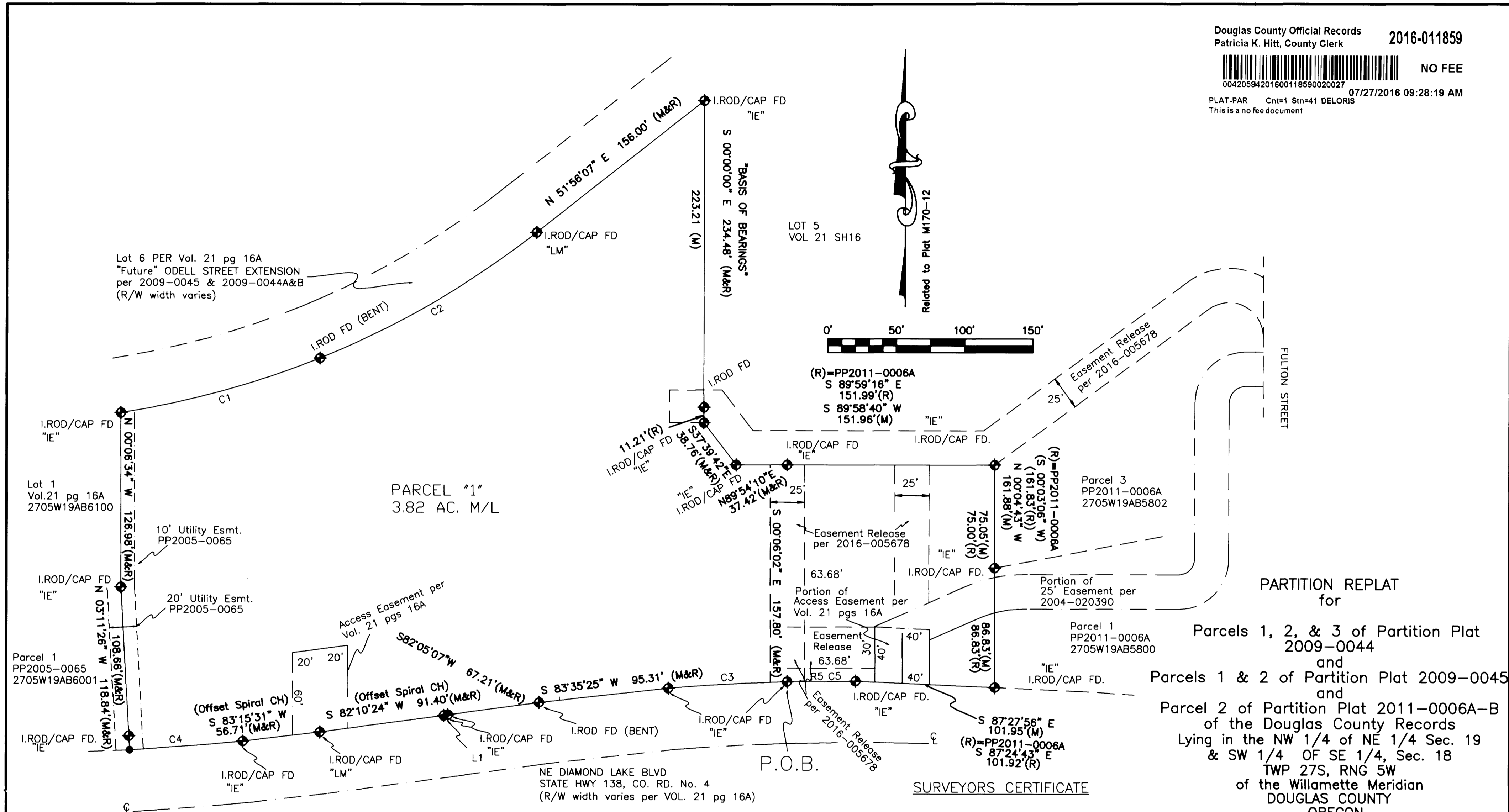


2016-0020 A



**PARTITION REPLAT**  
 for  
 Parcels 1, 2, & 3 of Partition Plat  
 2009-0044  
 and  
 Parcels 1 & 2 of Partition Plat 2009-0045  
 and  
 Parcel 2 of Partition Plat 2011-0006A-B  
 of the Douglas County Records  
 Lying in the NW 1/4 of NE 1/4 Sec. 19  
 & SW 1/4 OF SE 1/4, Sec. 18  
 TWP 27S, RNG 5W  
 of the Willamette Meridian  
 DOUGLAS COUNTY  
 OREGON

**SURVEYORS CERTIFICATE**

I, George Marcus Brittain, do hereby certify that I have correctly surveyed and monumented with proper monuments, the corners, so indicated on the plat and that the boundaries as properly described as the property described in Document 2015-015234 and shown on the Record of Survey Plat M170-12, and Parcel 2 of Partition Plat 2011-0006A & B of Douglas County, Oregon.

Prepared For:  
 Cascade Self Storage - Roseburg  
 (a California General Partnership)  
 PO Box 7  
 Novato, CA 94948  
 415-892-4795

Community Development Dept. File No.:  
P-16-3

PROJECT SUMMARY: *mixed use 6.30.16*  
 ZONING: *IND (INDUSTRIAL) Ma. GRS*  
 WATER: City of Roseburg  
 SEWER: R.U.S.A.

FLOOD MAP: 41019C1729  
 (Area does not appear inside a designated Flood Hazard Zone)

ACREAGE: 3.82 Ac. TOTAL

ADDITIONAL REFERENCES:  
 Doc. 2015-015234  
 Doc. 2015-015072

<b>REFERENCE:</b> M170-12 PP2011-0006A&B PP2009-0044A&B
TAX LOTS: AS SHOWN
FIELD: G.M. BRITTAIN CHKD: G.M. BRITTAIN
SCALE: 1" = 50' DATE: 11-09-15
REVISIONS:

REGISTERED PROFESSIONAL LAND SURVEYOR  
  
 OREGON  
 JULY 14, 2009  
 GEORGE MARCUS BRITTAIN  
 81265  
 EXPIRES: 12/31/2017

SURVEY BY  
**G. MARCUS BRITTAIN**  
 PROFESSIONAL LAND SURVEYOR  
 AK Reg# L9329 CO Reg# 31547  
 NC Reg# L-3264 SC Reg# 15184  
 OR Reg# 81265  
 2670 FLOURNOY VALLEY ROAD  
 ROSEBURG, OREGON 97471  
 PHONE: 541-637-0572

**LEGEND**

- ◆ MONUMENT FOUND as noted
- COMPUTED POINT
- (M) MEASURED COURSE
- (R) RECORD COURSE (per Plat: M170-12 or PP2011-006A&B as noted)
- (C) COMPUTED COURSE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	668.10'	151.36'	151.04'	S 74°39'33" W	12°58'49"
C2	649.65'	183.54'	182.93'	S 59°46'48" W	16°11'15"
C3	1478.60'	87.22'	87.21'	N 86°48'42" E	03°22'47"
C4	1867.47'	83.04'	83.04'	S 85°25'00" W	02°32'52"
C5	1473.78'	50.06'	50.06'	S89°26'44"W	1°56'46"
R5	1477.40'	50.18'	50.18'	N89°29'29"E	1°56'46"(C)

LINE	BEARING	DISTANCE
L1	S 81°27'00" W	3.11'

2016-0020 A

DECLARATION

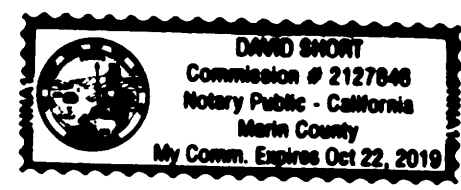
KNOW ALL PEOPLE BY THESE PRESENTS that Cascade Self Storage Roseburg, a California General Partnership, represented on the Partition Plat, and more particularly described in the accompanying Surveyors Certificate, does hereby declare the said Plat to be a correct map of the Partition Plat.

DEAN J. MOSER, MANAGING MEMBER
(Printed Name)
Signature
Representative Agent and Signator for CASCADE SELF STORAGE - ROSEBURG

ACKNOWLEDGMENT:

CALIFORNIA
State of Oregon
SS
Douglas County)
On the 25th day of May, 2016
before me appeared Dean J. Moser
as an authorized signator of Cascade Self Storage - Roseburg, a California General Partnership, who being duly sworn, acknowledged to me they are an officer of said partnership, the owner of said property, and that they executed the foregoing Declaration freely and voluntarily.
In witness whereof I have hereunto to my hand and affixed my seal this 25th day of May, 2016.

DAVID SHORT
Notary Public for Oregon (Print Name) CALIFORNIA
Notary Signature
2127848
Commission Number
10/22/2019
My Commission Expires:



APPROVALS:

BRITAIN
City of Roseburg Community Development Director
6/30/2016
Date
CARRI MESSY
City of Roseburg Public Works Director
7/7/2016
Date
KUSTIAN O. DEPTA
Douglas County Surveyor
7/7/2016
Date

I hereby certify that all taxes and special assessments or other charges required by law have been paid.
MELISSA HELM, Chief Deputy
Douglas County Tax Collector
7/25/2016
Date

Filed this 27th day of July, 2016
PATRICIA H. HILL
Douglas County Clerk By Deloris Wilkins Deputy

NOTES:
1. The "Easements to be Released" description is based on information provided by and taken from the document prepared by the Law Offices of "Dole, Coalwell, Clark, Mountainspring, & Mornarich, P.C., Roseburg, Oregon.
2. All areas shown are subject to easements, restrictions, rights of way and zoning that may directly affect the areas shown.



PARCEL DESCRIPTION

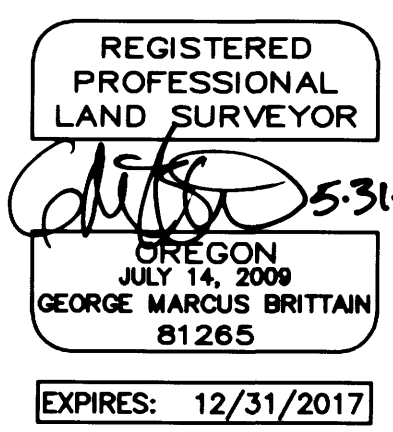
Being a Parcel of land lying in the Northwest Quarter of the Northeast Quarter of Section 19, Township 27 South, Range 5 West of the Willamette Meridian, Douglas County, Oregon and more particularly described as: BEGINNING at an Iron Rod with cap found being the southeast corner of Parcel 1 of Partition Plat 2009-0044A & B and the southwest corner of Parcel 2 of Partition Plat 2011-0006 A & B of the Douglas County records, thence with a curve turning to the left with an arc length of 87.22', with a radius of 1478.60', with a chord bearing of S 86°48'42" W, with a chord length of 87.21', with a delta angle of 3°22'47" to an Iron Rod with cap found; thence S 83°35'25" W a distance of 95.31' to and Iron Rod found (bent); thence S 82°05'07" W a distance of 67.21' to an Iron Rod with cap found; thence S 81°27'00" W a distance of 3.11' to an Iron Rod with cap found; thence S 82°10'24" W a distance of 91.40' to an Iron Rod with cap found; thence S 83°15'31" W a distance of 56.71' to an Iron Rod with cap found; thence with a curve turning to the right with an arc length of 83.04', with a radius of 1867.47', with a chord bearing of S 85°25'00" W, with a chord length of 83.04', with a delta angle of 2°32'52", to a point; thence N 03°11'26" W a distance of 118.84', passing through an Iron Rod with cap found at a distance of 10.18', to an Iron Rod with cap found; thence N 00°06'34" W a distance of 126.98' to an Iron Rod with cap found; thence with a curve turning to the left with an arc length of 151.36', with a radius of 668.10', with a chord bearing of N 74°39'33" E, with a chord length of 151.04', with a delta angle of 12°58'49", to an Iron Rod found (bent); thence with a curve turning to the left with an arc length of 183.54', with a radius of 649.65', with a chord bearing of N 59°46'48" E, with a chord length of 182.93', with a delta angle of 16°11'15", to an Iron Rod with cap found; thence N 51°56'07" E a distance of 156.00' to an Iron Rod with cap found; thence S 00°00'00" E a distance of 234.48', passing through an Iron Rod found at a distance of 223. 21', to an Iron Rod with cap found; thence S 37°39'42" E a distance of 38.76' to an Iron Rod with cap found; thence N 89°54'10" E a distance of 37.42' to an Iron Rod with cap found; thence N 89°58'40" E a distance of 151.96' to an Iron Rod with cap found; thence S 00°04'43" E a distance of 161.88', passing through an Iron Rod with cap found at a distance of 75.05', to an Iron Rod with cap found; thence N 87°27'56" W a distance of 101.95' to an Iron Rod with cap found; thence with a curve turning to the left with an arc length of 50.06', with a radius of 1473.78', with a chord bearing of S 89°26'44" W, with a chord length of 50.06', with a delta angle of 1°56'46", to the POINT of BEGINNING; having an area of 3.82 acres

NARRATIVE:

The purpose of this survey is to vacate the interior lot lines of the parcels shown and described as: Parcels 1, 2, and 3 of Partition Plat 2009-0044; Parcels 1 and 2 of Partition Plat 2009-0045; and Parcel 2 of Partition Plat 2011-0006A and B of the Records for Douglas County, Oregon. The intent of this plat is to represent the previous delineated parcels as one contiguous parcel of property. The boundaries shown are based on monumentation found and held in the field from an actual field survey to create this plat. The information shown on this plat is based on the Record of Survey Plat M170-12 created by this office and recorded in the Douglas County Records.
All or part of the Easements dedicated on previous plats have been released by documents 2015-015072 and 2016 005678.
This plat is created from an actual Field Survey by George Marcus Brittain with a Geodimeter 650 Robotic Total Station and Data Collection.

PARTITION REPLAT
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Parcels 1, 2, & 3 of Partition Plat 2009-0044
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of the Douglas County Records
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Prepared For:
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JOB NO.: OR15001PP Sheet 2of2