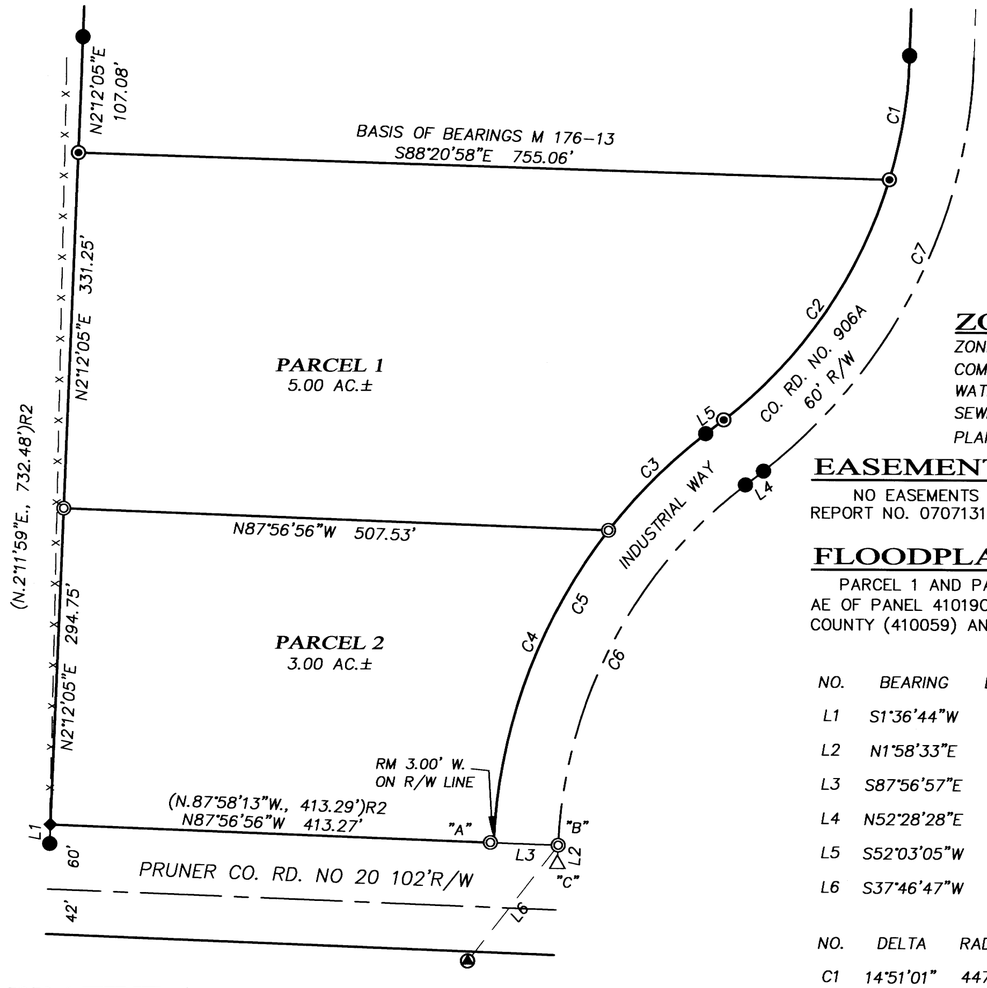
PARTITION PLAT
LOCATED IN THE SW 1/4 OF SECTION 7 T.30S., R.5W., W.M. DOUGLAS COUNTY, OREGON

Douglas County Official Records
Daniel J. Loomis, County Clerk 2019-017625
00499808201900176250010012 NO FEE
PLAT-PAR Cnt=1 Stn=18 MARRIAGECOUNTER 11/07/2019 02:43:30 PM
This is a no fee document

FILED THIS 7th DAY OF November, 2019.

BY Douglas County Clerk by Andrew Taylor, Deputy
DOUGLAS COUNTY CLERK

2019-0033



ZONING & UTILITIES:

ZONING: HEAVY INDUSTRIAL (M-3)
COMP. PLAN: INDUSTRIAL (IN)
WATER: TRI-CITY JOINT WATER AND SANITARY AUTHORITY
SEWER: TRI-CITY JOINT WATER AND SANITARY AUTHORITY
PLANNING DEPARTMENT FILE NO. 19-058

EASEMENTS

NO EASEMENTS LISTED PER AMERITITLE STATUS OF RECORD TITLE REPORT NO. 0707131 ENCUMBER PARCELS 1 AND 2.

FLOODPLAIN

PARCEL 1 AND PARCEL 2 ARE LOCATED IN FEMA FLOOD HAZARD ZONE AE OF PANEL 41019C2505F (EFFECTIVE DATE 2/17/2010) FOR DOUGLAS COUNTY (410059) AND FALL ENTIRELY WITHIN THE 100 YEAR FLOODPLAIN.

NO.	BEARING	DISTANCE	RECORD
L1	S1°36'44"W	17.83	(S2°11'51"W 18.00')R2
L2	N1°58'33"E	17.44	(N1°58'13"E)R2
L3	S87°56'57"E	59.99	(S87°58'13"E)R2
L4	N52°28'28"E	21.23	(N52°05'00"E 21.07')R2
L5	S52°03'05"W	21.11	(N52°02'53"E)R2
L6	S37°46'47"W	136.67	

NO.	DELTA	RADIUS	ARC	BEARING	CHORD
C1	14°51'01"	447.54	116.00	N9°19'43"E	115.67
C2	35°20'41"	447.54	276.08	N34°25'34"E	271.72
C3	14°25'54"	507.53	127.84	S44°54'09"W	127.50
C4	35°31'42"	507.53	314.71	S19°55'22"W	309.69
C5	49°57'35"	507.53	442.55	S27°08'19"W	428.66
C6	49°57'12"	447.53	390.18	S27°08'59"W	377.94
C7	50°11'42"	507.54	444.64	N27°00'04"E	430.56
(C5	49°56'07"	507.53	442.55	S27°08'24"W	428.46)R2
(C6	49°55'39"	447.53	389.98	S27°09'15"W	377.76)R2
(C7	50°12'03"	507.53	444.68	N26°59'56"E	430.59)R1

LEGEND:

◎ = SET 5/8"X30" IRON ROD w/ YPC
● = FOUND 5/8" IRON ROD PER M 132-7
◉ = FOUND 5/8" IRON ROD PER M 176-13
◆ = FOUND 5/8" IRON ROD PER PP 2004-0067
🜂 = FOUND DCSO BENCHMARK "PRUNE 3", NAVD'88 ELEV. 640.14
△ = COMPUTED POINT
YPC = 1 1/4"DIAM. YELLOW PLASTIC CAP MARKED "DOUG. CO. SURVEYOR"
PP = PARTITION PLAT
( )R1 = RECORD PER SURVEY M 132-7 – M. HEIMBURGER – 1999
( )R2 = RECORD PER SURVEY PP 2006-0085 – M. HEIMBURGER – 2006
— x — x — = FENCE LINE (SEE NARRATIVE)

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION UNIT 2 OF PROPERTY LINE ADJUSTMENT SURVEY M 176-13 INTO A 3 ACRE AND A 5 ACRE PARCEL AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. M19-058. M 176-13 POINTS "A", "B" AND "C" HAD BEEN DESTROYED/DISTURBED BY UTILITY CONSTRUCTION AND POINTS "A" AND "B" WERE RESET IN THEIR M 176-13 POSITIONS FROM EXISTING M 176-13 CONTROL POINTS. ALL OTHER UNIT 2 MONUMENTS PER M 176-13 WERE FOUND UNDISTURBED AND HELD TO CONTROL THIS SURVEY. NEW MONUMENTS WERE SET ON-LINE BETWEEN THE FOUND M 176-13 MONUMENTS TO CREATE THE 3 AND 5 ACRE PARCELS SHOWN HEREON. A FENCE LINE FALLS FROM APPROXIMATELY 0.5 FEET WEST OF THE SW CORNER OF PARCEL 2 TO APPROXIMATELY 13 FEET WEST OF THE NW CORNER OF PARCEL 1.

THIS SURVEY WAS PERFORMED BY STEPHEN FLAUSE AND JEFF LORSUNG, USING A NIKON DTM 520 TOTAL STATION WITH COMPUTATIONS AND DRAFTING BY KRIS DEGROOT.

APPROVALS:

COUNTY PLANNING DIRECTOR — DATE 11/6/19

COUNTY SURVEYOR DEPUTY — DATE 11/6/19

TAX COLLECTORS CERTIFICATE:

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

Michelle Nelson, Chief Deputy — DATE 11/7/19
DOUGLAS COUNTY TAX COLLECTOR

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT THAT DOUGLAS COUNTY, IS THE OWNER OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUES, HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT.

COMMISSIONER TIM FREEMAN, CHAIR

COMMISSIONER TOM KRESS

COMMISSIONER CHRIS BOICE

ACKNOWLEDGMENT:

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 6th DAY OF November, 2019, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED COMMISSIONER TIM FREEMAN, CHAIR, COMMISSIONER TOM KRESS AND COMMISSIONER CHRIS BOICE TO ME KNOWN TO BE THE PERSONS DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT THEY EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET FORTH MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Heidi Rene Parkhurst Gallego
NOTARY PUBLIC, STATE OF OREGON

OFFICIAL STAMP
HEIDI RENE PARKHURST GALLEGO
NOTARY PUBLIC - OREGON
COMMISSION NO.987147
MY COMMISSION EXPIRES MAY 12, 2023

SURVEYOR'S CERTIFICATE:

I, KRISTIAN O. DEGROOT HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THIS LAND PARTITION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:
A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN AND BEING UNIT 2 OF THOSE PROPERTIES DESCRIBED IN INSTRUMENT NO. 2019-015451 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD ON THE NORTHERLY RIGHT OF WAY LINE OF PRUNER COUNTY ROAD NO. 20 AT THE SOUTHWEST CORNER OF SAID PARCEL 2: THENCE N. 2°12'05"E. ALONG THE WEST LINE OF SAID PARCEL 2, 626.00 FEET TO A 5/8" IRON ROD; THENCE S.88°20'58"E., 755.06 FEET TO A 5/8" IRON ROD ON THE WESTERLY RIGHT OF WAY LINE OF INDUSTRIAL WAY COUNTY ROAD NO. 906-A; THENCE THE FOLLOWING COURSES ALONG SAID WESTERLY RIGHT OF WAY LINE: 276.08 FEET ALONG THE ARC OF A 447.54 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S.34°25'34"W., 271.72 FEET) TO A 5/8" IRON ROD, S.52°03'05"W., 21.11 FEET TO A 5/8" IRON ROD, 442.55 FEET ALONG THE ARC OF A 507.53 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS S.27°08'19"W., 428.66 FEET) TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID PRUNER COUNTY ROAD NO. 20; THENCE N.87°56'56"W. ALONG SAID NORTHERLY RIGHT OF WAY LINE, 3.00 FEET TO A 5/8" IRON ROD: THENCE N.87°56'56"W. CONTINUING ALONG SAID RIGHT OF WAY LINE, 410.27 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.00 ACRES, MORE OR LESS.

DOUGLAS COUNTY SURVEYOR
ROOM 105 JUSTICE BUILDING
1036 SE DOUGLAS AVENUE
ROSEBURG, OREGON 97470
PHONE (541) 440-4272

DOUGLAS CO. INDUSTRIAL DEVELOPMENT BOARD
522 SE WASHINGTON AVENUE, SUITE 111A
ROSEBURG, OR 97470

SCALE: 1" = 100' | S.U.Ind.ParkPartition.dwg
DATE: September, 2019 | SHEET 1 OF 1

REGISTERED PROFESSIONAL LAND SURVEYOR
Kristian O. DeGroot
OREGON
JULY 17, 1981
KRISTIAN O. DEGROOT
1941
RENEWAL DATE: 12-31-2019

2019-0033