY RIGHT OF WAY OF STEWART PARKWAY 245.18 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 450.00 FEET THROUGH A CENTRAL ANGLE OF 31°13'03" (THE LONG CHORD OF WHICH BEARS SOUTH 19°21'15" EAST, 242.16 FEET); THENCE SOUTH 03°44'43" EAST, 239.95 FEET; THENCE NORTH 29°56'32" EAST, 14.61 FEET, THENCE SOUTH 03°44'43" EAST, 21.63 FEET; THENCE SOUTH 02°07'39" EAST, 64.47 FEET; THENCE SOUTH 86°15'17" WEST, 4.86 FEET; THENCE SOUTH 09°44'25" EAST, 25.47 FEET; THENCE SOUTH 01°25'22" EAST, 167.81 FEET; THENCE NORTH 81°57'04" EAST, 6.64 FEET; THENCE 169.35 FEET ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 432.27 FEET THROUGH A CENTRAL ANGLE OF 22°26'49" (THE LONG CHORD OF WHICH BEARS SOUTH 19°16'21" EAST, 168.27 FEET); THENCE 21.79 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 35.54 FEET THROUGH A CENTRAL ANGLE OF 35°07'42" (THE LONG CHORD OF WHICH BEARS SOUTH 12°56'02" EAST, 21.45 FEET) TO THE INTERSECTION OF THE SOUTH-WESTERLY RIGHT OF WAY LINE OF STEWART PARKWAY AND THE NORTHWESTERLY RIGHT OF WAY LINE OF MULHOLLAND DRIVE; THENCE ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF MULHOLLAND DRIVE 37.81 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET THROUGH A CENTRAL ANGLE OF 43°19'57" (THE LONG CHORD OF WHICH BEARS SOUTH 29°08'52" WEST, 36.92 FEET); THENCE SOUTH 50°52'07" WEST, 29.68 FEET; THENCE 289.00 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 331.56 FEET THROUGH A CENTRAL ANGLE OF 49°58'18" (THE LONG CHORD OF WHICH BEARS SOUTH 25°53'49" WEST, 279.94 FEET); THENCE SOUTH 00°54'45" WEST, 63.93 FEET TO THE INITIAL POINT OF BEGINNING.

Marcus D. Cross
MARCUS D. CROSS P.L.S. 55506

NARRATIVE:

THE PURPOSE OF THIS PARTITION IS TO DIVIDE THE SUBJECT PROPERTY INTO TWO PARCELS AS DEPICTED ON THE MAP. FOUND MONUMENTS FROM COUNTY SURVEY M151-29 WERE RECOVERED AND USED FOR CONTROL. MONUMENTS WERE SET ON THE NEW PARCEL BOUNDARY AS SHOWN ON THE PLAT.

BASIS OF BEARINGS IS GRID NORTH ON THE OREGON COORDINATE REFERENCE SYSTEM COTTAGE GROVE - CANYONVILLE ZONE.

THIS SURVEY WAS PERFORMED USING TRIMBLE 5800 GPS EQUIPMENT AND A TRIMBLE 5600 TOTAL STATION.

CITY FILE NO. P-14-2

SHEET 1 OF 2

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Marcus D. Cross
OREGON
JULY 6, 2010
MARCUS D. CROSS
55506PLS

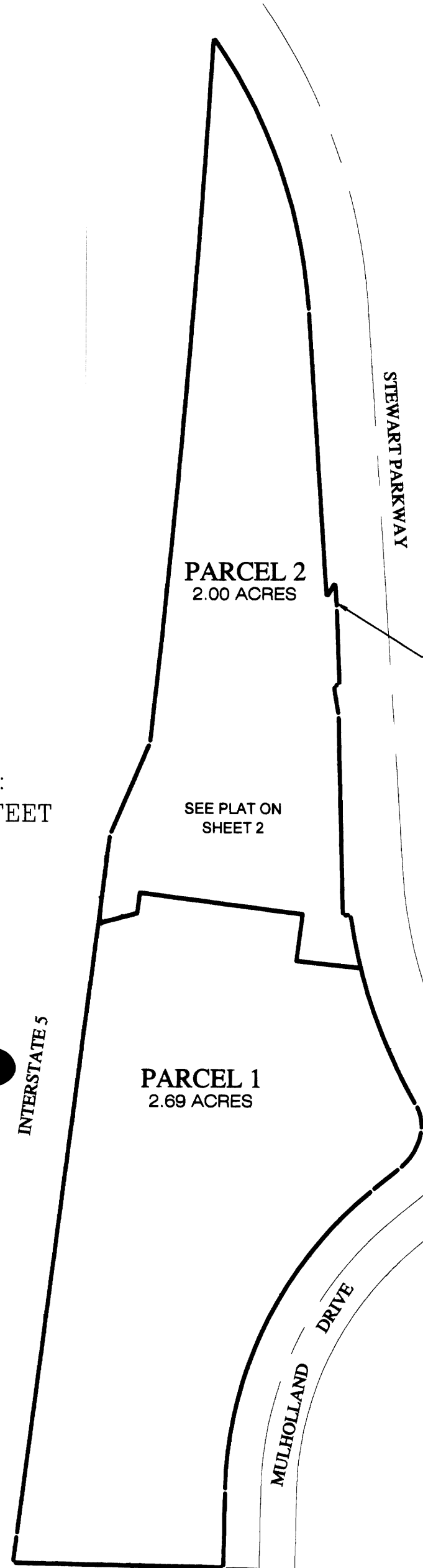
EXPIRES: 12-31-2015

SURVEY FOR: CLIFF WOODRUFF CONSTRUCTION
P.O. BOX 909
GRANTS PASS, OR 97528

DATE: JUNE 2014 PROJECT NO. 1306

R-C RHINE-CROSS GROUP LLC
ENGINEERING - SURVEYING - PLANNING
112 N. 5TH ST., SUITE 200 - P.O. BOX 909
KLAMATH FALLS, OREGON 97601

Phone: (541) 851-9405 Fax: (541) 273-9200 admin@rc-grp.com



SCALE:
1" = 100' FEET

PARCEL 2
2.00 ACRES

SEE ACCESS
RESTRICTION NOTE
ON THIS SHEET

SEE PLAT ON
SHEET 2

PARCEL 1
2.69 ACRES

INTERSTATE 5

MULHOLLAND
DRIVE

STEWART PARKWAY

2014-0013 A

2014-0013 A