

EASEMENTS OF RECORD

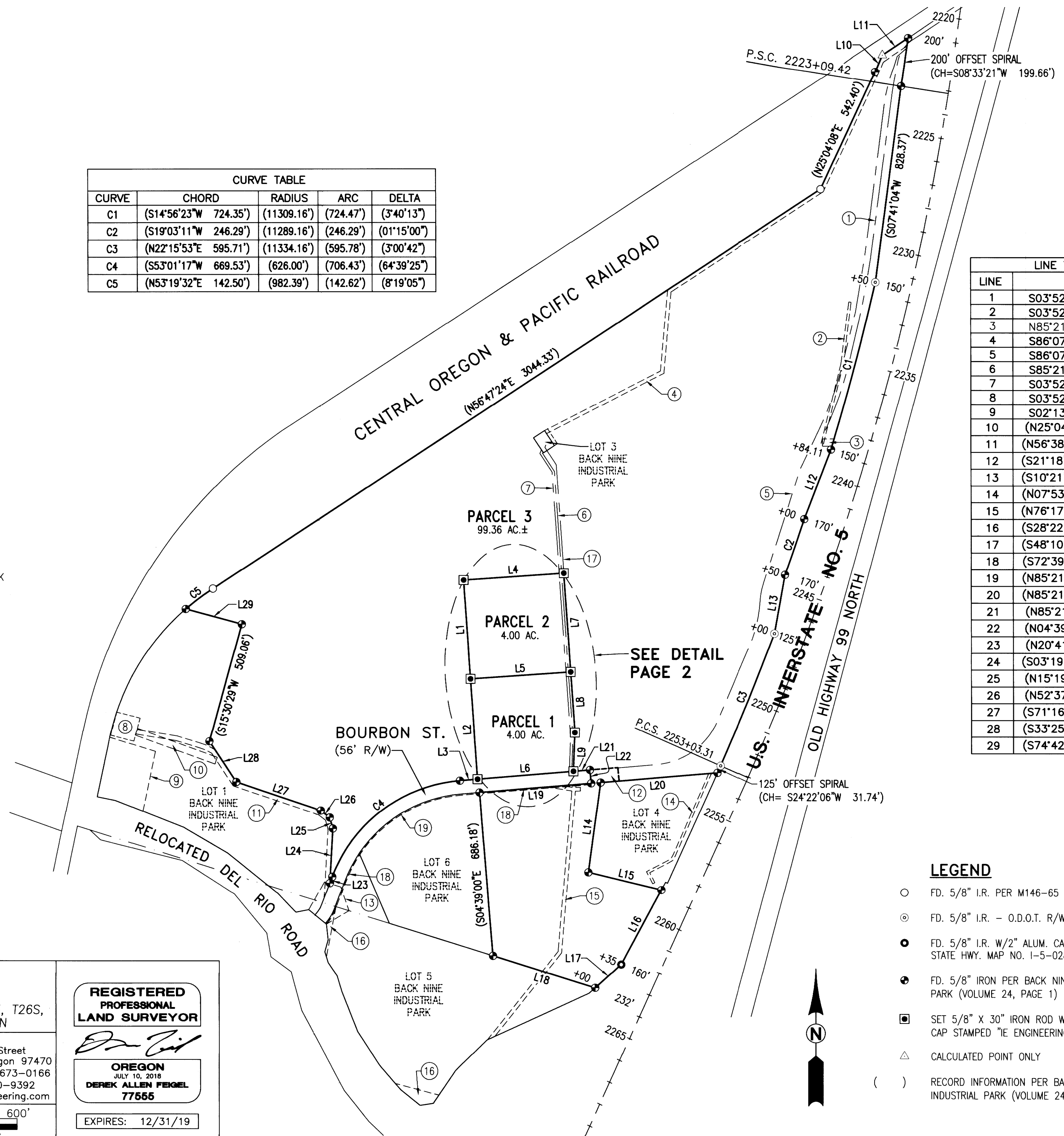
- ① CENTERLINE OF 20' ACCESS EASEMENT GRANTED TO PACIFICORP PER INST. NO. 2012-14781
- ② APPROX. LOCATION OF 10' POWER EASEMENT GRANTED TO PACIFICORP PER INST. NO. 2012-14781
- ③ 30' POWER EASEMENT GRANTED TO PACIFICORP PER INST. NO. 2006-10586
- ④ VARIABLE WIDTH SEWER EASEMENT GRANTED TO R.U.S.A. PER INST. NO. 2018-12043
- ⑤ CENTERLINE OF 15' WATERLINE EASEMENT GRANTED TO UMPQUA BASIN WATER ASSOC. PER INST. NO. 2018-7184
- ⑥ CENTERLINE OF 15' SEWER EASEMENT PER INST. NO. 2018-12043
- ⑦ CENTERLINE OF 5' P.U.E. PER BACK NINE INDUSTRIAL PARK
- ⑧ UTILITY EASEMENT GRANTED TO AMERICAN TOWER PER INST. NO. 2009-20294
- ⑨ SEWER EASEMENT GRANTED TO DOUGLAS COUNTY FOREST PRODUCTS PER INST. NO. 2007-7120
- ⑩ 30' POWER EASEMENT GRANTED TO PACIFICORP PER INST. NO. 2000-11754
- ⑪ ACCESS EASEMENT GRANTED TO AMERICAN TOWER PER INST. NO. 2009-20294
- ⑫ 56' ACCESS & UTILITY EASEMENT PER BACK NINE INDUSTRIAL PARK
- ⑬ ACCESS & DRAINAGE EASEMENT GRANTED TO DOUGLAS COUNTY PER INST. NO. 2010-20065
- ⑭ 10' POWER EASEMENT GRANTED TO PACIFICORP PER INST. NO. 2018-014727
- ⑮ CENTERLINE OF 15' DRAINAGE EASEMENT PER BACK NINE INDUSTRIAL PARK
- ⑯ REMAINDER PORTION OF 60' ACCESS EASEMENT GRANTED TO BACK NINE DEVELOPMENT, LLC PER INST. NO. 2008-15740
- ⑰ CENTERLINE OF 25' ACCESS & UTILITY EASEMENT PER BACK NINE INDUSTRIAL PARK
- ⑱ 5' P.U.E. GRANTED TO DOUGLAS COUNTY PER INST. NO. 2018-018262
- ⑲ 5' P.U.E. GRANTED TO DOUGLAS COUNTY PER INST. NO. 2018-018259

GENERAL NOTES

- 1 THE **BASIS OF BEARING** FOR THIS PLAT IS PER BACK NINE INDUSTRIAL PARK (VOLUME 24, PAGE 1).
- 2 THE BOUNDARY OF PARCEL 3 PER THIS PLAT WAS SURVEYED PER BACK NINE INDUSTRIAL PARK.

CURVE TABLE				
CURVE	CHORD	RADIUS	ARC	DELTA
C1	(S14°56'23"W 724.35')	(11309.16')	(724.47')	(3°40'13")
C2	(S19°03'11"W 246.29')	(11289.16')	(246.29')	(01°15'00")
C3	(N22°15'53"E 595.71')	(11334.16')	(595.78')	(3°00'42")
C4	(S53°01'17"W 669.53')	(626.00')	(706.43')	(64°39'25")
C5	(N53°19'32"E 142.50')	(982.39')	(142.62')	(8°19'05")

LINE TABLE		
LINE	COURSE	
1	S03°52'39"E	414.50'
2	S03°52'39"E	420.51'
3	N85°21'00"E	74.36'
4	S86°07'21"W	420.50'
5	S86°07'21"W	420.50'
6	S85°21'00"W	403.29'
7	S03°52'39"E	414.50'
8	S03°52'39"E	253.92'
9	S02°13'46"W	162.08'
10	(N25°04'08"E 73.00')	
11	(N56°38'26"E 129.79')	
12	(S21°18'43"W 312.11')	
13	(S10°21'26"W 250.38')	
14	(N07°53'38"E 379.28')	
15	(N76°17'52"W 314.69')	
16	(S28°22'15"W 354.10')	
17	(S48°10'49"W 145.72')	
18	(S72°39'49"E 448.93')	
19	(N85°21'00"E 469.05')	
20	(N85°21'00"E 491.21')	
21	(N85°21'00"E 69.53')	
22	(N04°39'00"W 56.00')	
23	(N20°41'35"E 28.36')	
24	(S03°19'04"W 228.87')	
25	(N15°19'54"W 47.97')	
26	(N52°37'50"W 49.97')	
27	(S71°16'48"E 373.04')	
28	(S33°25'57"E 203.25')	
29	(S74°42'51"E 243.29')	



2019-0002 A

2019-0002 A

LAND PARTITION

LYING IN SECTION 24 AND IN THE S.E. 1/4 OF SECTION 13, T26S, R6W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

SURVEYED FOR:
 BACK NINE DEVELOPMENT, LLC
 P.O. BOX 848
 WINCHESTER, OR 97495

SURVEYED BY:

 809 SE Pine Street
 Roseburg, Oregon 97470
 PHONE (541) 673-0166
 FAX (541) 440-9392
 iemail@ieengineering.com

REGISTERED PROFESSIONAL LAND SURVEYOR

DEREK ALLEN FEIGEL
 JULY 10, 2018
 77565

EXPIRES: 12/31/19

JOB NO: 2378-02_T8

PAGE: 1 of 2

0' 150' 300' 600'

SCALE: 1" = 300'

2019-0002 B

SURVEYOR'S CERTIFICATE:

I, DEREK ALLEN FEIGEL, OREGON PROFESSIONAL LAND SURVEYOR NO. 77555, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS PARCEL 1 AND PARCEL 2 AND CORRECTLY PLATTED PARCEL 3 FROM RECORD INFORMATION OF THE LAND SHOWN ON THE ANNEXED PLAT, OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

LOT 2, BACK NINE INDUSTRIAL PARK, AS RECORDED IN VOLUME 24, PAGE 1, PLAT RECORDS OF DOUGLAS COUNTY, OREGON.

NARRATIVE:

THE PURPOSE OF THIS MAP IS TO PARTITION THE ABOVE-DESCRIBED LOT INTO 3 PARCELS AS SHOWN. MONUMENTS OF RECORD ALONG THE NORTH RIGHT-OF-WAY OF BOURBON STREET PER SAID BACK NINE INDUSTRIAL PARK WERE HELD AND MONUMENTS SET TO DELINEATE PARCEL 1 AND PARCEL 2 AS SHOWN.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT BACK NINE DEVELOPMENT, L.L.C. IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PARTITIONED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES TOGETHER WITH THE 25-FOOT ACCESS & UTILITY EASEMENT AS SHOWN.

[Signature]
December 19, 2018
RICHARD MATHEWS
MEMBER/NOMINEE
BACK NINE DEVELOPMENT, L.L.C.
AN OREGON LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 19 DAY OF December, 2018, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RICHARD MATHEWS, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

[Signature]
NOTARY: ELAINE ESTHER BERG
NOTARY PUBLIC - OREGON
COMMISSION NO.: 972256
MY COMMISSION EXPIRES: MARCH 12, 2022

ZONE: M-3 - HEAVY INDUSTRIAL
COMP. PLAN: IND - INDUSTRIAL
WATER: UMPQUA BASIN WATER ASSOCIATION
SEWER: ROSEBURG URBAN SANITARY AUTHORITY

PLANNING DEPARTMENT FILE NO. 18-067

APPROVALS:

[Signature] 12/7/19
DOUGLAS COUNTY PLANNING DIRECTOR DATE

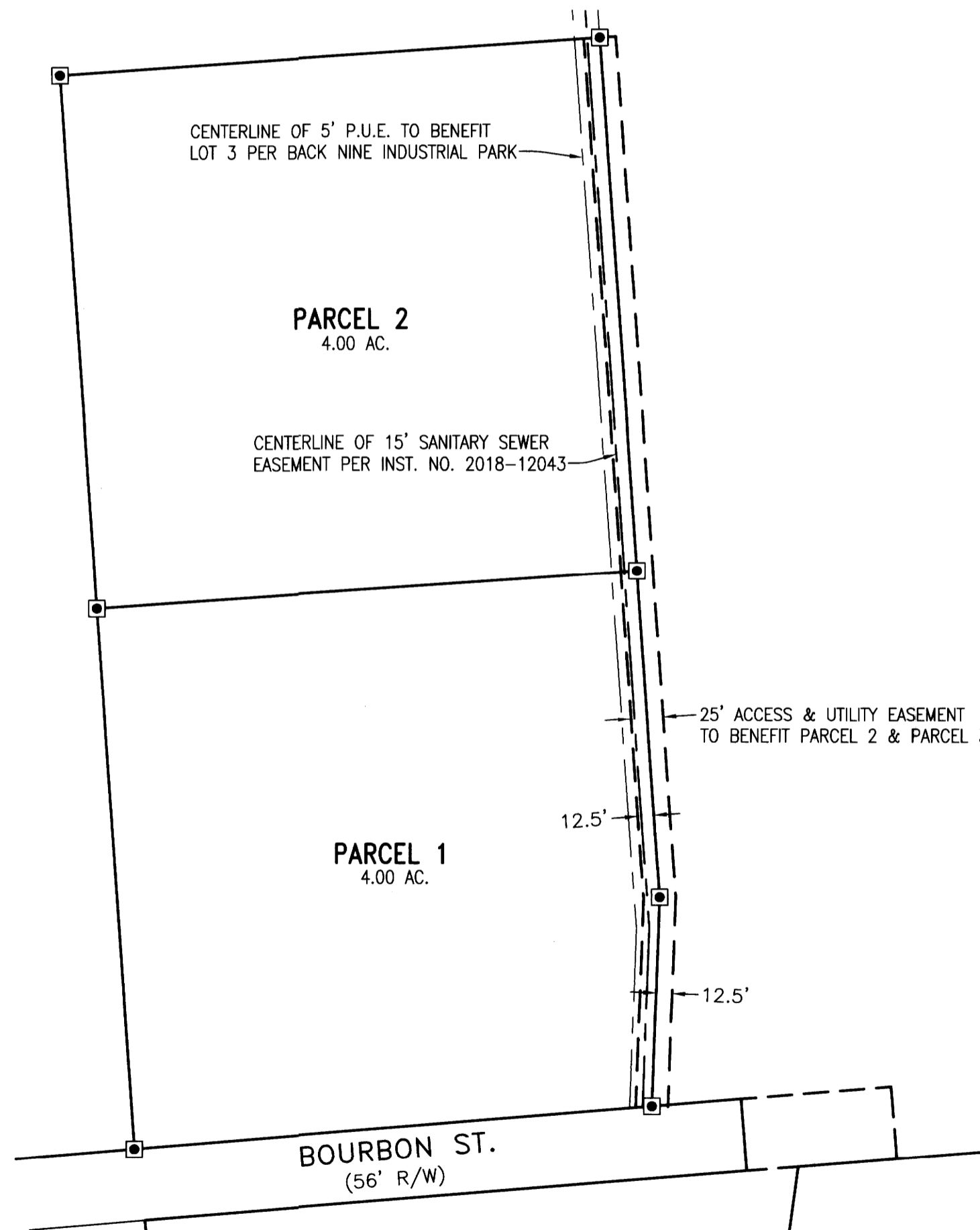
[Signature] 1/7/2019
DOUGLAS COUNTY SURVEYOR DATE

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

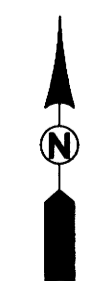
[Signature] 1/8/2019
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 8th DAY OF JANUARY, 2018, 10:00 O'CLOCK AM/PM

[Signature] JAN 08 2019
DOUGLAS COUNTY CLERK DATE



DETAIL
SCALE: 1" = 100'



2019-0002 B

LAND PARTITION		REGISTERED PROFESSIONAL LAND SURVEYOR
LYING IN SECTION 24 AND IN THE S.E. 1/4 OF SECTION 13, T26S, R6W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
SURVEYED FOR: BACK NINE DEVELOPMENT, LLC P.O. BOX 848 WINCHESTER, OR 97495	SURVEYED BY: 809 SE Pine Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@ieengineering.com	 DEREK ALLEN FEIGEL JULY 10, 2018 77555
JOB NO: 2378-02_T8 DATE: 12-20-18	PAGE: 2 of 2	