

PARTITION PLAT
 LOCATED IN THE NORTHWEST QUARTER
 OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 6 WEST,
 WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON
 FEBRUARY 8, 2022

Douglas County Official Records 2022-003548
 Daniel J. Loomis, County Clerk
 NO FEE
 00561012202200035480010016
 02/17/2022 10:41:57 AM
 PLAT-PAR Cnt=1 Stn=33 HAJOHNST
 This is a no fee document

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE PROPERTY DESCRIBED IN INSTRUMENT NUMBER 2021-19074, DEED RECORDS OF DOUGLAS COUNTY. THE PROCEDURE WAS AS FOLLOWS:

MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN.
 MONUMENTS WERE SET AT THE NEWLY CREATED PARCEL CORNERS AS SHOWN.

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:

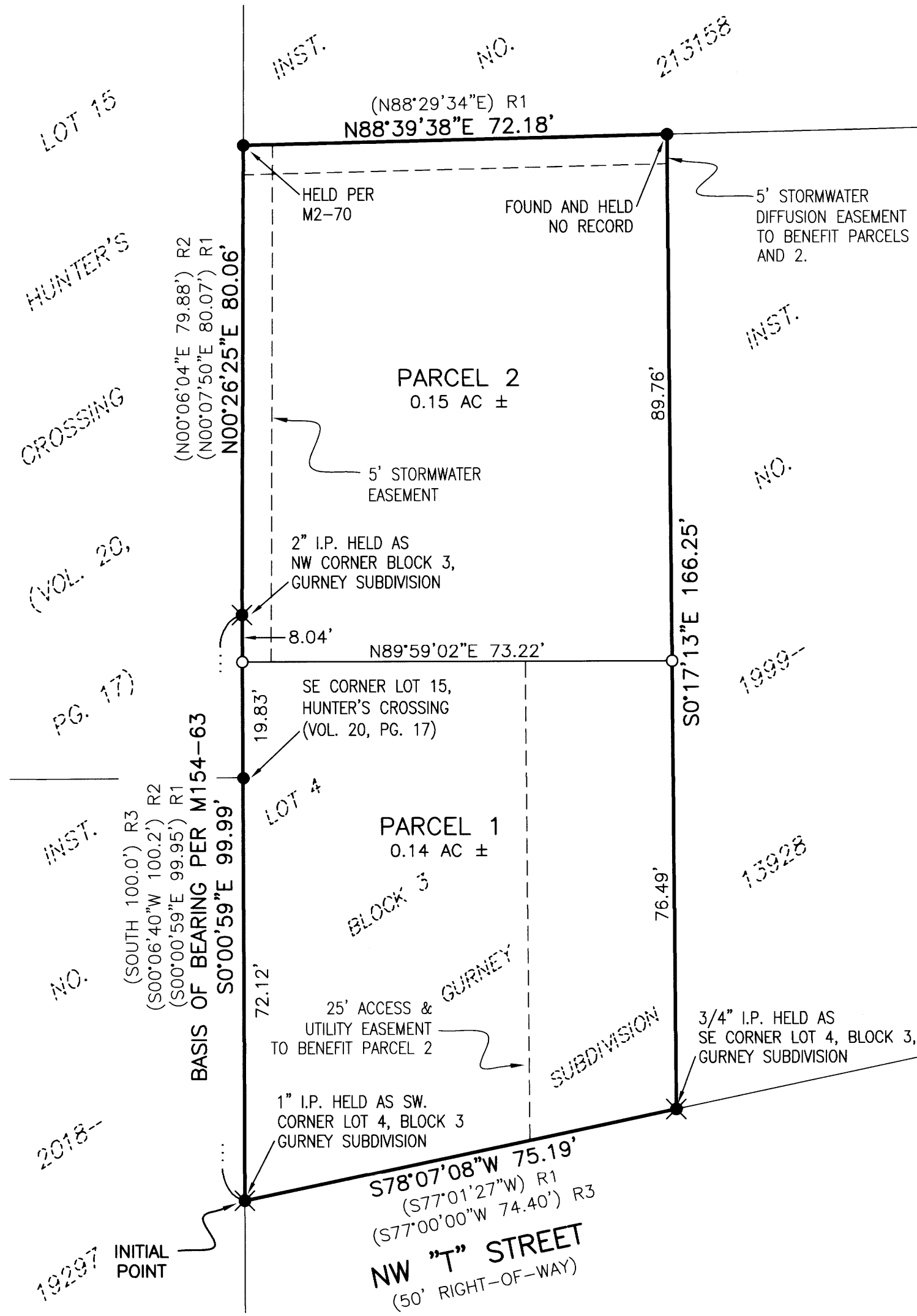
ALL THAT PROPERTY DESCRIBED IN INSTRUMENT NUMBER 2021-19074, DEED RECORDS OF DOUGLAS COUNTY, LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 1-INCH IRON PIPE, BEING THE SOUTHWEST CORNER OF LOT 4, BLOCK 3, GURNEY SUBDIVISION, RECORDED AS VOLUME 8, PAGE 13, DOUGLAS COUNTY PLAT RECORDS, SAID POINT ALSO BEING LOCATED ALONG THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF "T" STREET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY BOUNDARY OF "T" STREET NORTHERLY ALONG THE WESTERLY BOUNDARY OF SAID LOT 4, NORTH 0°00'59" WEST, 99.99 FEET, TO A 2-INCH IRON PIPE AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE NORTHERLY ALONG THE WESTERLY BOUNDARY OF SAID LOT 15, NORTH 00°26'25" EAST, 80.06 FEET, TO A 5/8-INCH IRON ROD AT THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED IN INSTRUMENT NUMBER 213158, DOUGLAS COUNTY DEED RECORDS; THENCE LEAVING SAID WESTERLY BOUNDARY OF LOT 15 EASTERLY ALONG THE SOUTHERLY BOUNDARY OF SAID INSTRUMENT NUMBER 213158, NORTH 88°39'38" EAST, 72.18 FEET, TO A 5/8-INCH IRON ROD AT THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED IN INSTRUMENT NUMBER 1999-13928, DOUGLAS COUNTY DEED RECORDS; THENCE LEAVING SAID SOUTHERLY BOUNDARY OF INSTRUMENT NUMBER 213158 SOUTHERLY ALONG THE WESTERLY BOUNDARY OF SAID INSTRUMENT 1999-13928, SOUTH 00°17'13" EAST, 166.25 FEET, TO A 3/4-INCH IRON PIPE AT THE SOUTHEAST CORNER OF LOT 4, BLOCK 3, GURNEY SUBDIVISION, SAID POINT ALSO BEING LOCATED ON THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY BOUNDARY OF SAID "T" STREET; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY BOUNDARY, SOUTH 78°07'08" WEST, 75.19 FEET, TO THE POINT OF BEGINNING AND THERE TERMINATING.

THE ABOVE DESCRIBED PROPERTY CONTAINS 0.29 ACRES (12649.34 SQUARE FEET), MORE OR LESS.

LEGEND

- - DENOTES FOUND 5/8" IRON ROD AS NOTED
- ✕ - DENOTES FOUND IRON PIPE AS NOTED
- - DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING"
- △ - DENOTES CALCULATED POSITION, NOTHING FOUND OR SET
- ()R1 -DENOTES RECORD PER M154-63, DOUGLAS COUNTY SURVEY RECORDS
- ()R2 -DENOTES RECORD PER PARTITION PLAT 1999-0080, DOUGLAS COUNTY SURVEY RECORDS
- ()R3 -DENOTES RECORD PER GURNEY SUBDIVISION, VOLUME 8, PAGE 13, DOUGLAS COUNTY RECORDS



APPROVALS:

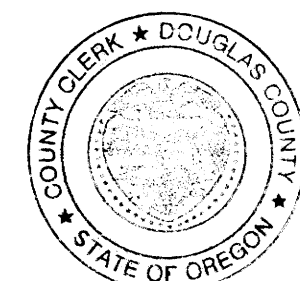
Mark J. Burr 2-9-2022
 CITY MANAGER - CITY OF WINSTON DATE
Anna Heuser 2-9-2022
 PUBLIC WORKS DIRECTOR DATE
Brent H. Knapp 2-17-22
 DOUGLAS COUNTY SURVEYOR DATE

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.
J.P.E. Wil 2-17-22
 DOUGLAS COUNTY TAX COLLECTOR DATE
 FILED THIS 17th DAY OF February, 2022 10:41 O'CLOCK AM/PM
Hedi Jalinet, Deputy 2/17/22
 DOUGLAS COUNTY CLERK DATE

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT JERRY L TABOR BUILDING INC IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED INTO PARCELS AS SHOWN.

BY: Ben Tatone
 BEN TATONE, SECRETARY



ACKNOWLEDGMENT:

STATE OF OREGON } ss.
 COUNTY OF DOUGLAS }
 KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 8th DAY OF February, 2022, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BEN TATONE, AS SECRETARY OF JERRY L TABOR BUILDING INC, 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
 NOTARY: ELAINE BERG
 NOTARY PUBLIC - OREGON
 COMMISSION NO.: 972256
 MY COMMISSION EXPIRES: March 12, 2022



SCALE: 1"=20'
 SHEET 1 OF 1
 JOB NO. 0859-47 T1

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 NOVEMBER 10, 2010
 BRENT H. KNAPP
 81116

i.e.
 ENGINEERING

ZONE: RESIDENTIAL LOW DENSITY A (RLA)
 COMP. PLAN: RESIDENTIAL 4.5 DU/AC
 WATER: WINSTON-DILLARD WATER DISTRICT
 SEWER: CITY OF WINSTON

CITY OF WINSTON PLANNING FILE NO. 21-W016

EXPIRES: 6/30/2023

CLIENT:
 TABOR BUILDING
 542 NE ALAMEDA AVE
 ROSEBURG OR 97470
 809 SE Pine Street
 Roseburg, Oregon 97470
 PHONE (541) 673-0166
 FAX (541) 440-9392
 iemail@ieengineering.com

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