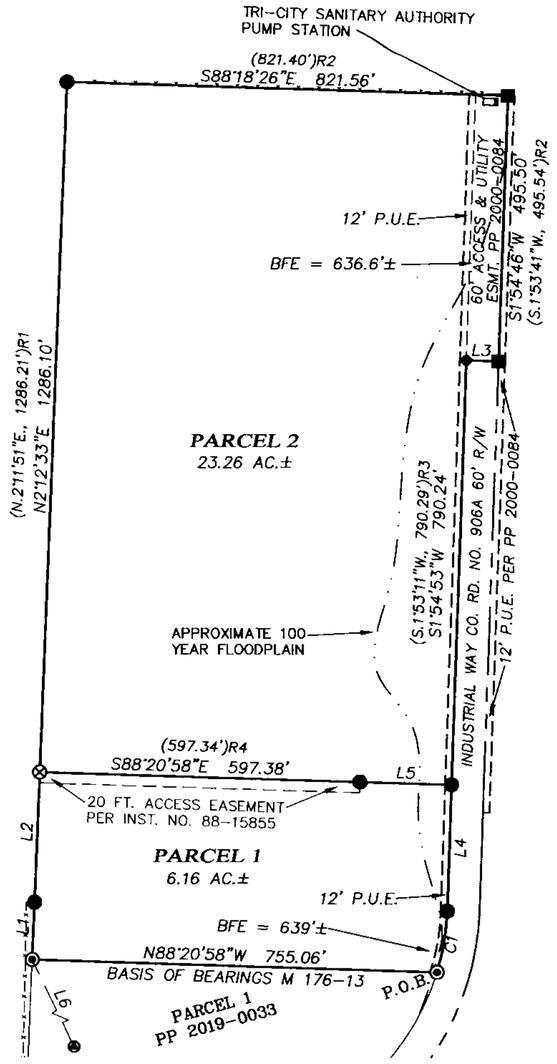
PARTITION PLAT

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



NO.	BEARING	DISTANCE	RECORD
L1	N2°12'05"E	107.08	(N2°11'59"E)R4
L2	N2°12'32"E	242.61	(N2°11'52"E 243.19')R4
L3	N88°04'13"W	60.02	(S88°06'49"E 60.00')R3
L4	S1°54'17"W	235.05	(S1°54'22"W 235.03')R4
L5	S88°21'02"E	170.79	(S88°21'21"E 170.80')R4
L6	S25°56'48"E	834.63	

NO.	DELTA	RADIUS	ARC	BEARING	CHORD
C1	14°51'01"	447.54	116.00	S9°19'43"W	115.67

OCS 1983 SOUTH ZONE

APPROVALS:

COUNTY PLANNING DIRECTOR — DATE 7/6/2020

COUNTY SURVEYOR (Deputy) — DATE 7/6/2020

TAX COLLECTORS CERTIFICATE:

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

DOUGLAS COUNTY TAX COLLECTOR — DATE 7/6/2020

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. 20-027

EASEMENTS

EASEMENTS LISTED PER AMERITITLE STATUS OF RECORD TITLE REPORT NO. 380567AM, DATED JUNE 10, 2020.

- CALIFORNIA-PACIFIC UTILITIES CO., BK. 289, PG. 313 DOES NOT ENCUMBER PARCEL 1 OR PARCEL 2. NO OVERHEAD TELEPHONE POLES OR LINES ARE VISIBLE.
- CALIFORNIA-PACIFIC UTILITIES CO., BK. 332, PG. 611. THE 15 FOOT WIDE RIGHT OF WAY IS LOCATED APPROXIMATELY 1000 FT. WEST AND DOES NOT ENCUMBER PARCEL 1 OR 2.
- ACCESS EASEMENT, INSTRUMENT NO. 88-15855 IS PLOTTED ON THE FACE OF THE MAP.
- THE 60 FOOT ACCESS EASEMENT AND 12 FOOT PUBLIC UTILITY EASEMENT PER PP 2000-0084 AND PP 2004-0067 ARE PLOTTED ON THE FACE OF THE MAP.
- THE WETLAND MITIGATION AND VIEWSHED EASEMENT, INSTRUMENT NO. 2008-001044, IS APPURTENANT TO PARCEL 2 AND IS LOCATED BETWEEN THE EAST LINE OF PARCEL 2, PP 2000-0084 AND A LINE 125 FEET WESTERLY AND PARALLEL TO THE CENTERLINE OF I-5.

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 PARTIALLY WITHIN THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FACE OF THE MAP.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION UNIT 1 OF PROPERTY LINE ADJUSTMENT SURVEY M 176-13 INTO A 6.16 ACRE AND A 23.26 ACRE PARCEL AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 20-027. ALL UNITS 1 MONUMENTS PER M 176-13 WERE FOUND UNDISTURBED AND HELD TO CONTROL THIS SURVEY. NO NEW MONUMENTS WERE SET. AN EXISTING FENCE LINE FALLS APPROXIMATELY 2-3 FEET NORTH OF THE NORTH LANE OF PARCEL 2 AND APPROXIMATELY 13 FEET WEST OF THE SW CORNER OF PARCEL 1 AS SHOWN ON THE FACE OF THE MAP.

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

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 2000-0084
⊗ = FOUND 5/8" IRON ROD PER PP 2006-0085
◬ = 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
BFE = FEMA BASE FLOOD ELEVATION (NAVD 88 DATUM)
( )R1 = RECORD PER SURVEY M 132-7 – M. HEIMBURGER – 1999
( )R2 = RECORD PER SURVEY PP 2000-0084 – M. HEIMBURGER – 2000
( )R3 = RECORD PER SURVEY PP 2004-0067 – M. HEIMBURGER – 2004
( )R4 = RECORD PER SURVEY PP 2006-0085 – M. HEIMBURGER – 2006
— x — x — = FENCE LINE (SEE NARRATIVE)

Douglas County Official Records
Daniel J. Loomis, County Clerk 2020-011533
NO FEE
00516000202000115330010018
07/06/2020 02:18:39 PM
PLAT-PAR Cnt=1 Stn=33 HAJOHNST
This is a no fee document

FILED THIS 6th DAY OF JULY 2020,
BY Heidi Johnston, Deputy 7/6/2020
DOUGLAS COUNTY CLERK

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 STATUTES, HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE 12 FOOT WIDE PUBLIC UTILITY EASEMENT AS SHOWN HEREON.

COMMISSIONER CHRIS BOICE, CHAIR

COMMISSIONER TOM KRESS

COMMISSIONER TIM FREEMAN

ACKNOWLEDGMENT:

STATE OF OREGON)
SS
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 2nd DAY OF July, 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED COMMISSIONER CHRIS BOICE, CHAIR, COMMISSIONER TOM KRESS AND COMMISSIONER TIM FREEMAN 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 1 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 WESTERLY RIGHT OF WAY LINE OF INDUSTRIAL WAY COUNTY ROAD NO. 906-A AT THE SOUTHEAST CORNER OF SAID UNIT 1, SAID POINT ALSO BEING THE NORTHEAST CORNER OF PARCEL 1, PARTITION PLAT 2019-0033 AS RECORDED IN INSTRUMENT NO. 2019-017625 OF DOUGLAS COUNTY OFFICIAL RECORDS; THENCE N.88°20'58"W., 755.06 FEET TO A 5/8" IRON ROD; THENCE N.2°12'05"E., 107.08 FEET TO A 5/8" IRON ROD; THENCE N.2°12'32"E., 242.61 FEET TO A 5/8" IRON ROD; THENCE N.2°12'33"E., 1286.10 FEET TO A 5/8" IRON ROD; THENCE S.88°18'26"E., 821.56 FEET TO A 5/8" IRON ROD; THENCE S.1°54'46"W., 495.50 FEET TO A 5/8" IRON ROD AT THE NORTHEAST CORNER OF SAID COUNTY ROAD NO 906-A; THENCE THE FOLLOWING COURSES ALONG THE NORTHERLY AND WESTERLY RIGHT OF WAY LINES OF SAID COUNTY ROAD NO. 906-A: N.88°04'13"W., 60.02 FEET TO A 5/8" IRON ROD, S.1°54'53"W., 790.24 FEET TO A 5/8" IRON ROD, S.1°54'17"W., 235.05 FEET TO A 5/8" IRON ROD, 116.00 FEET ALONG THE ARC OF A 447.54 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS S.9°19'43"W., 115.67 FEET) TO THE POINT OF BEGINNING AND CONTAINING 29.42 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" = 200'	S.U.Ind.Park 2020.dwg
DATE: May, 2020	SHEET 1 OF 1

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 17, 1981
KRISTIAN O. DEGROOT
1941
RENEWAL DATE: 12-31-2021

2020-0029

2020-0029