


2020-0031 A

LAND PARTITION
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 23 AND
 THE NORTHWEST QUARTER OF SECTION 24,
 TOWNSHIP 30 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN,
 CITY OF RIDDLE, DOUGLAS COUNTY, OREGON
 JUNE 25, 2020

Douglas County Official Records 2020-013600
 Daniel J. Loomis, County Clerk

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 08/06/2020 03:01:46 PM
 PLAT-PAR Cnt=1 Stn=33 HAJOHNST
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EASEMENTS OF RECORD

THE FOLLOWING ITEMS ENCUMBER THE TRACT BEING PARTITIONED PER AN ALTA COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE COMPANY OF OREGON, COMMITMENT NO. NCS-974023-PHX1, DATED MAY 14, 2020.

1. EASEMENT FOR OPERATION, USE, MAINTENANCE, RELOCATION, REPAIR, REMOVAL, AND ALL ACTIONS ASSOCIATED WITH RAILROAD-RELATED FACILITIES AND EQUIPMENT AS RESERVED IN INSTRUMENT NUMBER 2001-22222, DOUGLAS COUNTY DEED RECORDS, PER EXCEPTION NUMBER 13 OF THE ABOVE STATED ALTA COMMITMENT.

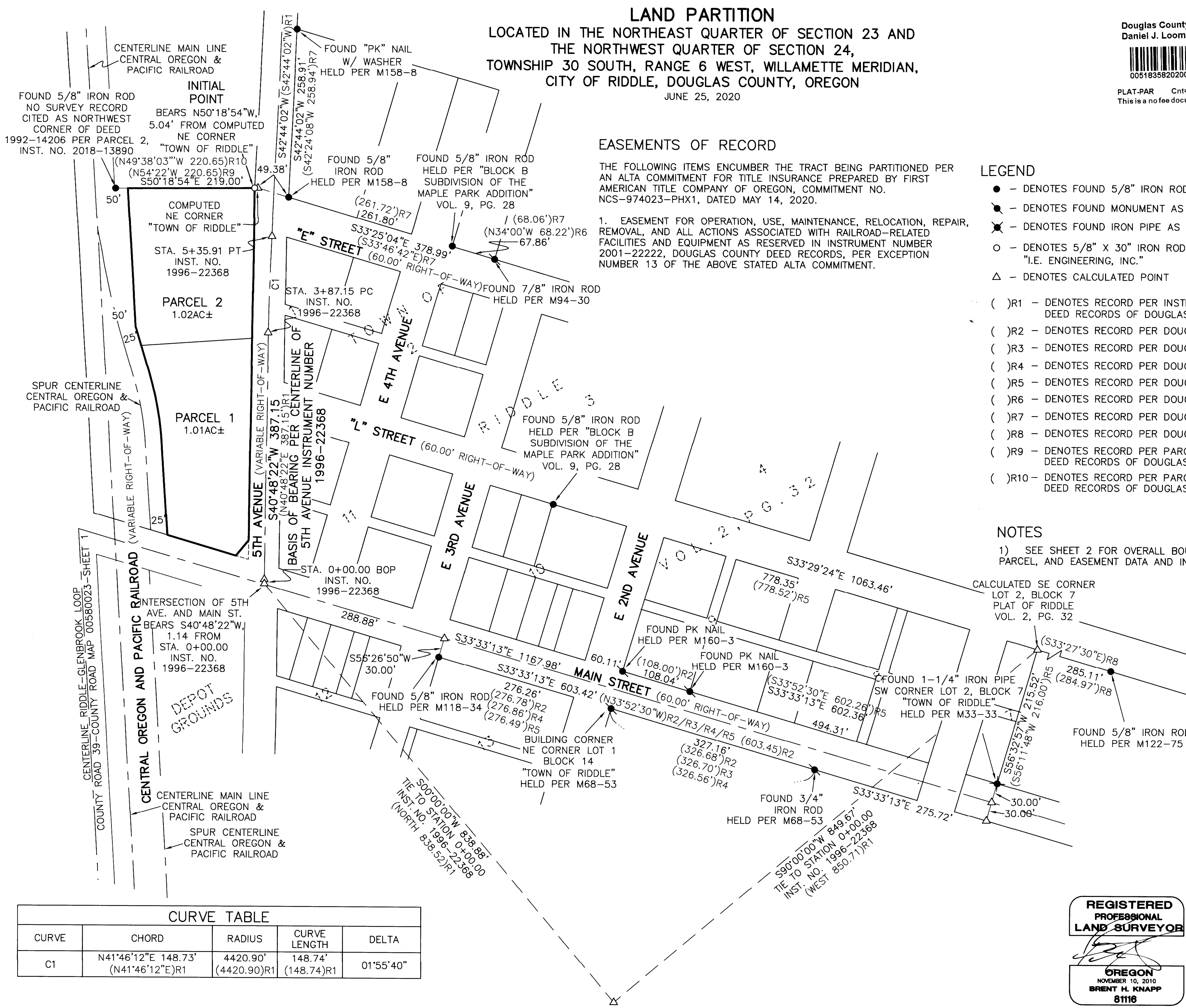
LEGEND

- - DENOTES FOUND 5/8" IRON ROD AS NOTED
- ⊙ - DENOTES FOUND MONUMENT AS NOTED
- ⊗ - DENOTES FOUND IRON PIPE AS NOTED
- - DENOTES 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING, INC."
- △ - DENOTES CALCULATED POINT
- ()R1 - DENOTES RECORD PER INSTRUMENT NUMBER 1996-22368, DEED RECORDS OF DOUGLAS COUNTY
- ()R2 - DENOTES RECORD PER DOUGLAS COUNTY SURVEY M160-3
- ()R3 - DENOTES RECORD PER DOUGLAS COUNTY SURVEY M68-53
- ()R4 - DENOTES RECORD PER DOUGLAS COUNTY SURVEY M118-34
- ()R5 - DENOTES RECORD PER DOUGLAS COUNTY SURVEY M111-39
- ()R6 - DENOTES RECORD PER DOUGLAS COUNTY SURVEY M94-30
- ()R7 - DENOTES RECORD PER DOUGLAS COUNTY SURVEY M158-8
- ()R8 - DENOTES RECORD PER DOUGLAS COUNTY SURVEY M122-75
- ()R9 - DENOTES RECORD PER PARCEL 1, INSTRUMENT NUMBER 2018-13890 DEED RECORDS OF DOUGLAS COUNTY
- ()R10 - DENOTES RECORD PER PARCEL 2, INSTRUMENT NUMBER 2018-13890 DEED RECORDS OF DOUGLAS COUNTY

NOTES

1) SEE SHEET 2 FOR OVERALL BOUNDARY, PARCEL, AND EASEMENT DATA AND INFORMATION.

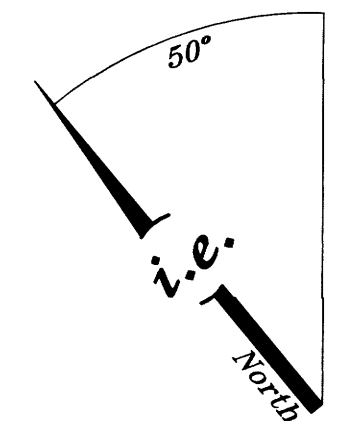
CALCULATED SE CORNER
 LOT 2, BLOCK 7
 PLAT OF RIDDLE
 VOL. 2, PG. 32



2020-0031 A

CURVE TABLE

CURVE	CHORD	RADIUS	CURVE LENGTH	DELTA
C1	N41°46'12"E 148.73' (N41°46'12"E)R1	4420.90' (4420.90)R1	148.74' (148.74)R1	01°55'40"



SCALE: 1"=100'
 SHEET 1 OF 3
 JOB NO. 2780-13

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 NOVEMBER 10, 2010
BRENT H. KNAPP
 8116

i.e.
 ENGINEERING

SURVEYED FOR:
 SIMON CRE
 6900 E. 2ND ST.
 SCOTTSDALE, AZ 85251
 809 SE Pine Street
 Roseburg, Oregon 97470
 PHONE (541) 673-0166
 FAX (541) 440-9392
 iemail@ieengineering.com

EXPIRES: 6/30/2021

LAND PARTITION
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 23 AND
 THE NORTHWEST QUARTER OF SECTION 24,
 TOWNSHIP 30 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN,
 CITY OF RIDDLE, DOUGLAS COUNTY, OREGON
 JUNE 25, 2020

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 PARCEL 2 OF INSTRUMENT NUMBER 2018-13890, DEED RECORD OF DOUGLAS COUNTY, LOCATED IN THE NORTHEAST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 30 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 5/8-INCH IRON ROD, FROM WHICH THE NORTHEAST CORNER OF THE "TOWN OF RIDDLE", VOLUME 2, PAGE 32, PLAT RECORDS OF DOUGLAS COUNTY, BEARS SOUTH 50°18'54" EAST 33°25'04" EAST, 5.04 FEET, BEING ON THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF FIFTH AVENUE; THENCE SOUTHERLY ALONG SAID NORTHERLY RIGHT-OF-WAY BOUNDARY THE FOLLOWING COURSES: SOUTH 40°47'09" EAST 73.16 FEET TO A 5/8-INCH IRON ROD AT STATION 5+39.91 OF SAID FIFTH AVENUE AS DESCRIBED IN INSTRUMENT NUMBER 1996-22368, DEED RECORDS OF DOUGLAS COUNTY, BEING A 27.49-FOOT OFFSET LEFT OF CENTERLINE AS DESCRIBED; THENCE SOUTH 40°49'00" WEST, 149.64 FEET TO A 5/8-INCH IRON ROD AT STATION 3+87.15 OF SAID FIFTH AVENUE AS DESCRIBED IN INSTRUMENT NUMBER 1996-22368, DEED RECORDS OF DOUGLAS COUNTY, BEING A 25.00-FOOT OFFSET LEFT OF CENTERLINE AS DESCRIBED; THENCE SOUTH 40°48'22" WEST, 350.13 FEET TO THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY BOUNDARY AND THE EASTERLY RIGHT-OF-WAY BOUNDARY OF MAIN STREET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY BOUNDARY, NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY BOUNDARY, NORTH 33°33'13" WEST, 130.09 FEET TO A 5/8-INCH IRON ROD AT THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY BOUNDARY AND THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF THE CENTRAL OREGON & PACIFIC RAILROAD; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY BOUNDARY, EASTERLY ALONG SAID SOUTHERLY RAILROAD RIGHT-OF-WAY BOUNDARY, 25.00 FEET SOUTH OF AND PARALLEL WITH THE CENTERLINE OF THE SOUTHERLY "SPUR" TRACK, THE FOLLOWING COURSES: NORTH 36°17'55" EAST, 140.91 FEET TO A 5/8-INCH IRON ROD AT THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 500.00 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 111.55 FEET, THROUGH A CENTRAL ANGLE OF 12°46'58", THE CHORD OF WHICH BEARS NORTH 29°54'26" EAST, 111.32 FEET, TO A 5/8-INCH IRON ROD; THENCE NORTH 23°30'57" WEST, 74.94 FEET TO A 5/8-INCH IRON ROD; THENCE CONTINUING EASTERLY ALONG SAID SOUTH RAILROAD RIGHT-OF-WAY BOUNDARY, 50.00 FEET SOUTH OF AND PARALLEL WITH THE CENTERLINE OF THE MAIN TRACK, NORTH 36°37'45" EAST, 213.26 FEET TO A 5/8-INCH IRON ROD ON THE WESTERLY BOUNDARY OF THAT TRACT DESCRIBED IN INSTRUMENT NUMBER 1992-14206, DEED RECORDS OF DOUGLAS COUNTY; THENCE LEAVING SAID SOUTHERLY RAILROAD RIGHT-OF-WAY BOUNDARY, SOUTHERLY ALONG SAID WESTERLY BOUNDARY, SOUTH 50°18'54" EAST, 195.24 FEET TO THE POINT OF BEGINNING AND THERE TERMINATING.

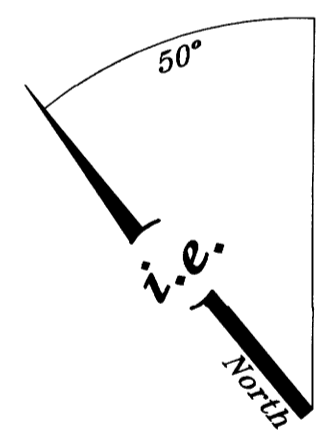
THE ABOVE DESCRIBED TRACT CONTAINS 88,698 SQUARE FEET (2.04 ACRES), MORE OR LESS.

LEGEND

- - DENOTES FOUND 5/8" IRON ROD AS NOTED
- - DENOTES 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING, INC."
- △ - DENOTES CALCULATED POINT
- PUE - DENOTES PUBLIC UTILITY EASEMENT
- SF - DENOTES SQUARE FEET
- ()R1 - DENOTES RECORD PER INSTRUMENT NUMBER 1996-22368, DEED RECORDS OF DOUGLAS COUNTY
- ()R7 - DENOTES RECORD PER DOUGLAS COUNTY SURVEY M158-8
- ()R9 - DENOTES RECORD PER PARCEL 1, INSTRUMENT NUMBER 2018-13890 DEED RECORDS OF DOUGLAS COUNTY
- ()R10 - DENOTES RECORD PER PARCEL 2, INSTRUMENT NUMBER 2018-13890 DEED RECORDS OF DOUGLAS COUNTY

CURVE TABLE

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C2	N29°54'26"E 111.32'	500.00'	111.55'	12°46'58"



SCALE: 1"=50'

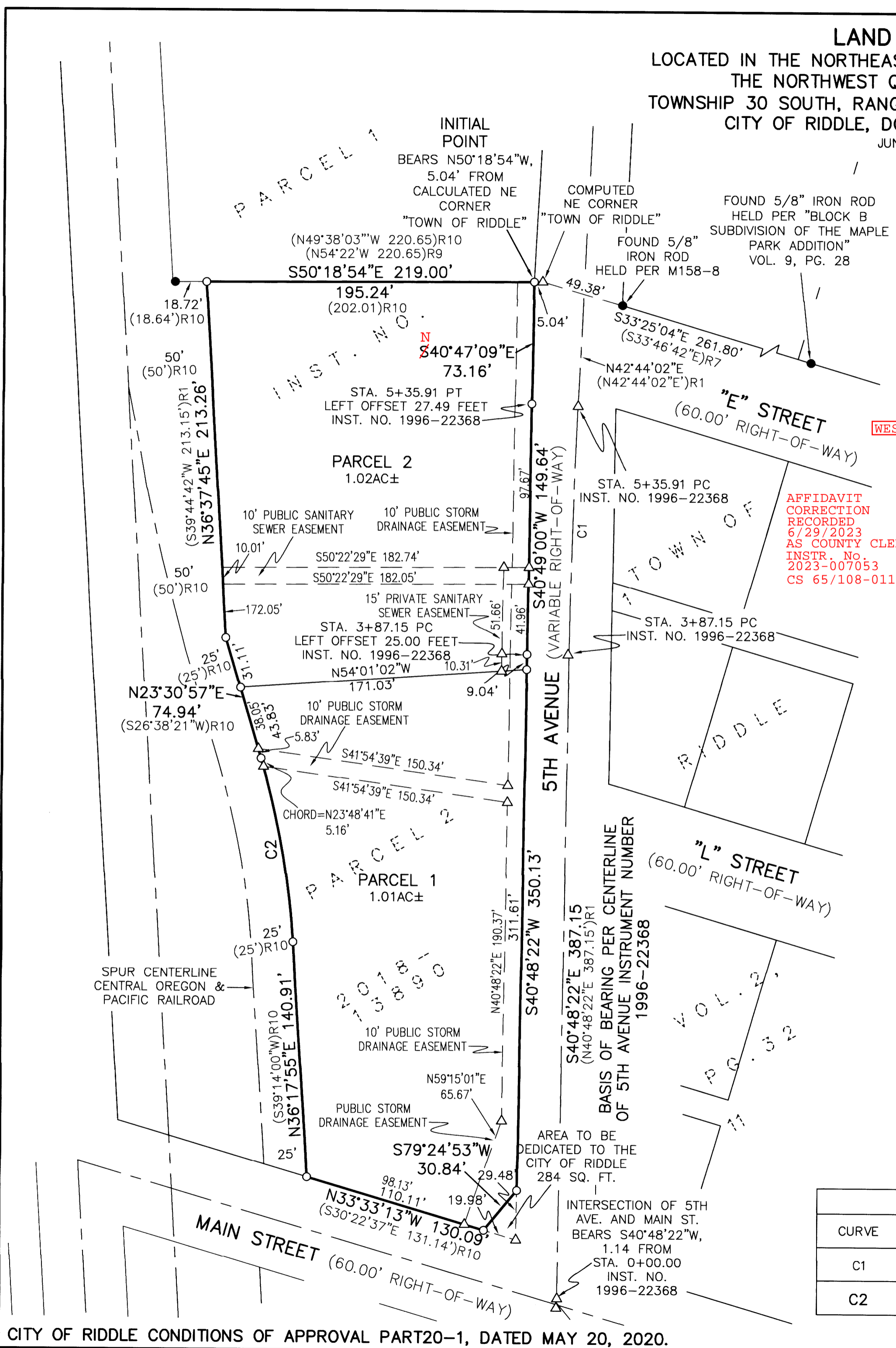
**REGISTERED
 PROFESSIONAL
 LAND SURVEYOR**

OREGON
 NOVEMBER 10, 2010
BRENT H. KNAPP
 81116

EXPIRES: 6/30/2021

SHEET 2 OF 3
JOB NO. 2780-13

SURVEYED FOR:
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 6900 E. 2ND ST.
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 iemail@ieengineering.com



CITY OF RIDDLE CONDITIONS OF APPROVAL PART20-1, DATED MAY 20, 2020.

2020-0031C

LAND PARTITION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 23 AND
THE NORTHWEST QUARTER OF SECTION 24,
TOWNSHIP 30 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN,
CITY OF RIDDLE, DOUGLAS COUNTY, OREGON
JUNE 25, 2020

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THAT TRACT OF LAND DESCRIBED AS PARCEL 2 AS DESCRIBED IN INSTRUMENT NUMBER 2018-013890, DEED RECORDS OF DOUGLAS COUNTY, INTO 2 PARCELS TOGETHER WITH EASEMENTS AS SHOWN. THE PROCEDURE WAS AS FOLLOWS:

NO EXTERIOR MONUMENTS WERE LOCATED ON THE EXTERIOR BOUNDARY OF SAID PARCEL 2. THE CENTERLINE OF BOTH THE MAINLINE AND SPUR LINES OF THE CENTRAL OREGON & PACIFIC RAILROAD WERE ESTABLISHED BY TYING THE EXISTING RAILS. THE NORTH BOUNDARY OF SAID PARCEL 2 WAS ESTABLISHED BY A 50.00-FOOT OFFSET OF THE MAIN LINE CENTERLINE AND A 25.00-FOOT OFFSET OF THE SPUR LINE CENTERLINE PER THE DESCRIPTION OF SAID PARCEL 2. THE TWO CURVES IN THE NORTH BOUNDARY AS DESCRIBED WERE COMBINED INTO A SINGLE 500.00-FOOT RADIUS CURVE WHICH BEST FIT THE OFFSET OF THE SPUR TRACK AS SHOWN. THE CENTERLINE OF MAIN STREET WAS ESTABLISHED BY HOLDING THE FOUND MONUMENTS ON THE EASTERLY AND WESTERLY BOUNDARIES OF SAID MAIN STREET AS SHOWN. THE WEST BOUNDARY OF SAID PARCEL 2 IS A 30.00-FOOT EASTERLY OFFSET OF SAID MAIN STREET CENTERLINE. THE CENTERLINE OF THE 5TH AVENUE RIGHT-OF-WAY WAS REESTABLISHED BY HOLDING THE STATIONING AND BEARINGS PER INSTRUMENT NUMBER 1996-22368, DEED RECORDS OF DOUGLAS COUNTY, AND THE AS-BUILT INFORMATION OF SAID 5TH AVENUE RIGHT-OF-WAY. INITIALLY THE BEGINNING OF PROJECT, STATION 0+00.00, WAS HELD BASED ON THE RECORD TIES TO THE SOUTHEAST CORNER OF LOT 2, BLOCK 7 OF THE "TOWN OF RIDDLE", VOLUME 2, PAGE 32, PLAT RECORDS OF DOUGLAS COUNTY. THE CENTERLINE WAS THEN ROTATED TO BEST FIT THE AFOREMENTIONED AS-BUILT INFORMATION. THE CENTERLINE WAS OFFSET PER SAID INSTRUMENT NUMBER 1996-22368 TO ESTABLISH THE SIDELINES OF SAID 5TH AVENUE. AFTER COMPARING THE SIDELINES WITH THE EASTERLY AND WESTERLY RIGHT-OF-WAY SIDELINES OF SAID 5TH AVENUE RIGHT-OF-WAY WERE HELD. WHEN THE RECORD TIE TO SAID SOUTHEAST CORNER OF SAID LOT 2 WAS HELD THERE WAS A DISCREPANCY BETWEEN THE SIDELINE STATIONS AND THE INTERSECTIONS OF THE EASTERLY AND WESTERLY SIDELINES OF "L" STREET "E" STREET. IT WAS ASSUMED THAT THE STATIONING AS DESCRIBED IN SAID INSTRUMENT NUMBER WAS TO COINCIDE WITH THE INTERSECTIONS OF "L" AND "E" STREETS. THE CENTERLINE OF SAID 5TH AVENUE WAS ADJUSTED EASTERLY TO MATCH THOSE INTERSECTIONS. THE SOUTH BOUNDARY OF SAID PARCEL 2 WAS HELD AS THE AFOREMENTIONED NORTHERLY OFFSET PER SAID INSTRUMENT NUMBER 1996-22368. THIS DOES NOT MATCH THE CURRENT DEED DESCRIPTION PER SAID INSTRUMENT NUMBER 2018-013890. THE EAST BOUNDARY OF SAID PARCEL 2 WAS HELD BETWEEN THE FOUND IRON ROD AT THE NORTHWEST CORNER OF PARCEL 1 OF SAID INSTRUMENT NUMBER 2018-13890 AND THE CALCULATED NORTHEAST CORNER OF SAID "TOWN OF RIDDLE". THE NORTHWEST CORNER OF SAID PARCEL 2 WAS ESTABLISHED AT THE INTERSECTION OF THE AFOREMENTIONED SOUTH OFFSET OF THE SAID MAINLINE AND THE EAST BOUNDARY OF SAID PARCEL 2. MONUMENTS WERE SET AT ALL ANGLE POINTS ON THE EXTERIOR BOUNDARY AND AT THE NORTH AND SOUTH LIMITS OF THE PARTITION LINE AS SHOWN.

PARTITION PLAT CONSENT AFFIDAVIT TRUST DEED

A CONSENT AFFIDAVIT FROM FROM PAULA G. SMITH REVOCABLE TRUST, BENEFICIARY OF THAT LINE OF CREDIT TRUST DEED RECORDED AS 2018-13891, DEED RECORDS OF DOUGLAS COUNTY, OREGON, HAS BEEN RECORDED AS INSTRUMENT NUMBER 2020-013599, DEED RECORDS OF DOUGLAS COUNTY, OREGON.



DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT LEONARD KELLEY, 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 10.00-FOOT WIDE PUBLIC SANITARY SEWER EASEMENT, THE 15.00-FOOT WIDE PRIVATE SANITARY SEWER EASEMENT, AND THE PUBLIC STORM DRAINAGE EASEMENTS AS SHOWN AND DO HEREBY DEDICATE TO THE CITY OF RIDDLE AND THE PUBLIC USE FOREVER THAT PORTION OF MAIN STREET AS SHOWN HEREON IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES AND DOES ACKNOWLEDGE ALL EASEMENTS OF RECORD AS SHOWN OR DESCRIBED HEREON.

Leonard Kelley 8-5-2020
LEONARD KELLEY DATE

ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 5th DAY OF August, 2020, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED LEONARD KELLEY WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Notary: Jessica Ann Dora Lane McCord
COMMISSION NO.: 976046
MY COMMISSION EXPIRES: June 25, 2022

APPROVALS

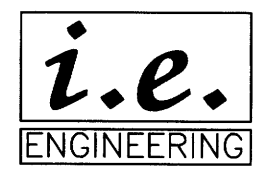
KATHY R. GONZALEZ 8-6-2020
CITY OF RIDDLE CITY MANAGER/RECORDER DATE
Kurtin O. McElvort 8/6/2020
DOUGLAS COUNTY SURVEYOR DATE
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.
Michelle Nelson, Chief Deputy 08/6/20
DOUGLAS COUNTY TAX COLLECTOR DATE
FILED THIS 6th DAY OF August, 2020, 3:01 O'CLOCK AM (PM)
Ben Heidi Johnston, Deputy 8/6/2020
DOUGLAS COUNTY CLERK DATE



EXPIRES: 6/30/2021

SHEET 3 OF 3
JOB NO. 2780-13

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6900 E. 2ND ST.
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2020-0031C