

2022-0032A

2022-0032A

PARTITION PLAT
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 11,
 TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN,
 DOUGLAS COUNTY, OREGON
 APRIL 19, 2022

Douglas County Official Records 2022-011849
 Daniel J. Loomis, County Clerk
 NO FEE
 00570690202200118490020025
 07/18/2022 08:42:22 AM
 PLAT-PAR Cnt=1 Str=40 JLGODWI
 This is a no fee document

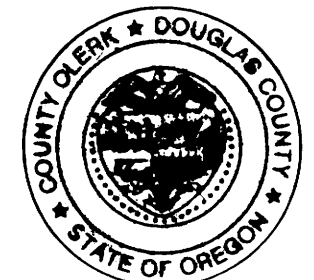
APPROVALS

[Signature] 7/7/2022
 DOUGLAS COUNTY PLANNING DIRECTOR DATE
[Signature] 6-23-22
 DOUGLAS COUNTY SURVEYOR DATE
 I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.
[Signature] 7-14-22
 DOUGLAS COUNTY TAX COLLECTOR DATE
 FILED THIS 15th DAY OF July, 2022, 8:44 O'CLOCK (AM) PM
[Signature] 7/18/22
 DOUGLAS COUNTY CLERK DATE

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT VICTORY DEVELOPMENT LLC ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED INTO PARCELS AS SHOWN.

BY: *[Signature]*
 BONNIE PAPPAS, AGENT,
 VICTORY DEVELOPMENT, LLC



ACKNOWLEDGMENT

STATE OF OREGON } ss.
 COUNTY OF DOUGLAS }

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 12 DAY OF May, 2022, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BONNIE PAPPAS, AGENT, VICTORY DEVELOPMENT, LLC, WHO DID SAY THAT SHE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT SHE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

[Signature]
 NOTARY: ELAINE ESTHER BERG
 NOTARY PUBLIC - OREGON
 COMMISSION NO.: 1022478
 MY COMMISSION EXPIRES: MARCH 06, 2026

ZONE: MEDIUM INDUSTRIAL (M-2)
 COMP. PLAN: INDUSTRIAL (IN)
 WATER: GREEN AREA WATER & SANITARY AUTHORITY
 SEWER: GREEN AREA WATER & SANITARY AUTHORITY

SCALE: 1"=40'
 SHEET 1 OF 2
 JOB NO. 3121-01

CLIENT:
 VICTORY DEVELOPMENT LLC
 PO BOX 1548
 ROSEBURG, OR 97470

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

REGISTERED PROFESSIONAL LAND SURVEYOR

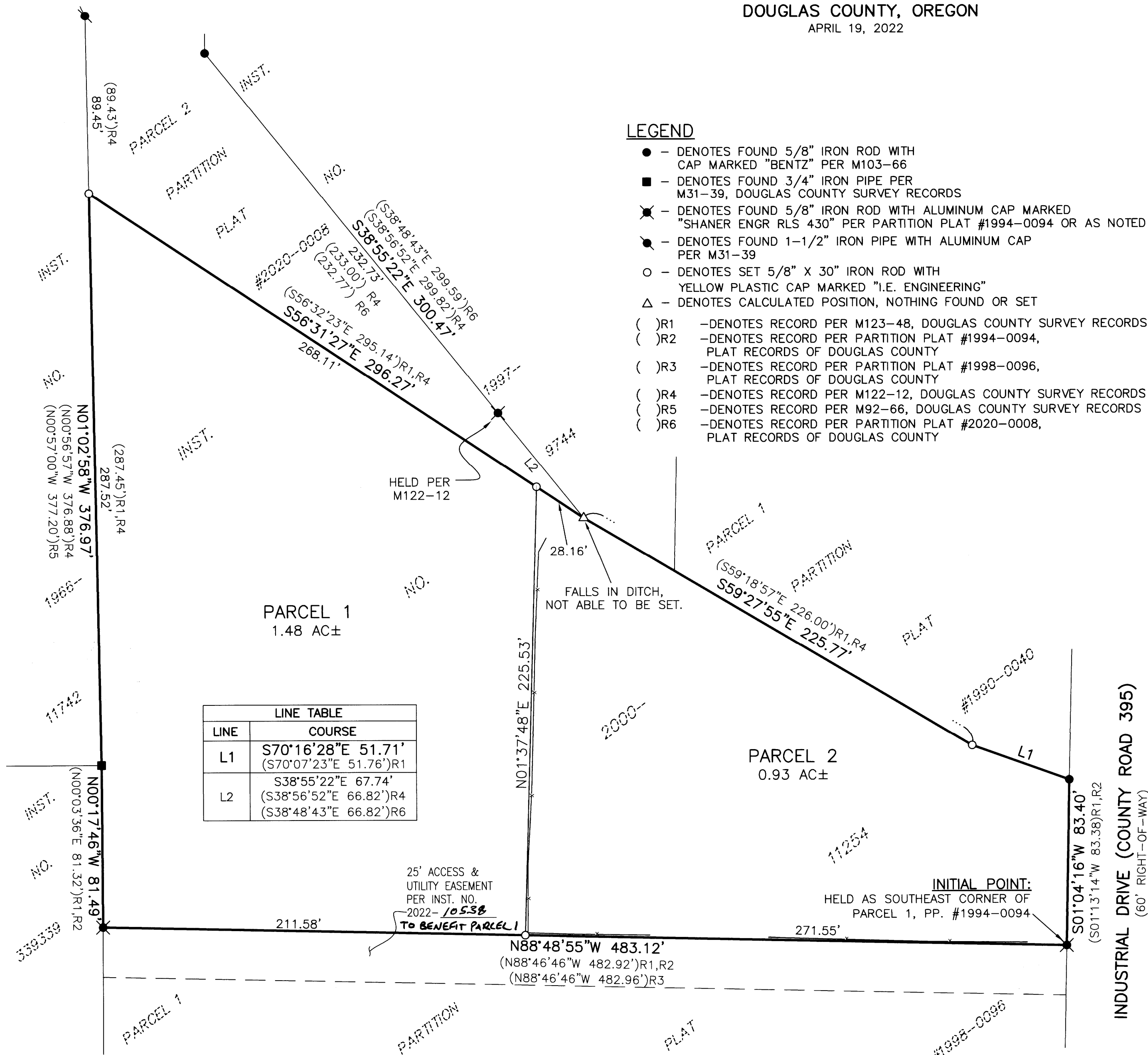
OREGON
 NOVEMBER 10, 2010
 BRENT H. KNAPP
 8116

EXPIRES: 6/30/2023

i.e. ENGINEERING

LEGEND

- - DENOTES FOUND 5/8" IRON ROD WITH CAP MARKED "BENTZ" PER M103-66
- - DENOTES FOUND 3/4" IRON PIPE PER M31-39, DOUGLAS COUNTY SURVEY RECORDS
- ✕ - DENOTES FOUND 5/8" IRON ROD WITH ALUMINUM CAP MARKED "SHANER ENGR RLS 430" PER PARTITION PLAT #1994-0094 OR AS NOTED
- - DENOTES FOUND 1-1/2" IRON PIPE WITH ALUMINUM CAP PER M31-39
- - 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 M123-48, DOUGLAS COUNTY SURVEY RECORDS
- ()R2 - DENOTES RECORD PER PARTITION PLAT #1994-0094, PLAT RECORDS OF DOUGLAS COUNTY
- ()R3 - DENOTES RECORD PER PARTITION PLAT #1998-0096, PLAT RECORDS OF DOUGLAS COUNTY
- ()R4 - DENOTES RECORD PER M122-12, DOUGLAS COUNTY SURVEY RECORDS
- ()R5 - DENOTES RECORD PER M92-66, DOUGLAS COUNTY SURVEY RECORDS
- ()R6 - DENOTES RECORD PER PARTITION PLAT #2020-0008, PLAT RECORDS OF DOUGLAS COUNTY



BASIS OF BEARING:

BASIS: O.C.R.S. (OREGON COORDINATE REFERENCE SYSTEM)
 METHOD: O.R.G.N. (OREGON REAL-TIME GNSS NETWORK)
 ZONE: COTTAGE GROVE - CANYONVILLE
 UNITS: INTERNATIONAL FEET
 DATUM: NAD 83 (2011)
 EPOCH: 2010

PARTITION PLAT
LOCATED IN THE NORTHWEST QUARTER OF SECTION 11,
TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN,
DOUGLAS COUNTY, OREGON
APRIL 19, 2022

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THAT PROPERTY DESCRIBED IN INSTRUMENT NUMBER 2000-11254, DEED RECORDS OF DOUGLAS COUNTY, INTO TWO PARCELS. THE PROCEDURE WAS AS FOLLOWS:

MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN.

THE NORTHWEST CORNER OF THE PROPERTY WAS SEARCHED FOR AND NOT FOUND IN CONCURRENCE WITH PARTITION PLAT 2020-0008, PLAT RECORDS OF DOUGLAS COUNTY. THE POSITION WAS ESTABLISHED BY PROPORTIONING RECORD DISTANCES PER DOUGLAS COUNTY SURVEY M122-12 BETWEEN FOUND MONUMENTS AS SHOWN.

THE SOUTHEAST CORNER OF PARCEL 2 OF SAID PARTITION PLAT 2020-0008 WAS REESTABLISHED AT THE INTERSECTION OF THE SOUTHEASTERLY EXTENSION OF NORTHEASTERLY BOUNDARY OF SAID PARCEL 2 AND THE NORTHERLY BOUNDARY OF SAID INSTRUMENT NUMBER 2000-11254. RECORD BEARINGS AND DISTANCES WERE USED PER DOUGLAS COUNTY SURVEY M123-48 TO PROPORTION THE SOUTHERLY BOUNDARY OF INSTRUMENT NUMBER 1997-09744, DEED RECORDS OF DOUGLAS COUNTY, AND PARCEL 1 OF PARTITION PLAT 1990-0040, PLAT RECORDS OF DOUGLAS COUNTY.

MONUMENTS WERE SET AS SHOWN IN ORDER TO DELINEATE THE NEW 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:

A TRACT OF LAND BEING A PORTION OF PARCEL 1, PARTITION PLAT 1994-0094, PLAT RECORDS OF DOUGLAS COUNTY, LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 28 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 AT THE SOUTHEAST CORNER OF SAID PARCEL 1, BEING ON THE WESTERLY RIGHT-OF-WAY BOUNDARY OF INDUSTRIAL DRIVE (COUNTY ROAD #395); THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY BOUNDARY, WESTERLY ALONG THE SOUTH BOUNDARY OF SAID PARCEL 1, NORTH 88°48'55" WEST, 483.12 FEET TO A 5/8-INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID PARCEL 1; THENCE NORTHERLY ALONG THE WEST BOUNDARY OF SAID PARCEL 1 NORTH 00°17'46" WEST, 81.49 FEET, TO A 3/4-INCH IRON ROD AT THE NORTHEAST CORNER OF INSTRUMENT NUMBER 339339, DEED RECORDS OF DOUGLAS COUNTY, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE LAND DESCRIBED IN INSTRUMENT NUMBER 1966-11742, DEED RECORDS OF DOUGLAS COUNTY; THENCE CONTINUING NORTHERLY ALONG SAID WEST BOUNDARY, NORTH 01°02'58" WEST, 287.52 FEET, TO THE SOUTHWEST CORNER OF PARCEL 2, PARTITION PLAT #2020-0008, PLAT RECORDS OF DOUGLAS COUNTY; THENCE EASTERLY ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL 2, SOUTH 56°31'27" EAST, 296.27 FEET, TO THE SOUTHEAST CORNER OF SAID PARCEL 2; THENCE EASTERLY ALONG THE SOUTHERLY BOUNDARY OF THAT LAND DESCRIBED IN INSTRUMENT NUMBER 1997-9744, DEED RECORDS OF DOUGLAS COUNTY, AND THE SOUTHERLY BOUNDARY OF PARCEL 1, PARTITION PLAT #1990-0040, PLAT RECORDS OF DOUGLAS COUNTY, SOUTH 59°27'55" EAST, 225.77 FEET, TO A 5/8-INCH IRON ROD; THENCE CONTINUING EASTERLY ALONG SAID SOUTHERLY BOUNDARY SOUTH 70°16'28" EAST, 51.76 FEET TO A 5/8-INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID PARCEL 1, SAID POINT BEING ON THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY BOUNDARY OF SAID INDUSTRIAL DRIVE; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY BOUNDARY, SOUTH 01°04'16" WEST, 83.40 FEET, TO THE POINT OF BEGINNING AND THERE TERMINATING.
THE ABOVE DESCRIBED PROPERTY CONTAINS 2.41 ACRES (104,959.83 SQUARE FEET), MORE OR LESS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
NOVEMBER 10, 2010
BRENT H. KNAPP
81116

EXPIRES: 6/30/2023

i.e.
ENGINEERING

SHEET 2 OF 2
JOB NO. 3121-01

CLIENT:
VICTORY DEVELOPMENT LLC
PO BOX 1548
ROSEBURG, OR 97470

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