PARTITION PLAT

BEING A REPLAT OF LOT 4 "BRIGGS MARKET PLAT"
SITUATED IN THE SW1/4 OF SECTION 07, T30S, R05W, W.M.
DOUGLAS COUNTY, OREGON

Douglas County Official Records
Daniel J. Loomis, County Clerk
2020-019442
00524990202000194420020027
NO FEE
11/09/2020 02:18:35 PM
PLAT-PAR Cnt=1 Stn=33 HAJOHNST
This is a no fee document

2020-0040 A

DECLARATION:

THIS IS TO CERTIFY THAT RIDDLEHOOF LLC, AN OREGON LIMITED LIABILITY COMPANY (66.7% UNDIVIDED OWNERSHIP), AND MOCK TURTLE LLC, AN OREGON LIMITED LIABILITY COMPANY (33.3% UNDIVIDED OWNERSHIP), ARE OREGON CORPORATIONS ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF OREGON, AND ARE THE OWNERS OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES, DID CAUSE THE SAME TO BE SURVEYED AND PLATTED AS SHOWN ON THE ANNEXED PLAT. AND DOES FOR ITSELF, IT'S TRANSFEREES, SUCCESSORS AND ASSIGNS, HEREBY CREATE THE FOLLOWING EASEMENTS:

- A 10' WIDE PUBLIC WATER LINE EASEMENT, AS DIMENSIONED ON ANNEXED PLAT, FOR THE BENEFIT OF TRI CITY WATER & SANITARY AUTHORITY.
- A 56' WIDE ACCESS EASEMENT FOR THE BENEFIT OF PARCELS 1, 2, & 3 OVER THE EXISTING 56' WIDE EASEMENT PER BOOK 1308, PAGE 971.
- A 20' WIDE DRAINAGE EASEMENT ACROSS PARCEL 1, AS DIMENSIONED ON THE ANNEXED PLAT, FOR THE BENEFIT OF PARCELS 1, 2, AND 3.
- A 20' x 30' SANITARY SEWER EASEMENT, AS DIMENSIONED ON ANNEXED PLAT, FOR THE BENEFIT OF PARCELS 1, 2, AND 3.

SAID PROPERTY ALSO SUBJECT TO EXCEPTIONS AS LISTED ON FIRST AMERICAN TITLE INSURANCE COMPANY REPORT ORDER # NCS-1017889-OR1 DATED JUNE 11, 2020

	DEED VOL/PG.	DESCRIPTION
9.	BOOK 92, PG. 576	CALIFORNIA OREGON POWER COMPANY RIGHT OF WAY. NON-PLOTTABLE, NO LOCATION GIVEN.
10.	BOOK 269 PG. 970	LIMITED ACCESS PROVISIONS CONTAINED IN DEED TO THE STATE OF OREGON.
11.	BOOK 419 PG. 298	WATER LINE EASEMENT NON-PLOTTABLE FALLS ON ADJACENT PROPERTY
12.	BOOK 1307 PG. 237	RESTRICTIVE COVENANT FOR RESOURCE MANAGEMENT ON ADJACENT LANDS. NON-PLOTTABLE, BLANKET EASEMENT.
13.	BOOK 1308 PG. 971	IRREVOCABLE OFFER TO DEDICATE PROPERTY TO DOUGLAS COUNTY AS SHOWN
14.	BOOK 1308 PG. 974	WAIVER OF OBJECTION TO ASSESSMENT, NON PLOTTABLE.
15.	94-16783	RESTRICTIONS, AS SET OUT ON THE RECORDED PLAT OF BRIGGS MARKET PLAT, NON PLOTTABLE
16.	BOOK 1310 PG. 42	EASEMENT BETWEEN WEBSTER BRIGGS LAND COMPANY AND MCDONALD'S CORPORATION AFFECTING LOT 2 BRIGGS MARKET PLAT (RECORDER'S NO. 94-17057)
17.	BOOK 1310 PG. 54	COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS, NON PLOTTABLE (RECORDER'S NO. 94-17057)
18.	2017-11837	WATER EASEMENT FOR TRI-CITY WATER AND SANITARY AUTHORITY AS SHOWN.
19.	2018-003402	FIRE HYDRANT EASEMENTS FOR TRI-CITY WATER AND SANITARY AUTHORITY AS SHOWN.
20.	2019-005674	POWER EASEMENT FOR PACIFICORP RIGHT OF WAY AS SHOWN.
21.	2019-016892	LEASE AND THE TERMS AND CONDITIONS THEREOF DISCLOSED BY MEMORANDUM OF LEASE, NON PLOTTABLE.
22.	2020-004236	ASSIGNMENT OF RENTS IN DEED OF TRUST, NON PLOTTABLE
23.	2020-004237	LEASE AND THE TERMS OF CONDITIONS THEREOF, NON PLOTTABLE
24.	2020-004238	FINANCING STATEMENT INDICATING A SECURITY AGREEMENT, NON PLOTTABLE
25.	2020-004248	MEMORANDUM OF TENANCY IN COMMON AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, NOT PLOTTABLE

MANAGER RIDDLEHOOF, LLC

Richard A Carone
MANAGER MOCK TURTLE, LLC

ACKNOWLEDGMENTS:

STATE OF OREGON)
SS.
COUNTY OF BENTON)

BE IT REMEMBERED THAT ON THIS 26 DAY OF OCTOBER, 20 20, PERSONALLY APPEARED BEFORE ME DARREN E. DICKERHOOF, MANAGER OF RIDDLEHOOF, LLC AND KNOWN TO ME TO BE THE IDENTICAL PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE INSTRUMENT, AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY AS SUCH OFFICER ON BEHALF OF SAID CORPORATION BY AUTHORITY OF IT'S BOARD OF DIRECTORS.

OFFICIAL SEAL

DARIN F. COLE
(Print Name)

NOTARY PUBLIC-OREGON
COMMISSION NO. 966696
MY COMMISSION EXPIRES SEPTEMBER 21, 2021

NOTARY PUBLIC FOR OREGON

OFFICIAL STAMP
DARIN F COLE
NOTARY PUBLIC-OREGON
COMMISSION NO. 966696
MY COMMISSION EXPIRES SEPTEMBER 21, 2021

STATE OF OREGON)
SS.
COUNTY OF BENTON)

BE IT REMEMBERED THAT ON THIS 26 DAY OF OCTOBER, 20 20, PERSONALLY APPEARED BEFORE ME RICHARD A. CARONE, MANAGER OF MOCK TURTLE, LLC AND KNOWN TO ME TO BE THE IDENTICAL PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE INSTRUMENT, AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY AS SUCH OFFICER ON BEHALF OF SAID CORPORATION BY AUTHORITY OF IT'S BOARD OF DIRECTORS.

OFFICIAL SEAL

DARIN F. COLE
(Print Name)

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MY COMMISSION EXPIRES SEPTEMBER 21, 2021

2020-0040 A

SURVEYOR'S CERTIFICATE:

I, MARCUS D. CROSS, A REGISTERED LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS PARCELS 1, 2, & 3 AS SHOWN ON SHEET 2 OF THIS LAND PARTITION PLAT, SITUATED IN THE SW1/4 OF SECTION 7, TOWNSHIP 30 SOUTH, RANGE 05 WEST OF THE WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 4, BRIGGS MARKET PLAT, DOUGLAS COUNTY, OREGON

CONTAINING 8.30 ACRES, MORE OR LESS

MARCUS D. CROSS 55506 PLS

APPROVALS:

DOUGLAS COUNTY PLANNING DIRECTOR — DATE 11/9/2020

DOUGLAS COUNTY SURVEYOR — DATE 11/9/2020

FILED THIS 9th DAY OF November, 2020 AT 2:18 AM / (PM)

BY: Heidi Johnston, Deputy
DOUGLAS COUNTY CLERK — DATE 11/9/2020

COUNTY CLERK ★ DOUGLAS COUNTY ★ STATE OF OREGON ★

TAX COLLECTORS CERTIFICATE:

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

Michelle Nelson, Deputy
DOUGLAS COUNTY TAX COLLECTOR — DATE 11/09/2020

ZONING & UTILITIES:

ZONING: C-2 COMMUNITY COMMERCIAL
COMP. PLAN: COMMERCIAL

WATER & SEWER: TRI CITY WATER & SANITARY AUTHORITY, MAINLINES EXIST FRONTING EACH LOT WITH SERVICES REQUIRED TO BE INSTALLED PER COMMERICAL DEVELOPMENT STANDARDS.

DOUGLAS COUNTY PLANNING DEPT. FILE NO. 20-023

SHEET 1 OF 2

NARRATIVE:

THIS LAND PARTITION WAS DONE AT THE REQUEST OF THE OWNER OF LOT 4 - BRIGGS MARKET PLAT TO DIVIDE THE PROPERTY INTO THREE PARCELS. THE PURPOSE OF THIS LAND PARTITION IS TO MEET THE FINAL DECISION AND CONDITIONS OF DOUGLAS COUNTY PLANNING FILE NO. 20-023.

FOUND AND HELD MONUMENTS PER BRIGGS MARKET PLAT WERE USED FOR CONTROL AS SHOWN ON THE PLAT MAP. BASIS OF BEARINGS IS GRID NORTH ON THE OREGON COORDINATE REFERENCE SYSTEM (OCRS) COTTAGE GROVE-CANYONVILLE ZONE.

MONUMENTS WERE SET ON JULY 16, 2020.

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 6, 2010
MARCUS D. CROSS
55506PLS
RENEWS: 12-31-2021

SURVEY FOR: DICKERHOOF PROPERTIES
PO BOX 1583
CORVALLIS, OR 97339

DATE: JULY 8, 2020 PROJECT NO. 1800

R-C GROUP
RHINE-CROSS GROUP LLC
ENGINEERING - SURVEYING - PLANNING
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