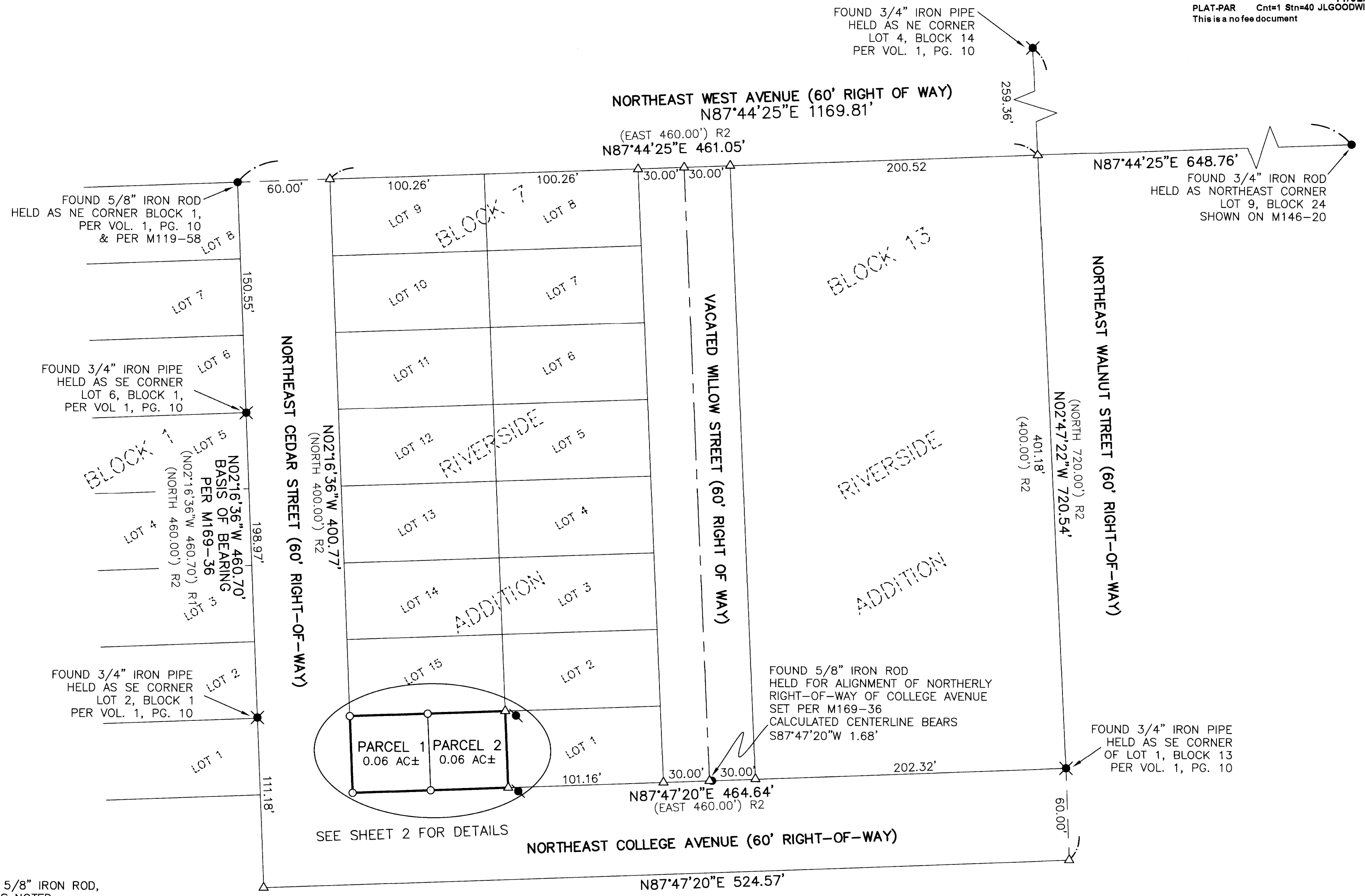


PARTITION PLAT
 LOCATED IN THE SOUTHEAST QUARTER
 OF SECTION 13, TOWNSHIP 27 SOUTH, RANGE 6 WEST,
 WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON
 OCTOBER 19, 2021

Douglas County Official Records 2021-021407
 Daniel J. Loomis, County Clerk
 NO FEE
 00553235202100214070020029
 11/02/2021 09:09:28 AM
 PLAT-PAR Cnt=1 Stn=40 JLGODWI
 This is a no fee document



- LEGEND**
- - DENOTES FOUND 5/8" IRON ROD, UNMARKED OR AS NOTED
 - ⦿ - DENOTES FOUND 5/8" IRON ROD WITH CAP MARKED "EDWARDS LS 2339" PER M161-2
 - ✕ - DENOTES FOUND 3/4" IRON PIPE (UNMARKED)
 - △ - DENOTES CALCULATED POINT
 - - DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING, INC."
 - ()R1 - DENOTES RECORD PER M169-36, DOUGLAS COUNTY SURVEY RECORDS
 - ()R2 - DENOTES RECORD PER "RIVERSIDE ADDITION TO ROSEBURG," VOLUME 1, PAGE 10, DOUGLAS COUNTY PLAT RECORDS

NOTE:
 PARCELS 1 AND 2 CREATED HEREON ARE RESERVED EXCLUSIVELY FOR FUTURE TOWNHOME DEVELOPMENT.

COMMUNITY DEVELOPMENT FILE NO. P-20-003

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 NOVEMBER 10, 2010
BRENT H. KNAPP
 81116

EXPIRES: 6/30/2023

i.e.
 ENGINEERING

SCALE: 1"=50'
 SHEET 1 OF 2
 JOB NO. 859-42

CLIENT:
 TABOR BUILDING PROJECTS
 1224 NE WALNUT #359
 ROSEBURG, OR 97470

809 SE Pine Street
 Roseburg, Oregon 97470
 PHONE (541) 673-0166
 FAX (541) 440-9392
 iemail@ieengineering.com

2021-0046 A

2021-0046 A

PARTITION PLAT
 LOCATED IN THE SOUTHEAST QUARTER
 OF SECTION 13, TOWNSHIP 27 SOUTH, RANGE 6 WEST,
 WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON
 OCTOBER 19, 2021

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION LOT 16 OF BLOCK 7, RIVERSIDE ADDITION TO ROSEBURG, VOLUME 1, PAGE 10, PLAT RECORDS OF DOUGLAS COUNTY. THE PROCEDURE WAS AS FOLLOWS:

A FOUND 5/8-INCH IRON ROD, SET PER SURVEY M119-58, WAS HELD AS THE NORTHEAST CORNER OF LOT 8, BLOCK 1. A FOUND 3/4-INCH IRON PIPE, NOT OF RECORD, AS SHOWN ON SAID M119-58, WAS HELD AS THE SOUTHEAST CORNER OF LOT 2, SAID BLOCK 1. THESE MONUMENTS WERE USED TO RE-ESTABLISH THE WESTERLY RIGHT-OF-WAY BOUNDARY OF NORTHEAST CEDAR STREET. THIS SAID WESTERLY RIGHT-OF-WAY BOUNDARY WAS THEN OFFSET EASTERLY 60.00- FEET PER RECORD TO ESTABLISH THE WESTERLY BOUNDARY OF BLOCK 7, SAID RIVERSIDE ADDITION TO ROSEBURG.

THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF NORTHEAST WEST AVENUE WAS RE-ESTABLISHED BETWEEN THAT FOUND 5/8-INCH IRON ROD AT THE NORTHEAST CORNER OF SAID LOT 8, BLOCK 1 AND A FOUND 3/4-INCH IRON ROD HELD FOR THE NORTHEAST CORNER OF LOT 9, BLOCK 24, SAID RIVERSIDE ADDITION TO ROSEBURG. SAID SOUTHERLY RIGHT OF WAY BOUNDARY IS COINCIDENT WITH THE NORTH BOUNDARY OF SAID BLOCK 7.

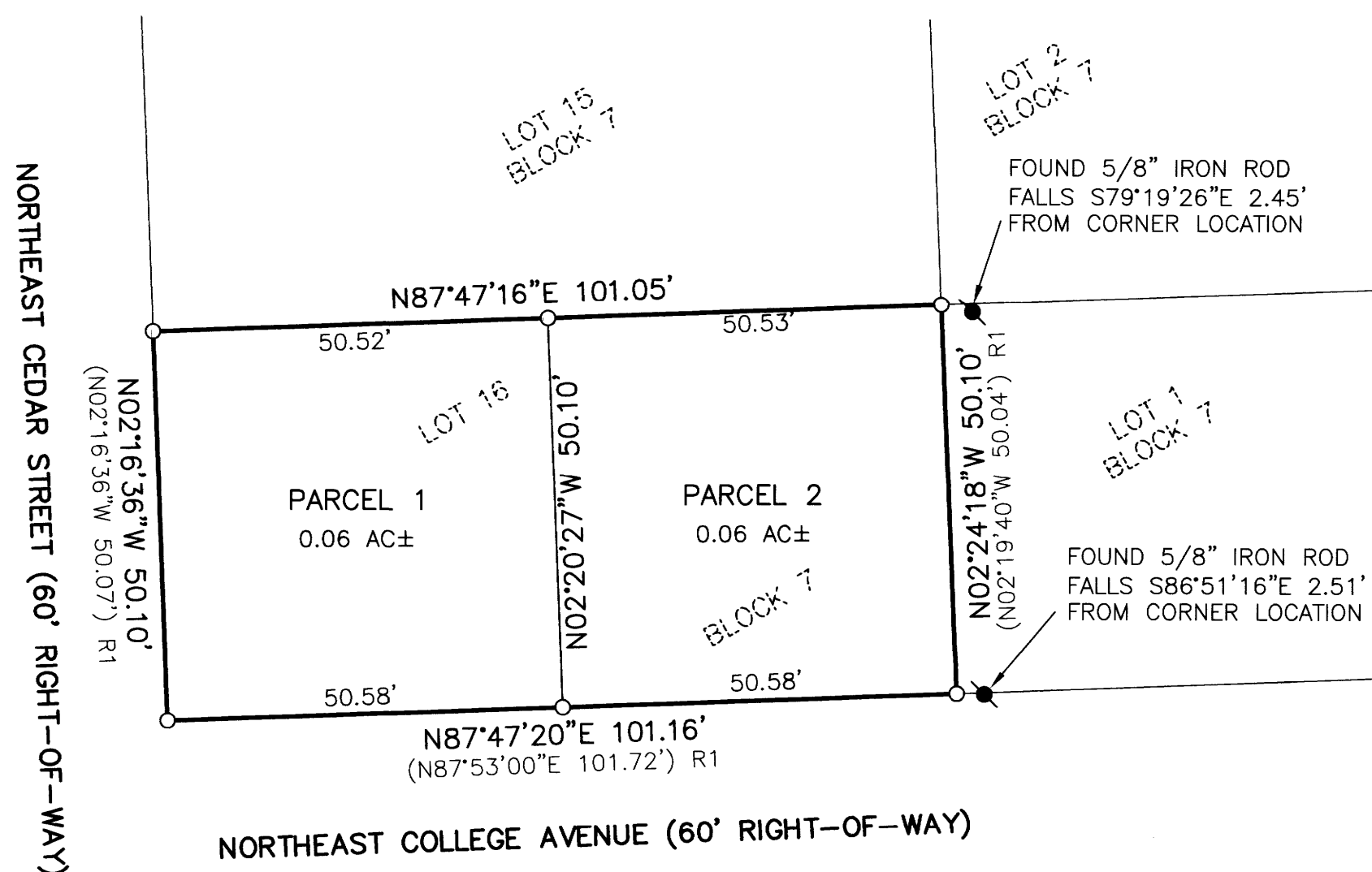
THE WESTERLY RIGHT-OF-WAY BOUNDARY OF NORTHEAST WALNUT STREET WAS RE-ESTABLISHED BY HOLDING THE FOUND 3/4-INCH IRON PIPE AS THE NORTHEAST CORNER OF LOT 4, BLOCK 14, SAID RIVERSIDE ADDITION TO ROSEBURG, AND THE FOUND 3/4-INCH IRON PIPE HELD AS THE SOUTHEAST CORNER OF LOT 1, BLOCK 13, SAID RIVERSIDE ADDITION TO ROSEBURG.

THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF NORTHEAST COLLEGE AVENUE WAS RE-ESTABLISHED BY HOLDING THAT FOUND 3/4-INCH IRON PIPE AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 13 AND A FOUND 5/8-INCH IRON ROD SET IN SURVEY M169-36, SAID MONUMENT WAS USED FOR THE ALIGNMENT OF SAID NORTHERLY RIGHT-OF-WAY BOUNDARY.

ONCE THE EXTERIOR BLOCK BOUNDARIES WERE RE-ESTABLISHED AS DESCRIBED ABOVE, THE CENTERLINE OF VACATED WILLOW STREET WAS RE-ESTABLISHED AT MID-POINT BETWEEN THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY OF SAID NORTHEAST CEDAR STREET AND THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY BOUNDARY OF SAID NORTHEAST WALNUT STREET, BOUNDED ON THE NORTH BY THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF SAID NORTHEAST WEST AVENUE AND ON THE SOUTH BY THE NORTHERLY BOUNDARY OF SAID NORTHEAST COLLEGE AVENUE. SAID CENTERLINE WAS THEN OFFSET 30.00 FEET WEST IN ORDER TO RE-ESTABLISH THE EAST BOUNDARY OF SAID BLOCK 7. BLOCK 7 WAS THEN SUBDIVIDED INTO 16 LOTS BY PROPORTIONATE METHOD. MONUMENTS WERE SET AT THE FOUR CORNERS OF SAID LOT 16 IN ORDER TO DELINEATE THE LOT BOUNDARIES. MONUMENTS WERE THEN SET TO DELINEATE THE NEWLY CREATED PARCEL BOUNDARIES.

NOTE:

PARCELS 1 AND 2 CREATED HEREON ARE RESERVED EXCLUSIVELY FOR FUTURE TOWNHOME DEVELOPMENT.



LEGEND

- - DENOTES FOUND 5/8" IRON ROD, UNMARKED OR AS NOTED
- ⦿ - DENOTES FOUND 5/8" IRON ROD WITH CAP MARKED "EDWARDS LS 2339" PER M161-2
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- ()R2 - DENOTES RECORD PER "RIVERSIDE ADDITION TO ROSEBURG," VOLUME 1, PAGE 10, DOUGLAS COUNTY PLAT RECORDS

SURVEYOR'S CERTIFICATE:

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

A TRACT OF LAND BEING LOT 16 OF BLOCK 7 OF "RIVERSIDE ADDITION TO ROSEBURG", VOLUME 1, PAGE 10 OF DOUGLAS COUNTY PLAT RECORDS, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF SAID LOT 16.

THE ABOVE DESCRIBED TRACT CONTAINS 0.12 ACRES (5064.98 SQUARE FEET), MORE OR LESS.

APPROVALS:

[Signature] 10/26/21
 CITY OF ROSEBURG COMMUNITY DEVELOPMENT DIRECTOR DATE

~~PUBLIC WORKS DIRECTOR~~ DATE
[Signature] 10-27-21
 DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 11-2-21
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 2ND DAY OF November, 2021, 9:05 O'CLOCK (AM/PM)

[Signature] Deputy 11/2/21
 DOUGLAS COUNTY CLERK DATE

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT TABOR BUILDING PROJECTS, LLC IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED INTO PARCELS AS SHOWN.

BY: *[Signature]*
 BEN TATONE, SECRETARY
 TABOR BUILDING PROJECTS, LLC



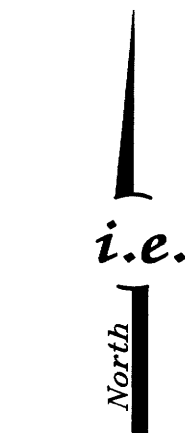
ACKNOWLEDGMENT:

STATE OF OREGON }
 COUNTY OF DOUGLAS } ss.

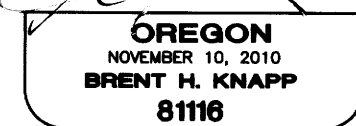
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 19TH DAY OF October, 2021, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BEN TATONE AS SECRETARY OF TABOR BUILDING PROJECTS, LLC AND WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

[Signature]
 NOTARY: ELAINE ESTHER BERG
 NOTARY PUBLIC - OREGON
 COMMISSION NO.: 972256
 MY COMMISSION EXPIRES: MARCH 15, 2022

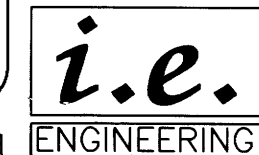
ZONE: MULTIPLE-FAMILY RESIDENTIAL (MR29)
 COMP. PLAN: HIGH DENSITY RESIDENTIAL
 WATER: CITY OF ROSEBURG
 SEWER: ROSEBURG URBAN SANITARY AUTHORITY



SCALE: 1"=20'
 SHEET 2 OF 2
 JOB NO. 859-42



EXPIRES: 6/30/2023



CLIENT:
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