

2022-0032A

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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
 0057069020220011849002025
 07/18/2022 08:42:22 AM
 PLAT-PAR Cnt=1 Str=40 JLGODWI
 This is a no fee document

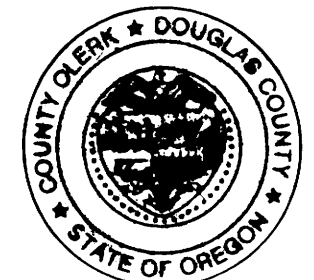
APPROVALS

[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

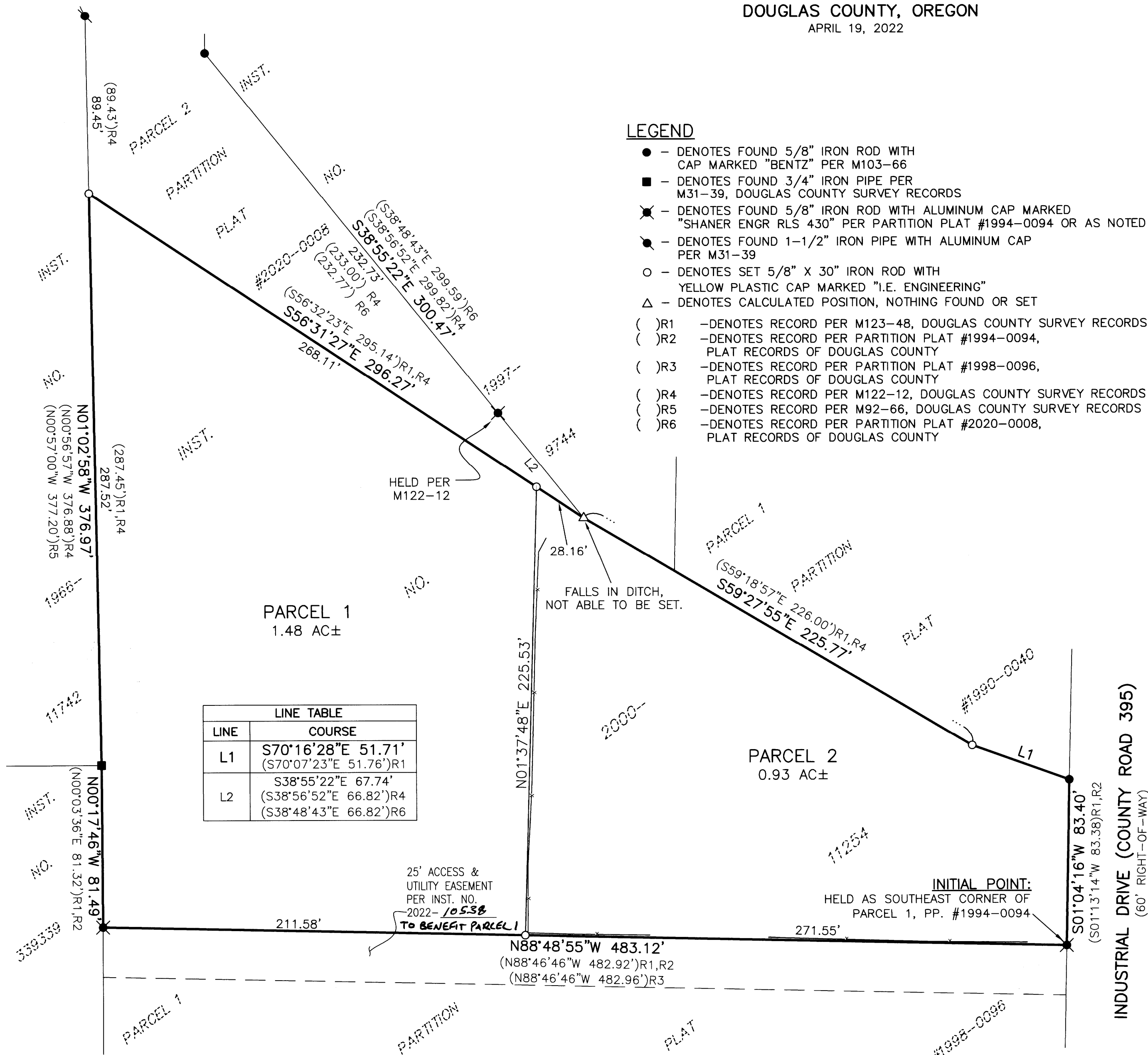
OREGON
 NOVEMBER 10, 2010
 BRENT H. KNAPP
 8116

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