

2016-0031

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS PACIFIC MANUFACTURING CORPORATION IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED INTO PARCELS WITH EASEMENTS AS SHOWN.

*Ch*  
 CHRISTINE STOCKTON, CEO & PRESIDENT DATE 7-5-16  
 PACIFIC MANUFACTURING CORPORATION

**ACKNOWLEDGMENT:**

STATE OF OREGON }  
 COUNTY OF DOUGLAS } ss.  
 KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 5th DAY OF July, 2016, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED CHRISTINE STOCKTON, AS PRESIDENT AND CEO OF PACIFIC MANUFACTURING CORPORATION, WHO DID SAY THAT SHE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT SHE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

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

**SURVEYOR'S CERTIFICATE:**

I, BRENT H. KNAPP, OREGON PROFESSIONAL LAND SURVEYOR NO. 81116, 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 BEING PARCEL 1 OF THAT MINOR LAND PARTITION RECORDED IN BOOK 5, PAGE 45, ON FILE IN THE DOUGLAS COUNTY SURVEYOR'S OFFICE AND DESCRIBED IN INSTRUMENT NUMBER 1992-22395, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2 AND THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 5/8-INCH IRON ROD AT THE NORTHEAST CORNER OF SAID PARCEL 1; THENCE SOUTHERLY ALONG THE EAST BOUNDARY OF SAID PARCEL 1, SOUTH 00°55'00" WEST, 399.69 FEET TO A 5/8-INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID PARCEL 1, BEING ON THE NORTH RIGHT-OF-WAY BOUNDARY OF AUSTIN ROAD (DOUGLAS COUNTY ROAD 207A); THENCE WESTERLY ALONG THE SOUTH BOUNDARY OF SAID PARCEL 1, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY BOUNDARY, NORTH 89°04'36" WEST, 436.13 FEET TO A 5/8-INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID PARCEL 1, THENCE LEAVING SAID NORTH RIGHT-OF-WAY BOUNDARY, NORTHERLY ALONG THE WEST BOUNDARY OF SAID PARCEL 1, NORTH 00°47'40" EAST, 399.52 FEET TO A 5/8-INCH IRON ROD AT THE NORTHWEST CORNER OF SAID PARCEL 1; THENCE EASTERLY ALONG THE NORTH BOUNDARY OF SAID PARCEL 1, SOUTH 89°06'00" EAST, 437.00 FEET TO THE POINT OF BEGINNING AND THERE TERMINATING.

THE ABOVE DESCRIBED TRACT CONTAINS 4.00 ACRES (174,455 SQUARE FEET), MORE OR LESS.

**ZONE:** M2-MEDIUM INDUSTRIAL  
**COMP. PLAN:** IN-INDUSTRIAL  
**WATER:** ROBERTS CREEK WATER  
**SEWER:** GREEN SANITARY  
**FIELD CREW:** JEREMY LEONARD  
**EQUIPMENT:** TOPCON TOTAL STATION AND TDS RANGER DATA COLLECTOR  
**OFFICE:** BRENT KNAPP  
**DRAFTING:** BRENT KNAPP

**LEGEND:**

- SET 5/8" x 30" IRON ROD w/CAP MARKED "I.E. ENGINEERING" UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD WITH ALUMINUM CAP MARKED, UNLESS OTHERWISE NOTED
- ( )R1 RECORD PER MINOR LAND PARTITION, BOOK 5, PAGE 45 DOUGLAS COUNTY SURVEYORS OFFICE-SURVEY M77-7
- ( )R2 RECORD PER MINOR LAND PARTITION, BOOK 3, PAGE 157 DOUGLAS COUNTY SURVEYORS OFFICE-SURVEY M68-64

**APPROVALS:**

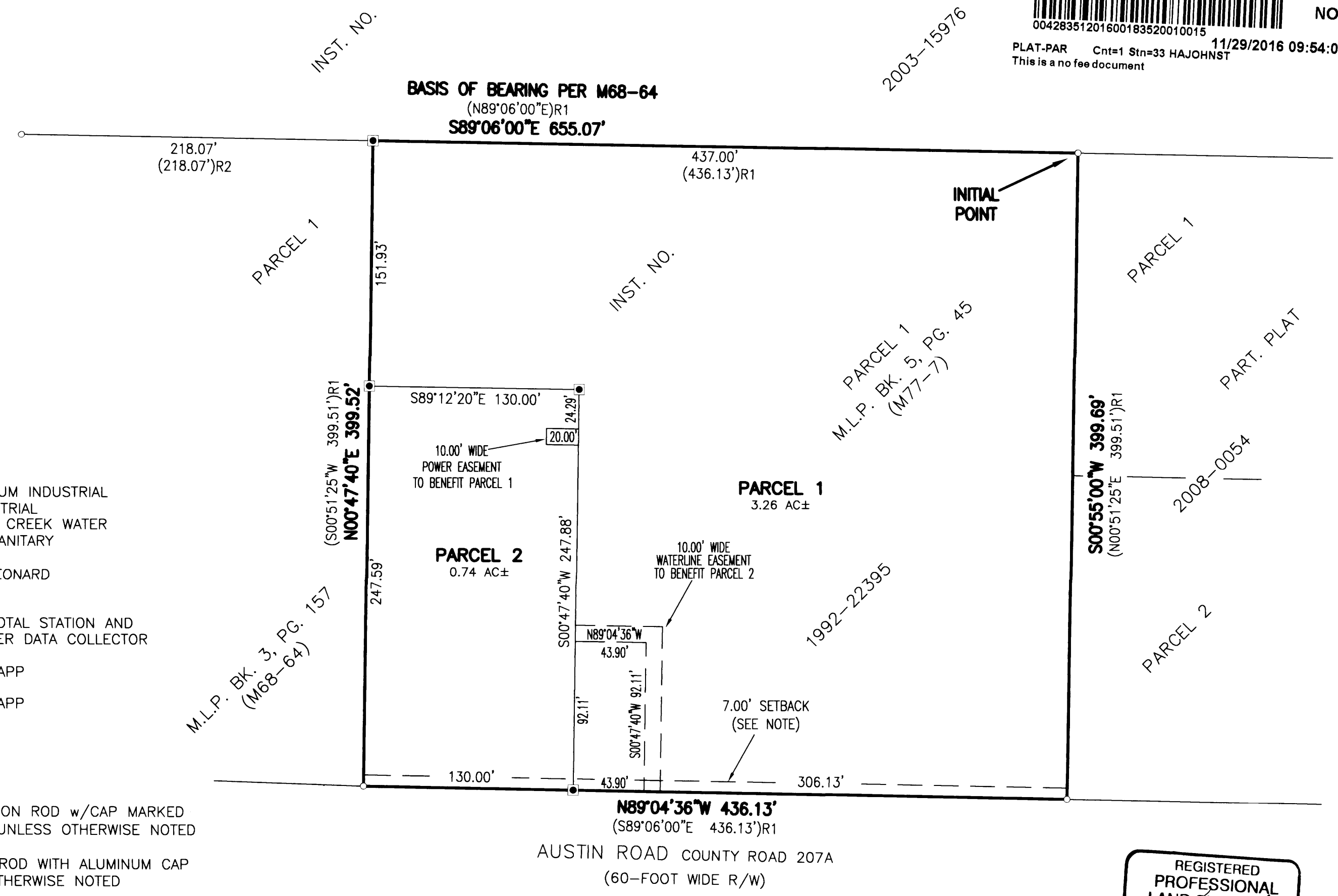
*Keith L. Cubic* 9/23/16  
 DOUGLAS COUNTY PLANNING DIRECTOR DATE  
*Kristian O. Alshout* 9/26/2016  
 DOUGLAS COUNTY SURVEYOR DATE

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

*Sessouh Khusni* 11/29/2016  
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 29th DAY OF November, 2016, 9:54 O'CLOCK (AM) PM

*Patricia K. Hitt* 11/29/16  
 DOUGLAS COUNTY CLERK DATE



**NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO PARTITION PARCEL 1 OF THAT MINOR LAND PARTITION RECORDED IN BOOK 5, PAGE 45, ON FILE IN THE DOUGLAS COUNTY SURVEYOR'S OFFICE, THE PROCEDURE WAS AS FOLLOWS:

MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN. THE NORTHWEST CORNER OF SAID PARCEL 1 WAS ESTABLISHED BY HOLDING THE RECORD DISTANCE OF 218.07 FEET FROM THE FOUND NORTHWEST CORNER OF PARCEL 1 OF THAT MINOR LAND PARTITION, RECORDED IN BOOK 3, PAGE 157, ON FILE IN THE DOUGLAS COUNTY SURVEYOR'S OFFICE. MONUMENTS WERE SET AT THE LOCATIONS PER THE CLIENT'S REQUEST IN ORDER TO DEMARCATATE THE NEWLY CREATED PARCEL.

**ACCESS NOTE:**

PARCELS 1 AND 2 ARE INDEPENDENTLY ACCESSED DIRECTLY FROM AUSTIN ROAD.

**SETBACK NOTE:**

NO STRUCTURE OTHER THAN A FENCE OR SIGN SHALL BE LOCATED CLOSER THAN 7.00 FEET FROM THE RIGHT-OF-WAY FOR PARCELS 1 AND 2.

REGISTERED PROFESSIONAL LAND SURVEYOR  
 BRENT H. KNAPP  
 81116  
 EXPIRES: 6/30/2017



PLANNING DEPARTMENT FILE NO. 15-039

<b>SURVEYED BY:</b> <i>i.e.</i> ENGINEERING	<b>SURVEYED FOR:</b> PACIFIC MANUFACTURING CORP. PO BOX 2068 ROSEBURG, OR 97470	<b>DWG. BY:</b> BHK <b>PM:</b> BHK	<b>PAGE:</b> 1 OF 1 <b>JOB NO:</b> 2703-01	0' 30' 60' 120' SCALE: 1"=60'
		<b>SCALE:</b> AS SHOWN	<b>DATE:</b> 07/05/2016	

**LAND PARTITION**  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2,  
 TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

EXPIRES: 06/30/2017

2016-0031