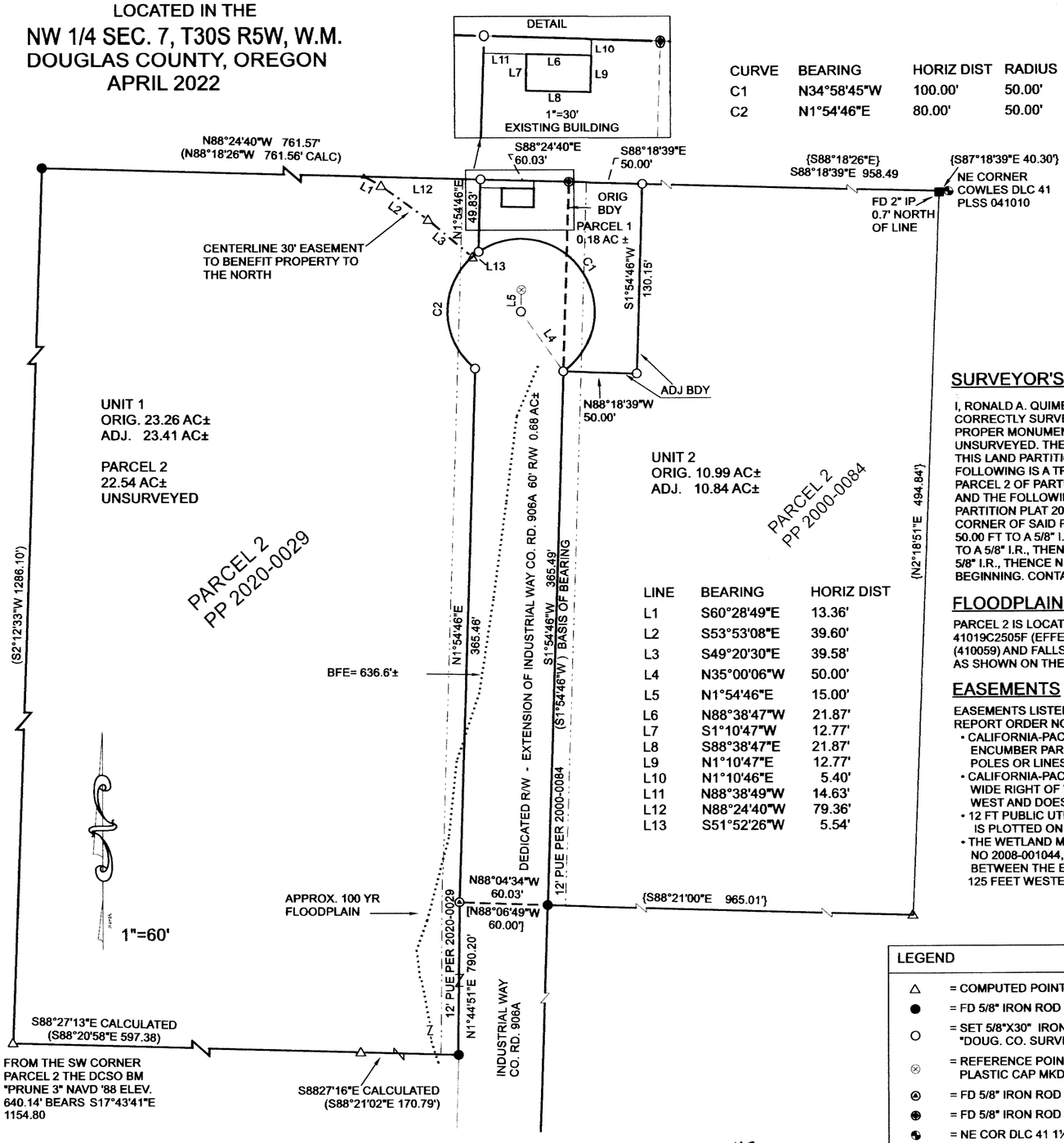
LAND PARTITION AND BOUNDARY LINE ADJUSTMENT

LOCATED IN THE

NW 1/4 SEC. 7, T30S R5W, W.M.
DOUGLAS COUNTY, OREGON
APRIL 2022

Douglas County Official Records
Daniel J. Loomis, County Clerk 2022-008247
00566411202200082470010016
NO FEE
05/05/2022 11:26:32 AM
PLAT-PAR Cnt=1 Stn=33 HAJOHNST
This is a no fee document

2022-0022



CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	N34°58'45"W	100.00'	50.00'	156.58'	179°25'31"	9971.46'
C2	N1°54'46"E	80.00'	50.00'	92.73'	106°15'37"	66.67'

LINE	BEARING	HORIZ DIST
L1	S60°28'49"E	13.36'
L2	S53°53'08"E	39.60'
L3	S49°20'30"E	39.58'
L4	N35°00'06"W	50.00'
L5	N1°54'46"E	15.00'
L6	N88°38'47"W	21.87'
L7	S1°10'47"W	12.77'
L8	S88°38'47"E	21.87'
L9	N1°10'47"E	12.77'
L10	N1°10'46"E	5.40'
L11	N88°38'49"W	14.63'
L12	N88°24'40"W	79.36'
L13	S51°52'26"W	5.54'

SURVEYOR'S CERTIFICATE:

I, RONALD A. QUIMBY HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED PARCEL 1 AND MARKED WITH PROPER MONUMENTS PARCEL 1. PARCEL 2 IS UNSURVEYED. THE LANDS ARE REPRESENTED ON THIS LAND PARTITION PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION: PARCEL 2 OF PARTITION PLAT 2020-0029 AND THE FOLLOWING PORTION OF PARCEL 2 OF PARTITION PLAT 2000-0084: STARTING AT THE NW CORNER OF SAID PARCEL 2 THENCE S88°18'39"E 50.00 FT TO A 5/8" I.R., THENCE S1 °54'46"W 130.15 FT TO A 5/8" I.R., THENCE N88°18'39"W 50.00 FT TO A 5/8" I.R., THENCE N1 °54'56"E 130.15 FT TO THE POINT OF BEGINNING. CONTAINING 23.41 AC±

FLOODPLAIN

PARCEL 2 IS LOCATED WITHIN FEMA FLOOD ZONE AE OF PANEL 41019C2505F (EFFECTIVE DATE 2/17/2010) FOR DOUGLAS COUNTY (410059) AND FALLS PARTIALLY WITHIN THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FACE OF THE MAP

EASEMENTS

EASEMENTS LISTED PER FIRST AMERICAN TITLE COMPANY TITLE REPORT ORDER NO 7399-3894152, DATED FEB. 15, 2022

- 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 FT WIDE RIGHT OF WAY IS LOCATED APPROXIMATELY 1000 FT. WEST AND DOES NOT ENCUMBER PARCEL 1 OR 2
- 12 FT PUBLIC UTILITY EASEMENT PER PP 2004-0067 AND PP 2020-0029 IS 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.

APPROVALS:

COUNTY PLANNING DIRECTOR — DATE 5/5/2022

COUNTY SURVEYOR (deputy) — DATE 5-5-2022

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 5-5-22

FILED THIS 5th DAY OF MAY 2022

BY Heidi Johnston, Deputy
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 THE EXTENSION OF INDUSTRIAL WAY CO. RD. No. 906A AS SHOWN HEREON AS A LOCAL ACCESS ROAD WITHIN THE MEANING OF ORS 368.001(3)

COMMISSIONER TIM FREEMAN, CHAIR

COMMISSIONER TOM KRESS

COMMISSIONER CHRIS BOICE

ACKNOWLEDGEMENT:

STATE OF OREGON)
COUNTY OF DOUGLAS)

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 4th DAY OF MAY 2022 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED COMMISSIONER TIM FREEMAN, CHAIR, COMMISSIONER TOM KRESS, AND COMMISSIONER CHRIS BOICE TO ME KNOW TO BE THE PERSONS DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN DID SAY THAT THEY EXECUTED SAID DOCUMENT FREELY AND VOLUNTARILY

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS: 4th DAY OF May 2022

Jennifer Miller
NOTARY PUBLIC: (PRINTED NAME)

(SIGNATURE)

1006718
COMMISSION No.

12-13-2024
MY COMMISSION EXPIRES

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE WEST BOUNDARY OF PARCEL 2 OF LAND PARTITION 2000-0084 AND THE EAST BOUNDARY OF PARCEL 2 OF LAND PARTITION 2020-0029 TO CREATE A NEW 0.18 ACRE PARCEL KNOWN AS PARCEL 1. THE REMAINING 10.84 ACRE PORTION OF PARCEL 2 LAND PARTITION 2000-0084 IS NOW UNIT 2. THE REMAINING 22.54 ACRE PORTION OF PARCEL 2 LAND PARTITION 2020-0029 IS NOW PARCEL 2 OF THIS LAND PARTITION. SURVEYED BY STEPHEN FLAUSE AND JEFF LORSUNG FROM THE DOUGLAS COUNTY SURVEYORS OFFICE USING A LEICA TS10 TOTAL STATION. COMPUTATIONS AND DRAFTING JEAN CRAWFORD

ADJUSTMENT DOCUMENT: 2022-~~8194~~ 8242
PLANNING DEPARTMENT FILE No. 22-008

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

LEGEND

△	= COMPUTED POINT
●	= FD 5/8" IRON ROD PER M 132-7
○	= SET 5/8"X30" IRON ROD W/YELLOW PLASTIC CAP MKD: "DOUG. CO. SURVEYOR"
⊗	= REFERENCE POINT SET 5/8"X30" IRON ROD W/YELLOW PLASTIC CAP MKD: "DOUG. CO. SURVEYOR"
◬	= FD 5/8" IRON ROD PER PP 2004-0067
◉	= FD 5/8" IRON ROD PER PP 2000-0084
◔	= NE COR DLC 41 1¼" STEEL AXLE w/3½" GEARED END
■	= Fd. 2" IP AS SHOWN ON M132-7 AND 2000-0084
— · — · —	= CENTERLINE OF 30' EASEMENT
{ }	= REC PER PP 2000-0084
( )	= REC PER PP 2020-0029
[ ]	= REC PER PP 2004-0067
.....	= APPROX. 100 YEAR FLOODPLAIN
— — —	= 12' P.U.E.
BFE	= FEMA BASE FLOOD ELEVATION (NAVD 88 DATUM)

FOR: DOUGLAS COUNTY
1036 SE DOUGLAS AVE
ROSEBURG, OR 97470

DOUGLAS COUNTY SURVEYOR'S OFFICE
RM 105 JUSTICE BUILDING
1036 SE DOUGLAS AVE
ROSEBURG, OR 97470

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 14, 1978
RONALD A. QUIMBY
1654
EXPIRES: 12/31/2022

2022-0022

Traverse PC