



NO FEE

PLAT-PAR Cnt=1 Stn=40 JLG00DWI
This is a no fee document

LAND PARTITION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7,
TOWNSHIP 30 SOUTH, RANGE 5 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

APRIL 14, 2020



EASEMENTS OF RECORD

THE FOLLOWING ITEMS LISTED PER A PUBLIC RECORD REPORT FOR NEW SUBDIVISION OR LAND PARTITION PREPARED BY FIRST AMERICAN TITLE COMPANY OF OREGON, ORDER NO. 7399-3424161 DATED MARCH 19, 2020 THAT ENCUMBER THE TRACT BEING PARTITIONED HEREON HAVE BEEN ADDRESSED AS FOLLOWS:

3. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: BOOK 289, PAGE 313, RECORDER'S NO. 270452
IN FAVOR OF: CALIFORNIA-PACIFIC UTILITIES COMPANY
FOR: RIGHT OF WAY

(NOT PLOTTABLE-BLANKET-TYPE EASEMENT)

5. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: BOOK 1461, PAGE 605, RECORDER'S NO. 97-5856
IN FAVOR OF: DOUGLAS COUNTY
FOR: SLOPE AND UTILITIES

(STATIONING CITED IN DOCUMENT LIES WEST OF INDUSTRIAL ROAD AND THUS IS NOT AN ENCUMBRANCE ON THE SUBJECT TRACT)

6. EASEMENTS AND NOTES AS SET OUT ON LAND PARTITION NO. 2004-0067, AS RECORDED IN "RECORD OF PARTITION PLATS", RECORDER'S NO. 2004-27545, RECORDS OF DOUGLAS COUNTY, OREGON.

(EASEMENT SHOWN HEREON)

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT JEFF JOHNSON PROPERTIES, LLC IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THE PROPERTY PARTITIONED TOGETHER WITH THE EASEMENTS CREATED AS SHOWN IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES.

Jeff Johnson 4-14-20
JEFFERY B. JOHNSON, MEMBER DATE
JEFF JOHNSON PROPERTIES, LLC

ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 14 DAY OF April, 2020, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JEFFERY B. JOHNSON AS MEMBER OF JEFF JOHNSON PROPERTIES, LLC WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Elaine Berg
ELAINE ESTHER BERG, NOTARY PUBLIC - OREGON

COMMISSION NO.: 972256

MY COMMISSION EXPIRES: MARCH 12, 2022

APPROVALS

[Signature] 4/27/2020
DOUGLAS COUNTY PLANNING DIRECTOR DATE

[Signature] 4/27/2020
DOUGLAS COUNTY SURVEYOR DATE

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

Michelle Nelson 04/28/2020
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 28 DAY OF APRIL, 2020, 10:53 O'CLOCK (AM/PM)

[Signature] 4/28/2020
DOUGLAS COUNTY CLERK DATE

LEGEND

- - DENOTES FOUND 5/8" IRON ROD PER DOUGLAS COUNTY SURVEY M176-31
- ⦿ - DENOTES FOUND DOUGLAS COUNTY SURVEYOR'S OFFICE BENCHMARK "PRUNE 3" NAVD88 ELEVATION=640.14'
- - DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING, INC."
- () - DENOTES RECORD PER DOUGLAS COUNTY SURVEY M176-31

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION ADJUSTED UNIT 2 OF INSTRUMENT NUMBER 2019-19285, DEED RECORDS OF DOUGLAS COUNTY, INTO TWO PARCELS WITH EASEMENTS AS SHOWN. THE PROCEDURE WAS AS FOLLOWS:

MONUMENTS OF RECORD WERE FOUND AND HELD AS SHOWN. MONUMENTS WERE THEN SET IN ORDER TO DELINEATE THE NEW PARCEL BOUNDARY AT THE CLIENTS REQUEST.

SURVEYOR'S CERTIFICATE

I, BRENT H. KNAPP, OREGON PROFESSIONAL LAND SURVEYOR NO. 81116, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED THE LAND SHOWN ON THE ANNEXED PLAT, OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION.

A TRACT OF LAND BEING A ADJUSTED UNIT 2 OF INSTRUMENT NUMBER 2019-19285, DEED RECORD OF DOUGLAS COUNTY, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

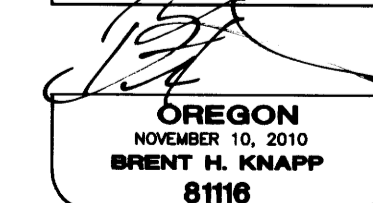
BEGINNING AT THE INITIAL POINT, THE SOUTHWEST CORNER OF SAID ADJUSTED UNIT 2, BEING ON THE EASTERLY RIGHT-OF-WAY BOUNDARY OF INDUSTRIAL WAY (COUNTY ROAD NUMBER 906A); THENCE LEAVING SAID EASTERLY BOUNDARY, EASTERLY ALONG THE SOUTHERLY BOUNDARY OF SAID ADJUSTED UNIT 2 THE FOLLOWING COURSES: SOUTH 63°47'31" EAST, 43.25 FEET; THENCE SOUTH 88°25'06" EAST, 236.99 FEET TO THE SOUTHEAST CORNER OF SAID ADJUSTED UNIT 2; THENCE NORTHERLY ALONG THE EAST BOUNDARY OF SAID ADJUSTED UNIT 2, NORTH 01°34'38" EAST, 254.73 FEET TO THE NORTHEAST CORNER OF SAID ADJUSTED UNIT 2; THENCE WESTERLY ALONG THE NORTHERLY BOUNDARY OF SAID ADJUSTED UNIT 2 THE FOLLOWING COURSES: NORTH 88°36'47" WEST, 133.87 FEET; THENCE SOUTH 83°57'33" WEST, 22.96 FEET TO NORTHWEST CORNER OF SAID ADJUSTED UNIT 2, BEING ON THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY BOUNDARY OF SAID INDUSTRIAL WAY AND THE BEGINNING ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 447.53 FEET, A RADIAL TO SAID CURVE BEARS NORTH 44°13'36" WEST; THENCE SOUTHERLY ALONG THE WESTERLY BOUNDARY OF SAID ADJUSTED UNIT 2, COINCIDENT WITH SAID EASTERLY RIGHT-OF-WAY BOUNDARY, AND ALONG SAID CURVE AN ARC DISTANCE OF 266.02 FEET THROUGH A CENTRAL ANGLE OF 34°03'27" (THE CHORD OF WHICH BEARS SOUTH 28°44'41" WEST, 262.12 FEET) TO THE POINT OF BEGINNING AND THERE TERMINATING.

ZONING AND UTILITIES

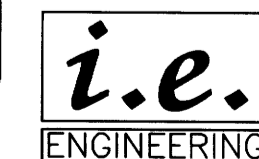
ZONE: CT-TOURIST COMMERCIAL
COMP. PLAN: CT-TOURIST COMMERCIAL
FIRE: TRI CITY FIRE
SEWER: TRI CITY WATER & SEWER ASSOCIATION
WATER: TRI CITY WATER & SEWER ASSOCIATION

SHEET 1 OF 1
JOB NO. 2885-01

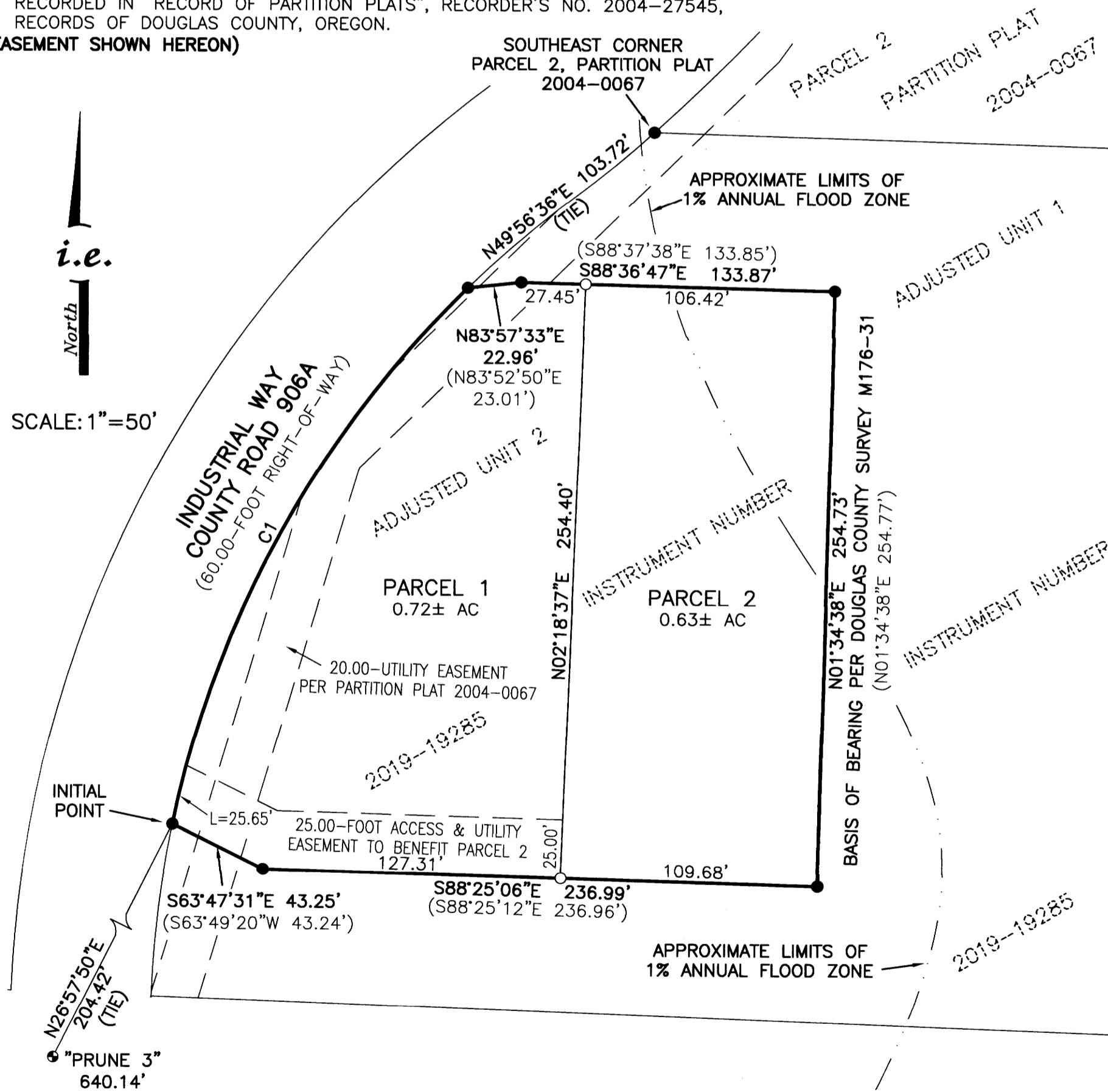
SURVEYED FOR:
MSK TRUE VALUE
102 S. OLD PACIFIC HWY.
MYRTLE CREEK, OR 97457



EXPIRES: 6/30/2021



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CURVE TABLE

CURVE	CHORD	RADIUS	CURVE LENGTH	DELTA
C1	S28°44'41"W 262.12' (S28°44'10"W 262.09')	447.53' (447.53')	266.02' (265.99')	34°03'27" (34°03'12")

PRUNER ROAD
COUNTY ROAD NUMBER 20
(VARIABLE WIDTH RIGHT-OF-WAY)

2020-0013

2020-0013