

LAND PARTITION PLAT

A REPLAT OF PARCELS 1-3 OF PARTITION PLAT NO. 1997-0084 AND LOTS 1-3, BLOCK 18, "REEDSPORT"
SITUATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 3,
TOWNSHIP 22 SOUTH, RANGE 12 WEST, W.M., DOUGLAS COUNTY, OREGON

Douglas County Official Records
Patricia K. Hitt, County Clerk 2018-006490
00462084201800064900020025 NO FEE
PLAT-PAR Cnt=1 Stn=33 HAJHNST 04/12/2018 03:02:13 PM
This is a no fee document

SURVEYOR'S CERTIFICATE

I, GLEN C. ARMSTRONG, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE PARTITIONED, PLATTED, CORRECTLY SURVEYED, AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THIS PARTITION PLAT, SITUATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 12 WEST, WILLAMETTE MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

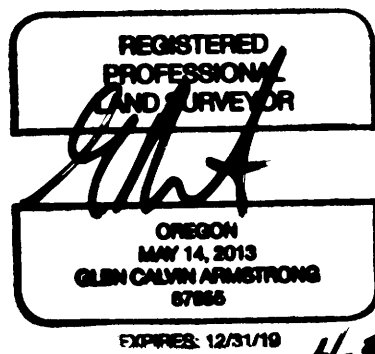
PARCELS 1, 2, AND 3 OF LAND PARTITION 1997-0084, RECORDER'S NO. 97-15951, RECORDS OF DOUGLAS COUNTY, OREGON, LOCATED IN LOTS 11, 12, 13, AND 14, BLOCK 18, CITY OF REEDSPORT, DOUGLAS COUNTY, OREGON.

TOGETHER WITH LOTS 1, 2, AND 3, BLOCK 18, CITY OF REEDSPORT, DOUGLAS COUNTY, OREGON.

TOGETHER WITH THAT PORTION OF THE 16-FOOT WIDE ALLEY VACATED PER DOCUMENT NO. 2018-006226

Glen C. Armstrong
GLEN C. ARMSTRONG
PROFESSIONAL LAND SURVEYOR NO. 87955

4-5-18
DATE



EXPIRES: 12/31/19 4-5-18

TAX COLLECTOR'S STATEMENT

I HEREBY CERTIFY THAT ALL TAXES, SPECIAL ASSESSMENTS, FEES, OR OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE TAX ROLL HAVE BEEN PAID.

Michele Nelson Chief Deputy
DOUGLAS COUNTY COLLECTOR

4/12/2018
DATE

APPROVALS

APPROVED BY: Kristin O. DeHart
DOUGLAS COUNTY SURVEYOR

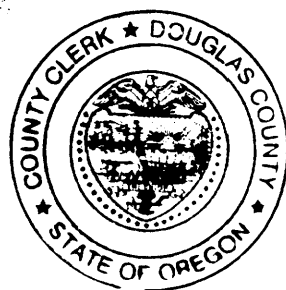
4-12-2018
DATE

APPROVED BY: [Signature]
CITY OF REEDSPORT
PLANNING DIRECTOR

4-5-18
DATE

FILED THIS 12 DAY OF April, 2018, at 3:02 pm

Patricia K. Hitt
DOUGLAS COUNTY CLERK



DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT CD DG REEDSPORT, LLC, A TEXAS LIMITED LIABILITY COMPANY, UMPQUA BANK, AN OREGON STATE-CHARTERED BANK, AND THE CITY OF REEDSPORT, A MUNICIPAL CORPORATION, ARE THE OWNERS OF RECORD OF THE LANDS REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED AND REPLATTED INTO PARCELS AS SHOWN.

WE HEREBY GRANT A NONEXCLUSIVE ACCESS EASEMENT AND UTILITY EASEMENT ACROSS PARCEL 1 AS SHOWN ON SHEET 2 FOR THE BENEFIT OF PARCEL 2.

[Signature]
CD DG REEDSPORT, LLC

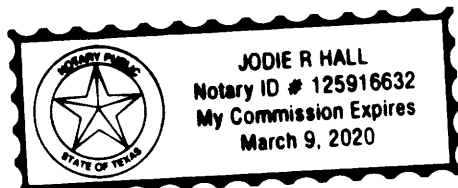
[Signature]
CITY OF REEDSPORT

PARTITION PLAT CONSENT AFFIDAVIT

A CONSENT AFFIDAVIT FOR THIS LAND PARTITION PLAT, SIGNED BY MICHAEL TOBY BAILEY SADAS, VICE PRESIDENT OF UMPQUA BANK, AN OREGON STATE-CHARTERED BANK, IS RECORDED AS INSTRUMENT NO. 2018-6499, OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.

STATE OF Texas
COUNTY OF Dallas SS.

THIS IS TO CERTIFY THAT ON THIS 4 DAY OF April, 2018, BEFORE ME, A NOTARY FOR THE SAID STATE AND COUNTY, DID APPEAR THE WITHIN NAMED, Steve Rumsy OF CD DG REEDSPORT, LLC, A TEXAS LIMITED LIABILITY COMPANY, THAT HE IS THE PERSON NAMED IN THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED SAID INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.



Jodie R. Hall
NOTARY PUBLIC

COMMISSION NUMBER 125916632

MY COMMISSION EXPIRES 3/9/2020

SURVEY NARRATIVE:

PURPOSE: THE PURPOSE OF THIS PARTITION PLAT IS TO REPLAT PARCELS 1-3 OF PARTITION PLAT NO. 1997-0084 AND LOTS 1-3, BLOCK 18, OF VOLUME 3, PAGE 32, "REEDSPORT" TO FACILITATE DEVELOPMENT OF THE PROPERTY.

PROCEDURE: THE RECORD PROPERTY LINES AS SHOWN ON PARTITION PLAT NO. 1997-0084 (REFERENCE NO. 4) WERE RETRACED USING THE SURVEYED POSITION OF THE FOUND MONUMENTS SHOWN HEREON. THE LOCATION OF THE NORTHERLY RIGHT-OF-WAY OF U.S. ROUTE 101 AS SHOWN HEREON AGREES WITH THE RIGHT-OF-WAY LOCATION AS SHOWN ON "ST. HWY 101-008 A" THROUGH "ST. HWY 101-008 F" (REFERENCE NO. 5). THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE OREGON STATE PLANE COORDINATE SYSTEM (SOUTH ZONE, NAD83). ROTATE THE RECORD BEARINGS AS SHOWN ON PARTITION PLAT NO. 1997-0084 CLOCKWISE 2°31'37" TO OBTAIN THE MEASURED BEARINGS SHOWN HEREON.

EQUIPMENT USED: TRIMBLE R8-GNSS GPS RECEIVERS
TRIMBLE S6 ROBOTIC TOTAL STATION

STATE OF Oregon SS.
COUNTY OF Douglas

THIS IS TO CERTIFY THAT ON THIS 5 DAY OF April, 2018, BEFORE ME, A NOTARY FOR THE SAID STATE AND COUNTY, DID APPEAR THE WITHIN NAMED, Linda McCollum OF THE CITY OF REEDSPORT, A MUNICIPAL CORPORATION, THAT HE IS THE PERSON NAMED IN THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED SAID INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.



Deanna Schaper
NOTARY PUBLIC

COMMISSION NUMBER 962274

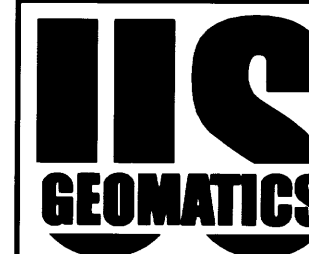
MY COMMISSION EXPIRES May 15, 2021

LAND PARTITION PLAT

FOR CD DG REEDSPORT, LLC, UMPQUA BANK, AND THE CITY OF REEDSPORT

A REPLAT OF PARCELS 1-3 OF PARTITION PLAT NO. 1997-0084 AND LOTS 1-3, BLOCK 18, OF VOLUME 3, PAGE 32, "REEDSPORT" SITUATED IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 12 WEST, W.M.

REEDSPORT DOUGLAS COUNTY OREGON



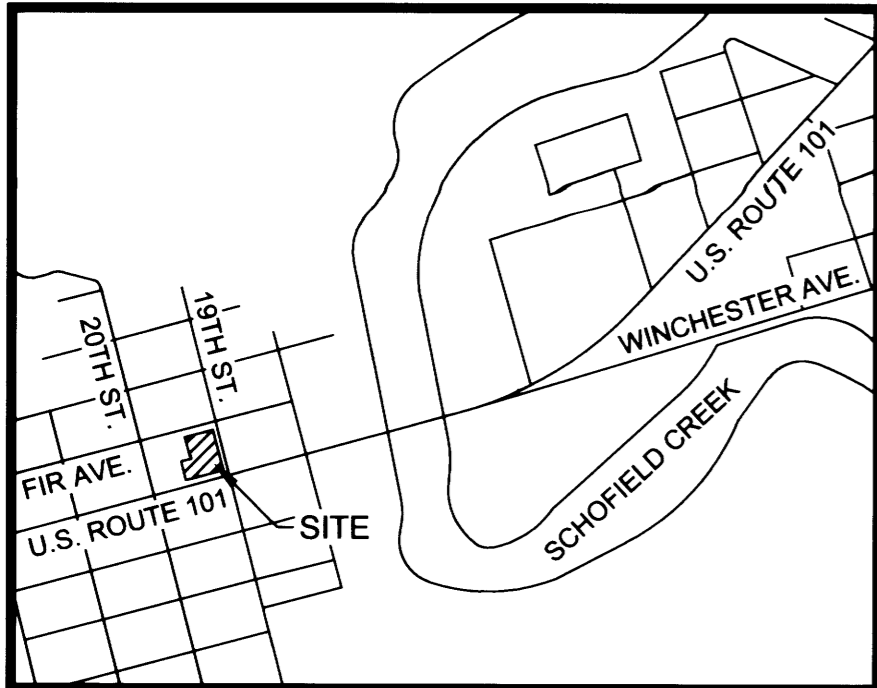
P.O. BOX 3299 1071 HASKELL STREET
RENO, NV 89505 RENO, NV 89509

PHONE (775) 786-5111
FAX (775) 297-4668
WWW.USGEOMATICS.COM
INFO@USGEOMATICS.COM

2018-0009 A

2018-0009 A

2018-0009 B



VICINITY MAP

(1" = 1000')

LEGEND:

- SUBJECT TRACT PROPERTY LINES
- - - ORIGINAL PROPERTY LINES
- - - ADJACENT PROPERTY LINES
- - - RIGHT-OF-WAY CENTERLINES
- - - EASEMENT LINES
- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR & CAP, PLS 87955
- ◇ SET 1" BRASS CAP IN ASPHALT OR CONCRETE, PLS 87955
- () RECORD DATA PER REFERENCE AS NOTED
- R1, R2 REFERENCE NO.

LAND USE:

ZONING: C2 (COMMERCIAL)
PLAN: COMMERCIAL

BASIS OF BEARING:

NORTH WAS ESTABLISHED WITH GPS OBSERVATIONS USING THE OREGON STATE PLANE COORDINATE SYSTEM (SOUTH ZONE, NAD83(2011) EPOCH 2010.00). THE CONVERGENCE ANGLE AT THE "INITIAL POINT" AS SHOWN ON THIS SHEET IS -2°28'33". THE COMBINED FACTOR FOR THIS SURVEY IS 0.99994144.

ORIGINAL PARCEL AREAS:

TAX LOT 4700	= 15,028 SQUARE FEET ±
TAX LOT 7100	= 9,059 SQUARE FEET ±
TAX LOT 7101	= 5,068 SQUARE FEET ±
TAX LOT 7102	= 5,909 SQUARE FEET ±
ALLEY	= 2,331 SQUARE FEET ±
TOTAL AREA	= 37,395 SQUARE FEET ±

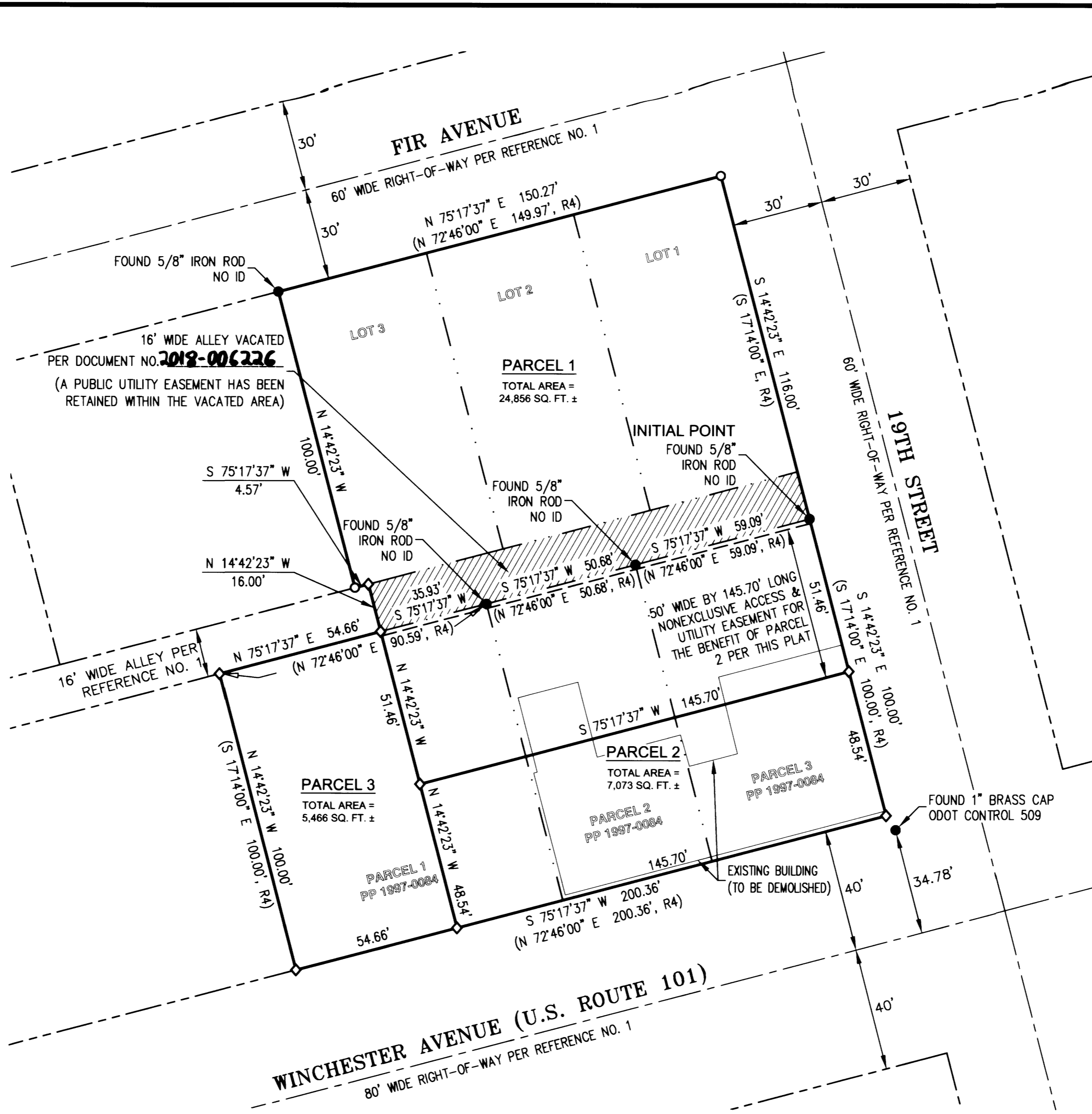
ADJUSTED PARCEL AREAS:

PARCEL 1	= 24,856 SQUARE FEET ±
PARCEL 2	= 7,073 SQUARE FEET ±
PARCEL 3	= 5,466 SQUARE FEET ±
TOTAL AREA	= 37,395 SQUARE FEET ±

DATE OF SURVEY:

APRIL 4, 2018

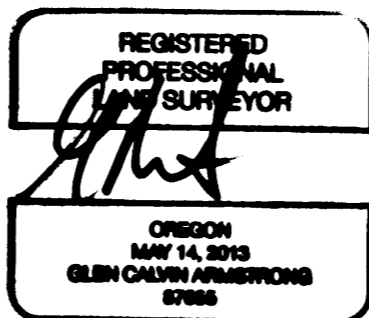
MAP NO. 221203BB, TAX LOTS 4700, 7100, 7101, AND 7102



REFERENCES:

- 1) VOLUME 3, PAGE 32, "REEDSPORT", FILED ON MAY 9, 1911
- 2) SURVEY NO. M46-33, "SURVEY FOR ELSIE FULLER IN BLOCK 18 OF THE PLAT OF REEDSPORT", DATED AUGUST 18, 1972
- 3) SURVEY NO. 58/170-4, "PROPERTY SURVEY FOR THE SOUTHLAND CORPORATION, LOTS 13 & 14, BLOCK 17, CITY OF REEDSPORT", FILED BY THE DOUGLAS COUNTY SURVEYOR'S OFFICE ON JULY 6, 1979
- 4) PARTITION PLAT NO. 1997-0084, "FINAL PARTITION PLAT, BLOCK 18, REEDSPORT ADDITION TO REEDSPORT, SURVEY FOR: PACIFIC STATE BANK", FILED ON AUGUST 5, 1997, AS DOCUMENT NO. 97-15951
- 5) "ST. HWY101-008 A" THROUGH "ST. HWY 101-008 F", "OREGON DEPARTMENT OF TRANSPORTATION; CONTROL, RECOVERY, RETRACEMENT AND RIGHT OF WAY BOUNDARY MONUMENTATION MAP; US101: REEDSPORT TO WINCHESTER BAY PAVING, FILED BY THE DOUGLAS COUNTY SURVEYOR'S OFFICE ON JUNE 30, 2011

ALL OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.



4-3-18



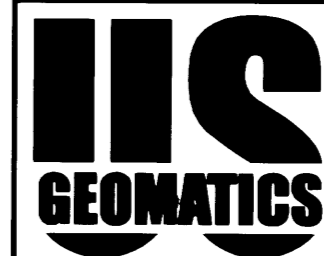
SCALE: 1" = 30'
SHEET 2 OF 2

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2018-0009 B