

PARTITION PLAT
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 24,
 TOWNSHIP 27 SOUTH, RANGE 6 WEST,
 WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON
 JUNE 20, 2022

Douglas County Official Records
 Daniel J. Loomis, County Clerk 2022-013961
 NO FEE
 00573183202200139610010017
 PLAT-PAR Cnt=1 Str=40 JLG00DWI 08/25/2022 09:15:02 AM
 This is a no fee document

APPROVALS

[Signature] 8/22/22
 CITY OF ROSEBURG COMMUNITY DEVELOPMENT DIRECTOR DATE
[Signature] 8/23/22
 PUBLIC WORKS DIRECTOR DATE
[Signature] 8/25/22
 DOUGLAS COUNTY SURVEYOR DATE

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

[Signature] 8-25-22
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 25th DAY OF August, 2022, 9:13 O'CLOCK AM/PM

[Signature] Deputy 08-25-22
 DOUGLAS COUNTY CLERK DATE

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT VOLTRON MONEY, 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]*
 BENJAMIN H. TATONE, MANAGER
 VOLTRON MONEY, LLC.



ACKNOWLEDGMENT

STATE OF OREGON } ss.
 COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 8 DAY OF August, 2022, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BENJAMIN H. TATONE, MANAGER OF VOLTRON MONEY, LLC, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

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

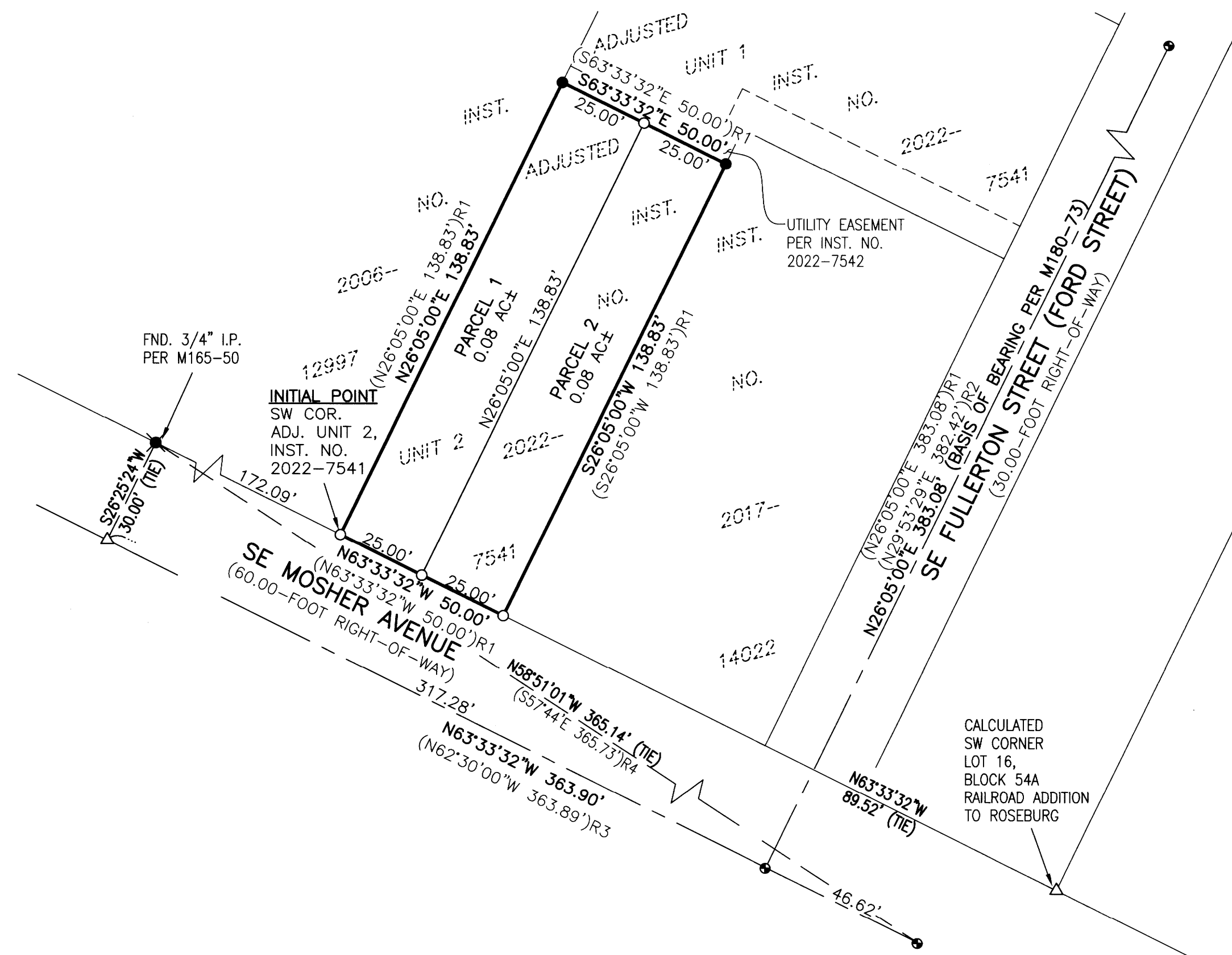
SURVEYOR'S CERTIFICATE

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 ADJUSTED UNIT 2 OF INSTRUMENT NUMBER 2022-7541, DEED RECORDS OF DOUGLAS COUNTY, LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 27 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 BEING THE SOUTHWEST CORNER OF SAID ADJUSTED UNIT 2, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF MOSHER AVENUE; THENCE NORTHERLY ALONG THE WEST BOUNDARY OF SAID ADJUSTED UNIT 2 AND THE EAST BOUNDARY OF THE PROPERTY DESCRIBED IN INSTRUMENT NUMBER 2006-12997, DEED RECORDS OF DOUGLAS COUNTY, NORTH 26°05'00" EAST, 138.83 FEET, TO A 5/8-INCH IRON ROD BEING THE NORTHWEST CORNER OF SAID ADJUSTED UNIT 2; THENCE LEAVING SAID EAST BOUNDARY EASTERLY ALONG THE NORTH BOUNDARY OF SAID ADJUSTED UNIT 2, SOUTH 63°33'32" EAST, 50.00 FEET, TO A 5/8-INCH IRON ROD AT THE NORTHEAST CORNER OF SAID ADJUSTED UNIT 2; THENCE SOUTHERLY ALONG THE EAST BOUNDARY OF SAID ADJUSTED UNIT 2 AND THE WEST BOUNDARY OF THE PROPERTY DESCRIBED IN INSTRUMENT NUMBER 2017-14022, DEED RECORDS OF DOUGLAS COUNTY, SOUTH 26°05'00" WEST, 138.83 FEET, TO A 5/8-INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID ADJUSTED UNIT 2, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF MOSHER AVENUE; THENCE WESTERLY ALONG THE SOUTH BOUNDARY OF SAID ADJUSTED UNIT 2 COINCIDENT WITH SAID NORTHERLY RIGHT-OF-WAY BOUNDARY, NORTH 63°33'32" WEST, 50.00 FEET, TO THE POINT OF BEGINNING AND THERE TERMINATING.

THE ABOVE-DESCRIBED PROPERTY CONTAINS 0.16 ACRES (6941.53 SQUARE FEET), MORE OR LESS.



LEGEND

- - DENOTES FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING" PER M180-73
- - DENOTES FOUND 2" BRASS CAP CENTERLINE MONUMENT PER SC09 1996-063
- ✕ - DENOTES FOUND IRON PIPE AS NOTED
- - DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING"
- ()R1 -DENOTES RECORD PER M180-73, DOUGLAS COUNTY SURVEY RECORDS
- ()R2 -DENOTES RECORD PER DOUGLAS COUNTY STREET CENTERLINE MAP SC09 1996-063
- ()R3 -DENOTES RECORD PER DOUGLAS COUNTY SURVEY M165-50
- ()R4 -DENOTES RECORD PER VOLUME 16, PAGE 247, DEED RECORDS OF DOUGLAS COUNTY

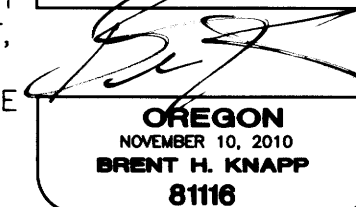
NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION ADJUSTED UNIT 2 OF INSTRUMENT NUMBER 2022-7541, DEED RECORDS OF DOUGLAS COUNTY. THE PROCEDURE WAS AS FOLLOWS:

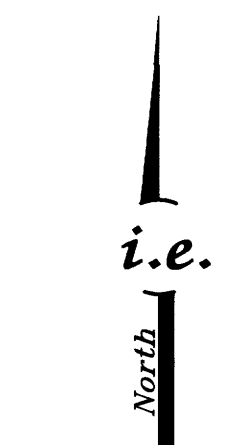
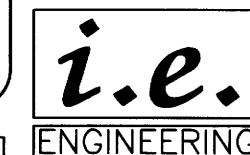
MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN AND THE BOUNDARY OF SAID ADJUSTED UNIT 2 WAS CALCULATED PER M180-73. MONUMENTS WERE SET AT THE SOUTHWEST AND SOUTHEAST CORNERS PER THE CALCULATIONS FROM SAID SURVEY M180-73. MONUMENTS WERE THEN SET AT THE NEWLY CREATED PARCEL CORNERS AS SHOWN.

ZONE: LIMITED MULTIPLE-FAMILY RESIDENTIAL (MR14)
 COMP. PLAN: MEDIUM-DENSITY RESIDENTIAL (MDR)

CITY OF ROSEBURG COMMUNITY DEVELOPMENT FILE NO.: P-22-002



EXPIRES: 6/30/2023



SCALE: 1"=30'
 SHEET 1 OF 1
 JOB NO. 2325-18

CLIENT:
 BEN TATONE
 542 NE ALAMEDA AVENUE
 ROSEBURG, OR 97470

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 FAX (541) 440-9392
 iemail@ieengineering.com

2022-0036

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