

LEGEND:

- ▣ SET 5/8" x 30" IRON ROD w/CAP MARKED "I.E. ENGINEERING" UNLESS OTHERWISE NOTED
 - FOUND 5/8" IRON ROD
 - △ CALCULATED POINT
 - RIGHT-OF-WAY TO BE DEDICATED PER THIS PLAT (BOULDERS DRIVE - 0.59 AC.±)
 - () RECORD PER M157-77
 - (()) RECORD PER M148-66
 - [] RECORD PER INST. #2015-4824
 - [[]] RECORD PER M134-59
 - { } RECORD PER VERMILLION ST. DEED OF DEDICATION (INST. #95-15331)
- COMMUNITY DEVELOPMENT DEPARTMENT FILE NO. P-14-3

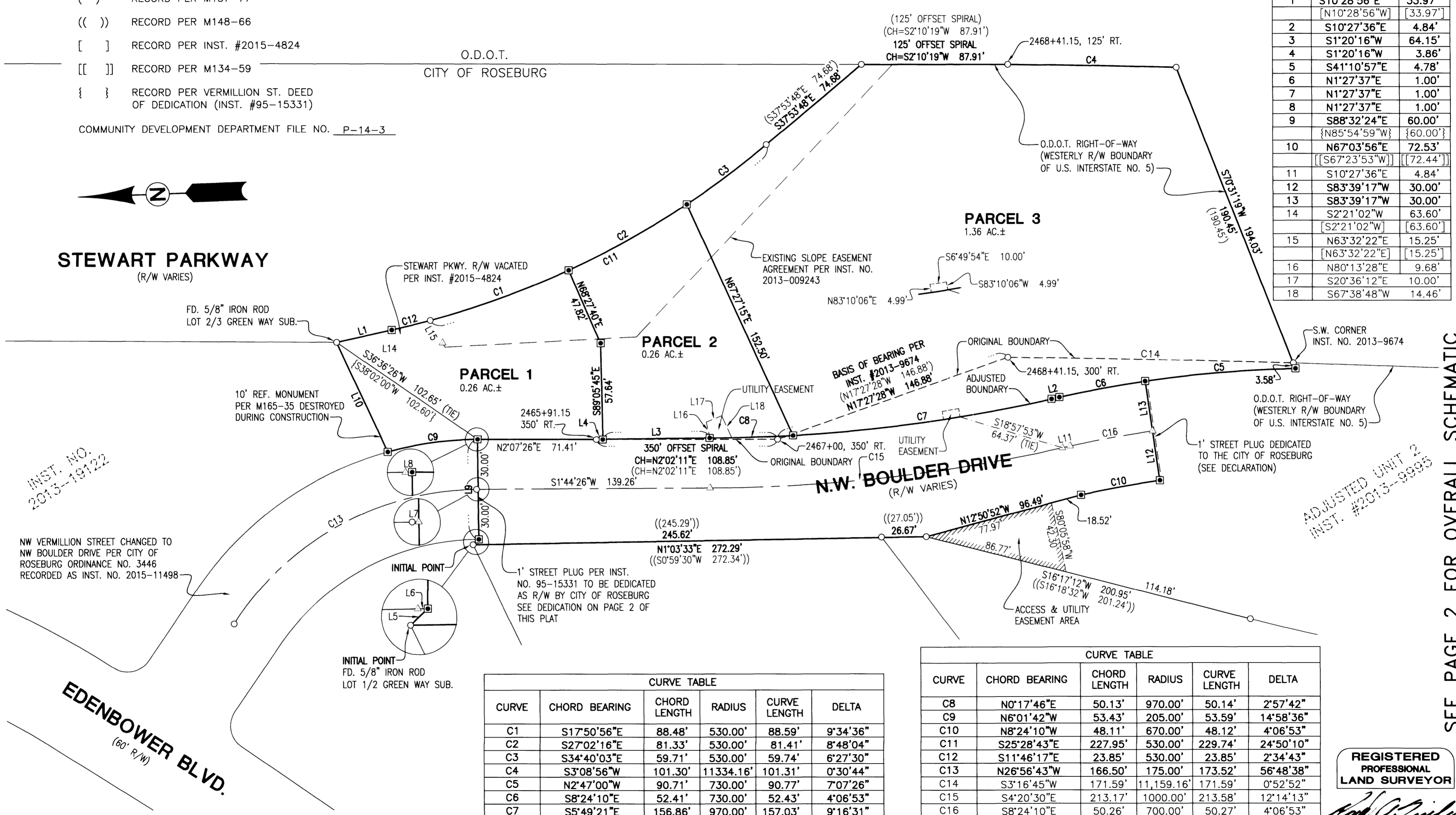


STEWART PARKWAY
(R/W VARIES)

U.S. INTERSTATE NO. 5

Douglas County Official Records 2016-017275
Patricia K. Hitt, County Clerk
NO FEE
00427066201600172750020024
11/03/2016 09:26:30 AM
PLAT-PAR Cnt=1 Stn=33 HAJOHNST
This is a no fee document

LINE	BEARING	LENGTH
1	S10°28'56"E	33.97'
	[N10°28'56"W]	[33.97']
2	S10°27'36"E	4.84'
3	S1°20'16"W	64.15'
4	S1°20'16"W	3.86'
5	S41°10'57"E	4.78'
6	N1°27'37"E	1.00'
7	N1°27'37"E	1.00'
8	N1°27'37"E	1.00'
9	S88°32'24"E	60.00'
	{N85°54'59"W}	{60.00'}
10	N67°03'56"E	72.53'
	[[S67°23'53"W]]	[[72.44']]
11	S10°27'36"E	4.84'
12	S83°39'17"W	30.00'
13	S83°39'17"W	30.00'
14	S2°21'02"W	63.60'
	[S2°21'02"W]	[63.60']
15	N63°32'22"E	15.25'
	[N63°32'22"E]	[15.25']
16	N80°13'28"E	9.68'
17	S20°36'12"E	10.00'
18	S67°38'48"W	14.46'



CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH	DELTA
C1	S17°50'56"E	88.48'	530.00'	88.59'	9°34'36"
C2	S27°02'16"E	81.33'	530.00'	81.41'	8°48'04"
C3	S34°40'03"E	59.71'	530.00'	59.74'	6°27'30"
C4	S3°08'56"W	101.30'	11334.16'	101.31'	0°30'44"
C5	N2°47'00"W	90.71'	730.00'	90.77'	7°07'26"
C6	S8°24'10"E	52.41'	730.00'	52.43'	4°06'53"
C7	S5°49'21"E	156.86'	970.00'	157.03'	9°16'31"

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH	DELTA
C8	N0°17'46"E	50.13'	970.00'	50.14'	2°57'42"
C9	N6°01'42"W	53.43'	205.00'	53.59'	14°58'36"
C10	N8°24'10"W	48.11'	670.00'	48.12'	4°06'53"
C11	S25°28'43"E	227.95'	530.00'	229.74'	24°50'10"
C12	S11°46'17"E	23.85'	530.00'	23.85'	2°34'43"
C13	N26°56'43"W	166.50'	175.00'	173.52'	56°48'38"
C14	S3°16'45"W	171.59'	11,159.16'	171.59'	0°52'52"
C15	S4°20'30"E	213.17'	1000.00'	213.58'	12°14'13"
C16	S8°24'10"E	50.26'	700.00'	50.27'	4°06'53"

REGISTERED PROFESSIONAL LAND SURVEYOR

RONALD A. QUMBY
JULY 14, 1978
1854

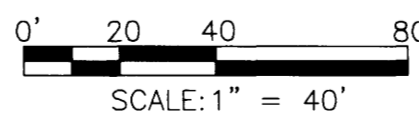
EXPIRES: 12/31/2016

SURVEYED BY: **i.e. ENGINEERING**
809 SE Pine Street
Roseburg, Oregon 97470
PHONE (541) 673-0166
FAX (541) 440-9392
iemail@ieengineering.com

SURVEYED FOR:
BASCO BROS. LLC
P.O. BOX 131
WINCHESTER, OR 97495

DWG. BY: DAF
PM: SNL
SCALE: AS NOTED

PAGE: 1 OF 2
JOB NO: 1733-07
DATE: 8-4-16



LAND PARTITION AND BOUNDARY LINE ADJUSTMENT
LYING IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 27 SOUTH,
RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

SEE PAGE 2 FOR OVERALL SCHEMATIC

2016-0028 A

2016-0028 A

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT BASCO BROS., LLC IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED INTO 3 PARCELS TOGETHER WITH EASEMENTS AS SHOWN AND DOES HEREBY DEDICATE N.W. BOULDER DRIVE AS SHOWN AND DESCRIBED HEREON TO THE PUBLIC USE FOREVER AND THE 1-FOOT STREET PLUG AS SHOWN AND DESCRIBED HEREON TO THE CITY OF ROSEBURG.

Juan J. Yraguen 8/5/16
 JUAN J. YRAGUEN, OPERATING MANAGER
 BASCO BROS., LLC DATE

STREET PLUG DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE CITY OF ROSEBURG IS THE OWNER OF A 1-FOOT STREET PLUG DEDICATED IN INSTRUMENT NUMBER 95-16438, DOUGLAS COUNTY DEED RECORDS AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER SAID STREET PLUG

NAME *C. Lance Colley* TITLE *City Manager*
C. Lance Colley August 15, 2016
 SIGNATURE DATE

SURVEYOR'S CERTIFICATE:

I, RONALD A. QUIMBY, OREGON PROFESSIONAL LAND SURVEYOR NO. 1654, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THE ANNEXED PLAT, OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

A TRACT OF LAND; SAID TRACT BEING ALL OF THAT LAND DESCRIBED IN INSTRUMENT NUMBER 2013-9674 AND A PORTION OF THAT LAND DESCRIBED IN INSTRUMENT NUMBER 2005-8565, DOUGLAS COUNTY DEED RECORDS, LYING IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST-EASTERLY CORNER COMMON TO LOT 1 & LOT 2, GREEN WAY SUBDIVISION, AS RECORDED IN VOLUME 18, PAGE 38, DOUGLAS COUNTY PLAT RECORDS; THENCE SOUTH 41°10'57" EAST, 4.78 FEET TO A 5/8" IRON ROD MARKING THE SOUTHWEST CORNER OF RIGHT-OF-WAY DEDICATED IN INSTRUMENT NUMBER 95-15331, DOUGLAS COUNTY DEED RECORDS AS VERMILLION STREET; THENCE ALONG THE SOUTH BOUNDARY OF SAID VERMILLION STREET RIGHT-OF-WAY, SOUTH 88°32'24" EAST, 60.00 FEET TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF SAID VERMILLION STREET RIGHT-OF-WAY; THENCE ALONG THE EASTERLY RIGHT-OF-WAY BOUNDARY OF SAID VERMILLION STREET, ALONG THE ARC OF A 205.00 FOOT-RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS NORTH 6°01'42" WEST, 53.43 FEET) 53.59 FEET TO A 5/8" IRON ROD ON THE SOUTHERLY BOUNDARY OF LOT 2 OF SAID GREEN WAY SUBDIVISION; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY OF VERMILLION STREET, ALONG SAID SOUTHERLY BOUNDARY OF LOT 2, GREEN WAY SUBDIVISION, NORTH 67°03'56" EAST, 72.53 FEET TO A 5/8" IRON ROD MARKING THE MOST-EASTERLY CORNER COMMON TO LOT 2 AND LOT 3 OF SAID GREEN WAY SUBDIVISION; SAID CORNER ALSO BEING THE MOST NORTHERLY CORNER OF THAT PORTION OF STEWART PARKWAY RIGHT-OF-WAY VACATED PER INSTRUMENT NUMBER 2015-4824, DOUGLAS COUNTY DEED RECORDS; THENCE ALONG THE WESTERLY RIGHT-OF-WAY BOUNDARY OF STEWART PARKWAY THE FOLLOWING COURSES:

S10°28'56" EAST, 33.97 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 530.00 FOOT-RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS SOUTH 11°46'17" EAST, 23.85 FEET) 23.85 FEET TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF SAID VACATED RIGHT-OF-WAY PER INSTRUMENT NUMBER 2015-4824; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY BOUNDARY OF STEWART PARKWAY THE FOLLOWING COURSES: ALONG THE ARC OF A 530.00 FOOT-RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS SOUTH 25°28'43" EAST, 227.95 FEET) 229.74 FEET TO A 5/8" IRON ROD; THENCE SOUTH 37°53'48" EAST, 74.68 FEET TO A 5/8" IRON ROD ON THE WESTERLY RIGHT-OF-WAY BOUNDARY OF U.S. INTERSTATE NO. 5; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY OF INTERSTATE NO. 5 THE FOLLOWING COURSES: ALONG A 125-FOOT OFFSET SPIRAL CURVE SEGMENT RIGHT (THE LONG CHORD OF WHICH BEARS SOUTH 2°10'19" WEST, 87.91 FEET) 87.91 FEET TO A 5/8" IRON ROD; THENCE ALONG A 11,334.16 FOOT-RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS SOUTH 3°08'56" WEST, 101.30 FEET) 101.31 FEET TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF THAT PORTION OF U.S. INTERSTATE NO. 5 RIGHT-OF-WAY TRANSFERRED BY DEED IN INSTRUMENT NUMBER 2013-9674, DOUGLAS COUNTY DEED RECORDS; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY OF INTERSTATE 5, ALONG THE SOUTH LINE OF SAID INSTRUMENT NUMBER 2013-9674, SOUTH 70°31'19" WEST, 190.45 FEET TO THE SOUTHWEST CORNER OF SAID INSTRUMENT NUMBER 2013-9674; THENCE LEAVING SAID INSTRUMENT NUMBER 2013-9674 AND CONTINUING SOUTH 70°31'19" WEST, 3.58 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 730.00 FOOT-RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS NORTH 2°47'00" WEST, 90.71 FEET) 90.77 FEET TO A 5/8" IRON ROD; THENCE SOUTH 83°39'17" WEST, 60.00 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 670.00 FOOT-RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS NORTH 8°24'10" WEST, 48.11 FEET) 48.12 FEET TO A 5/8" IRON ROD; THENCE NORTH 12°50'52" WEST, 96.49 FEET TO A 5/8" IRON ROD ON THE WESTERLY BOUNDARY OF SAID INSTRUMENT NUMBER 2005-8565; THENCE ALONG SAID WESTERLY BOUNDARY OF INSTRUMENT NUMBER 2005-8565, NORTH 1°03'33" EAST, 26.67 FEET TO A 5/8" IRON ROD MARKING THE MOST-EASTERLY SOUTHEAST CORNER OF PARCEL 2 OF PARTITION PLAT 1993-0061, DOUGLAS COUNTY PLAT RECORDS; THENCE ALONG THE EAST LINE OF SAID PARCEL 2, NORTH 1°03'33" EAST, 245.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.47 ACRES, MORE OR LESS.

ACKNOWLEDGMENT:

STATE OF OREGON }
 COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 5th DAY OF August 2016, ~~2015, 18~~ BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JUAN J. YRAGUEN, AS OPERATING MANAGER OF BASCO BROS., LLC, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Elaine Berg
 NOTARY: ELAINE BERG
 NOTARY PUBLIC - OREGON
 COMMISSION NO.: 928277
 MY COMMISSION EXPIRES: MAY 8, 2018

APPROVALS:

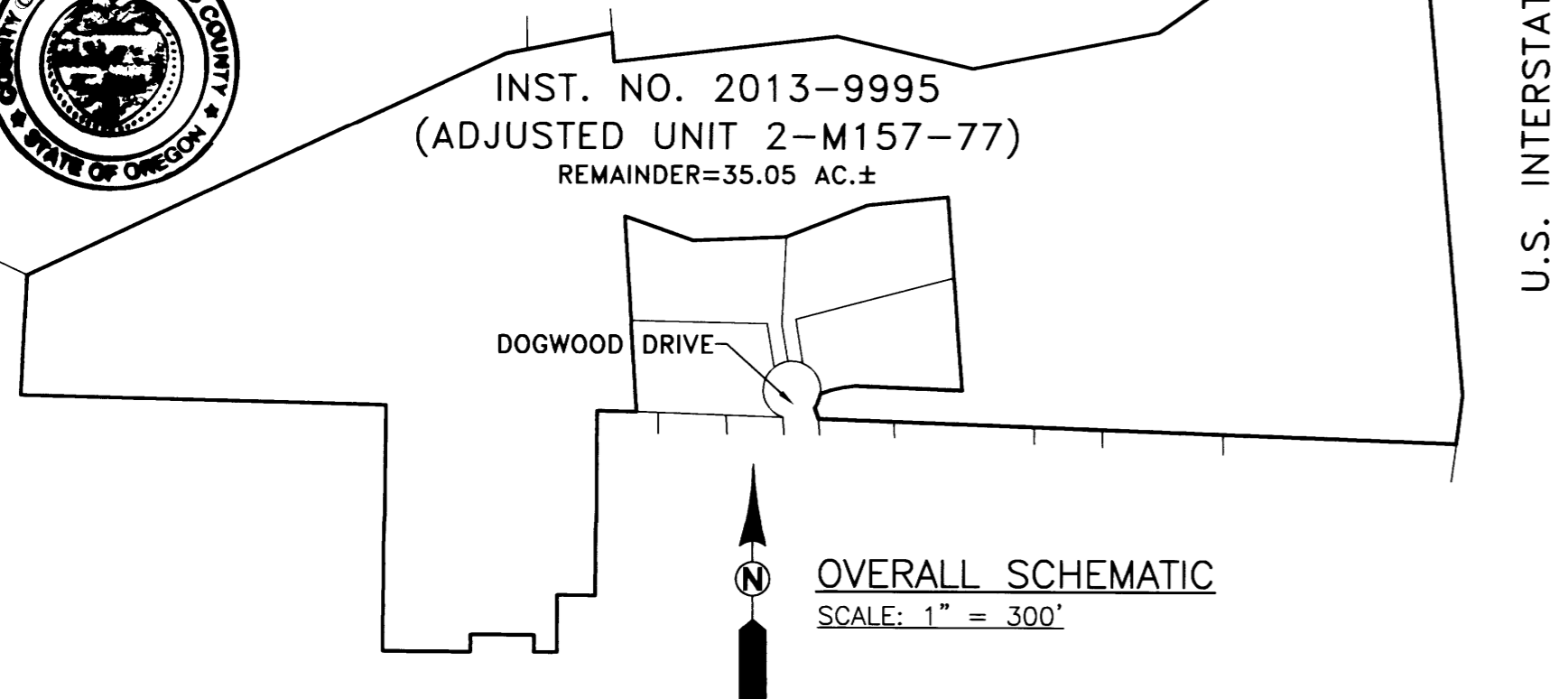
Brian Quinn 8/9/2016
 COMMUNITY DEVELOPMENT DIRECTOR DATE
Carol Mery 8/9/16
 PUBLIC WORKS DIRECTOR DATE
Kirkland O. DeHart 8/16/2016
 DOUGLAS COUNTY SURVEYOR DATE

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

Jessie K. Busby 11/3/16
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 3rd DAY OF November, ~~2015,~~ 2016 9:26 O'CLOCK AM/PM

Patricia K. Hitt 11/3/16
 DOUGLAS COUNTY CLERK DATE



NARRATIVE:

THE PURPOSE OF THIS MAP IS TO ADJUST THE BOUNDARY BETWEEN INSTRUMENT NUMBER 2013-9674 AND 2005-8565, DOUGLAS COUNTY DEED RECORDS TO PARTITION SAID INSTRUMENT NUMBER 2013-9674 INTO 3 PARCELS AND CREATE RIGHT-OF-WAY FROM A PORTION OF SAID INSTRUMENT NUMBER 2005-8565 AS SHOWN.

THE PROCEDURE WAS AS FOLLOWS:

MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN. WE USED UN-RECORDED MONUMENTS PER M134-59 IN THE CENTER OF VERMILLION STREET TO RE-CREATE THE R/W BOUNDARY BECAUSE THEY WERE THE ONLY REMAINING EVIDENCE AND THEY FIT WELL WITH TIES PER THE DEED OF DEDICATION TO FOUND MONUMENTS AT LOT CORNERS OF GREEN WAY SUBDIVISION. THE NORTH LINE OF PARCEL 1 (SOUTHERLY BOUNDARY OF LOT 2, GREEN WAY SUBDIVISION) WAS ESTABLISHED BY CALCULATING THE ANGLE POINT ON SAID SOUTHERLY BOUNDARY OF LOT 2, GREEN WAY SUBDIVISION BY DISTANCE-DISTANCE INTERSECTION FROM FOUND MONUMENTS AT THE MOST-EASTERLY CORNERS OF LOT 1 & 2 AND LOT 2 & 3 OF SAID GREEN WAY SUBDIVISION & INTERSECTING THE NEWLY RE-ESTABLISHED NORTHEASTERLY R/W BOUNDARY OF VERMILLION STREET. MONUMENTS WERE THEN SET TO ESTABLISH LOT CORNERS AND RIGHT-OF-WAY AS SHOWN.

FIELD CREW: JEREMY LEONARD AND RICHARD OLSON

EQUIPMENT: TOPCON TOTAL STATION AND TDS RANGER DATA COLLECTOR

OFFICE: DEREK FEIGEL

DRAFTING: DEREK FEIGEL

ZONE: C3 (GENERAL COMMERCIAL)
 COMP. PLAN: COM (COMMERCIAL)
 WATER: CITY OF ROSEBURG
 SEWER: ROSEBURG URBAN SANITARY AUTHORITY

TOGETHER WITH:

A 1-FOOT STRIP OF LAND FOR STREET PLUG PURPOSES; SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THAT LAND DESCRIBED IN INSTRUMENT NUMBER 2013-9674, DOUGLAS COUNTY DEED RECORDS; THENCE SOUTH 70°31'19" WEST, 3.58 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 730.00 FOOT-RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS NORTH 2°44'39" WEST, 89.71 FEET) 89.77 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 83°39'17" WEST, 60.00 FEET TO A POINT; THENCE ALONG THE ARC OF A 670.00 FOOT-RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS NORTH 6°18'09" WEST, 1.00 FEET) 1.00 FEET TO A 5/8" IRON ROD; THENCE NORTH 83°39'17" EAST, 60.00 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 730.00 FOOT-RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS SOUTH 6°18'22" EAST, 1.00 FEET) 1.00 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 60.00 S.F., MORE OR LESS.

COMMUNITY DEVELOPMENT DEPARTMENT FILE NO. P-14-3

SURVEYED BY: **i.e.** ENGINEERING
 809 SE Pine Street
 Roseburg, Oregon 97470
 PHONE (541) 673-0166
 FAX (541) 440-9392
 iemail@ieengineering.com

SURVEYED FOR:
 BASCO BROS. LLC
 P.O. BOX 131
 WINCHESTER, OR 97495

DWG. BY: DAF
 PM: SNL
 SCALE: NO SCALE
 PAGE: 2 OF 2
 JOB NO: 1733-07
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LAND PARTITION AND BOUNDARY LINE ADJUSTMENT
 LYING IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 27 SOUTH,
 RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 JULY 14, 1978
 RONALD A. QUIMBY
 1654

EXPIRES: 12/31/2016

2016-0028 B

2016-0028 B