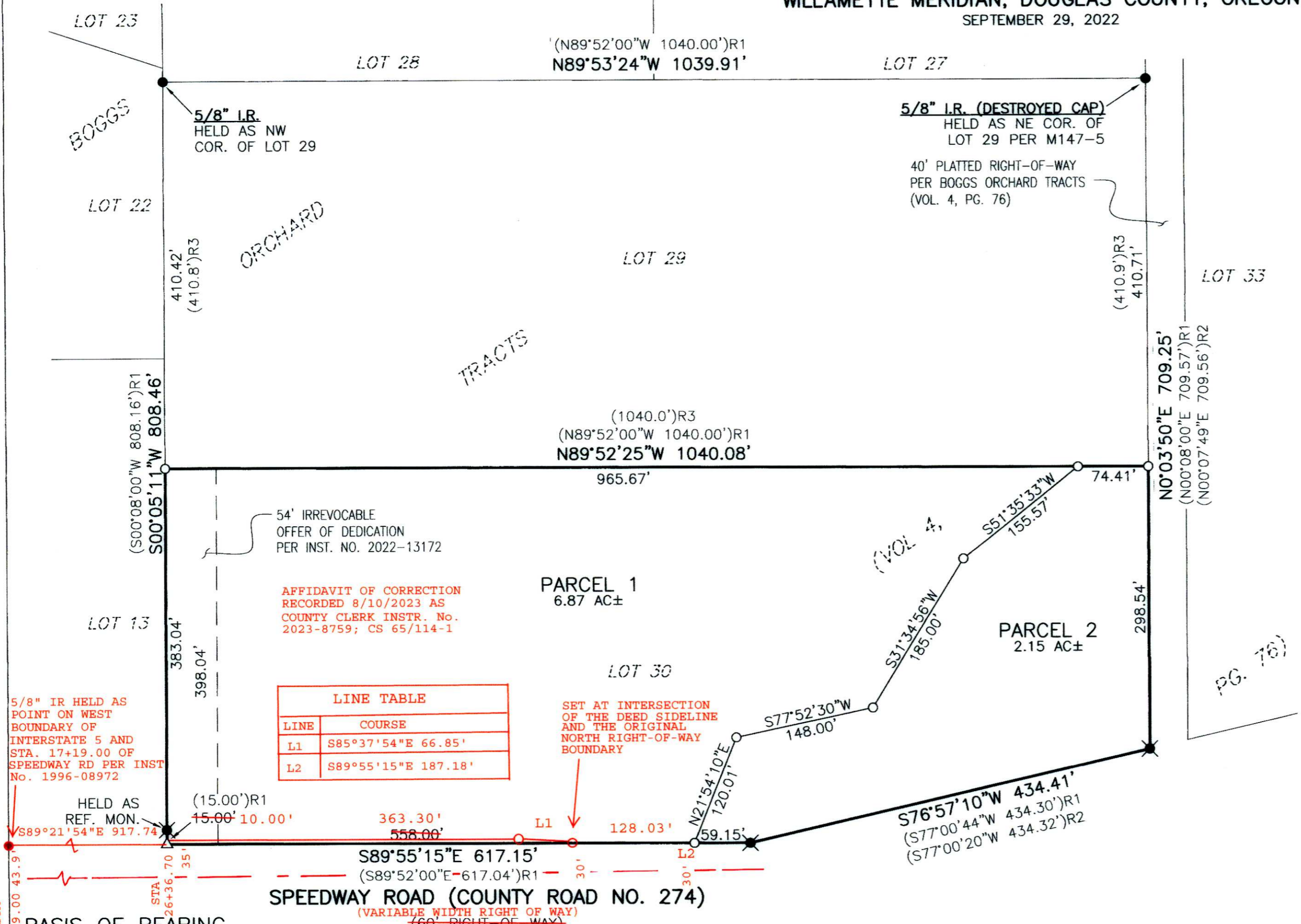


2022-0045

PARTITION PLAT
LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 1, TOWNSHIP 28 SOUTH, RANGE 6 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON
SEPTEMBER 29, 2022

Douglas County Official Records 2022-016497
Daniel J. Loomis, County Clerk
NO FEE
10/24/2022 01:04:09 PM
PLAT-PAR Cnt=1 Str=40 JLGOODWI
This is a no fee document



LINE TABLE
Table with 2 columns: LINE, COURSE.
L1: S85°37'54"E 66.85'
L2: S89°55'15"E 187.18'

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

LEGEND

- DENOTES FOUND 5/8" IRON ROD (UNMARKED) AS NOTED
- DENOTES FOUND AND HELD 5/8" IRON ROD WITH PLASTIC CAP MARKED "AA SURVEYING INC" PER M147-5, DOUGLAS COUNTY SURVEY RECORDS
o - DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING"
Δ - DENOTES CALCULATED POSITION, NOTHING FOUND OR SET
( )R1 - DENOTES RECORD PER M147-5, DOUGLAS COUNTY SURVEY RECORDS
( )R2 - DENOTES RECORD PER M157-25, DOUGLAS COUNTY SURVEY RECORDS
( )R3 - DENOTES RECORD PER BOGGS ORCHARD TRACTS, VOL. 4, PG. 76, PLAT RECORDS OF DOUGLAS COUNTY

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION LOT 30 OF BOGGS ORCHARD TRACTS, RECORDED AS VOL. 4, PG. 76, PLAT RECORDS OF DOUGLAS COUNTY. THE PROCEDURE WAS AS FOLLOWS:
MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN. FOUND MONUMENTS LOCATED ON THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF SPEEDWAY ROAD WERE HELD TO ESTABLISH THE SOUTH BOUNDARY OF LOT 30. THE SOUTHWEST CORNER OF LOT 30 WAS CALCULATED BY HOLDING THE RECORD 15.00' OFFSET PER M147-5 FROM THE FOUND REFERENCE MONUMENT. THE POSITION OF THE NORTHWEST CORNER OF LOT 30 WAS ESTABLISHED BY PROPORTIONING RECORD DISTANCE FROM BOGGS ORCHARD TRACTS BETWEEN THE HELD NORTHWEST CORNER OF LOT 29 AND THE CALCULATED SOUTHWEST CORNER OF LOT 30. THE POSITION OF THE NORTHEAST CORNER OF LOT 30 WAS ESTABLISHED BY PROPORTIONING RECORD DISTANCE FROM BOGGS ORCHARD TRACTS BETWEEN THE HELD NORTHEAST CORNER OF LOT 29 AND THE HELD SOUTHEAST CORNER OF LOT 30.
MONUMENTS WERE SET AT THE NEWLY CREATED PARCEL CORNERS AND THE NORTHWEST AND NORTHEAST CORNERS OF SAID LOT 30 AS SHOWN.

APPROVALS

DOUGLAS COUNTY PLANNING DIRECTOR 10/18/2022
DOUGLAS COUNTY SURVEYOR 10-19-22
DOUGLAS COUNTY TAX COLLECTOR 10-24-22
DOUGLAS COUNTY CLERK 10/24/2022

DECLARATION AND DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT SPEEDWAY 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.

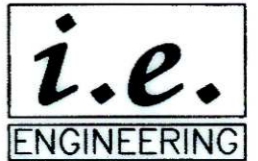
BY: B. JOSEPH LEININGER, MEMBER SPEEDWAY LLC.

ACKNOWLEDGMENT

STATE OF COLORADO } ss.
COUNTY OF DENVER }
ACKNOWLEDGED BEFORE ME ON October 10, 2022, BY B. JOSEPH LEININGER, AS A MEMBER OF SPEEDWAY LLC.
NOTARY: Robin Grace White
NOTARY PUBLIC - STATE OF Colorado
NOTARY ID: 20134069976
MY COMMISSION EXPIRES: 11/16/25



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



SCALE: 1"=100'
SHEET 1 OF 1
JOB NO. 3154-01

CLIENT: SPEEDWAY LLC
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Roseburg, Oregon 97470
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FAX (541) 440-9392
iemail@ieengineering.com

2022-0045