

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

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