

# 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:

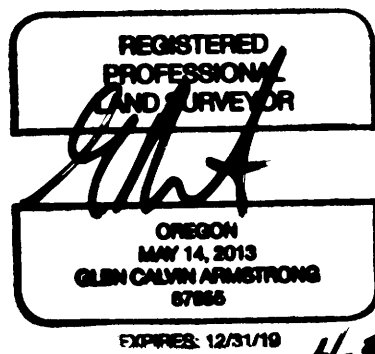
PARCELS 1, 2, AND 3 OF LAND PARTITION 1997-0084, RECORDER'S NO. 97-15951, RECORDS OF DOUGLAS COUNTY, OREGON, LOCATED IN LOTS 11, 12, 13, AND 14, BLOCK 18, CITY OF REEDSPORT, DOUGLAS COUNTY, OREGON.

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

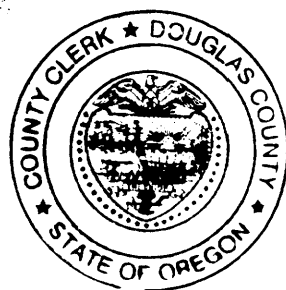
4-12-2018  
DATE

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

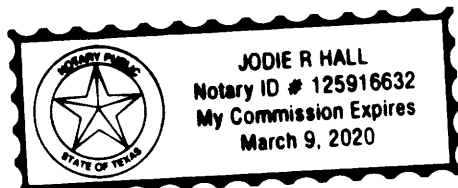
[Signature]  
CITY OF REEDSPORT

## 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

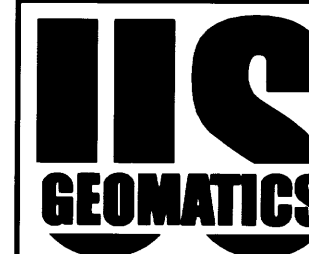
MY COMMISSION EXPIRES May 15, 2021

## 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  
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INFO@USGEOMATICS.COM

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