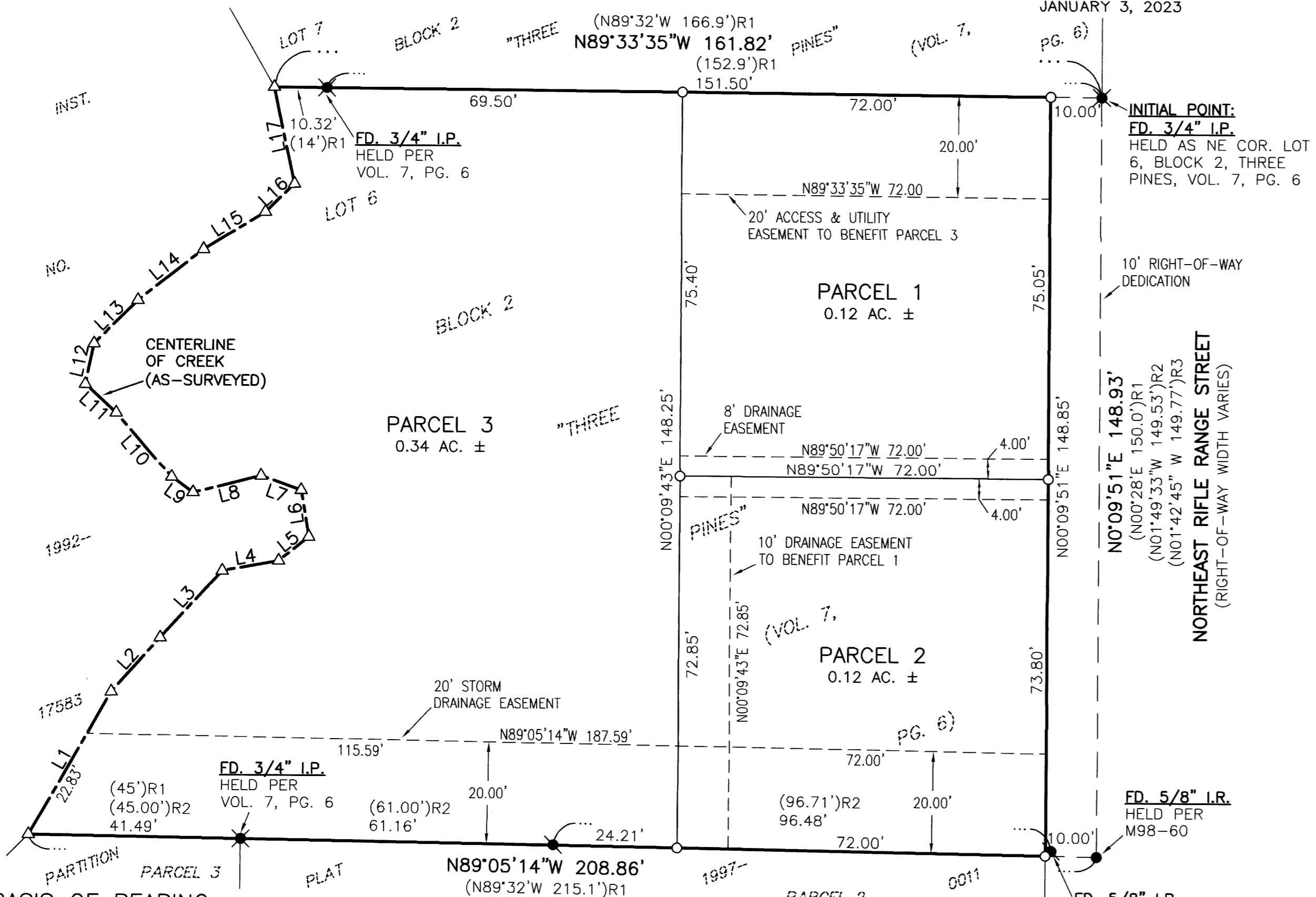


PARTITION PLAT
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 17,
 TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN,
 DOUGLAS COUNTY, OREGON

JANUARY 3, 2023

Douglas County Official Records 2023-000715
 Daniel J. Loomis, County Clerk
 NO FEE
 00580091202300007150010017
 01/23/2023 11:30:28 AM
 PLAT-PAR Cnt=1 Stn=40 JLGODWI
 This is a no fee document



LINE	COURSE
L1	N29°44'10"E 32.37
L2	N41°54'56"E 14.31
L3	N42°23'55"E 17.87
L4	N79°49'10"E 11.19
L5	N51°23'37"E 7.53
L6	N09°36'48"W 9.23
L7	N70°32'33"W 8.33
L8	S75°57'31"W 13.68
L9	N54°18'27"W 5.21
L10	N40°54'36"W 16.62
L11	N47°33'36"W 8.20
L12	N11°35'36"E 8.29
L13	N45°06'16"E 12.03
L14	N51°50'59"E 16.26
L15	N58°44'04"E 14.20
L16	N45°52'16"E 7.91
L17	N12°06'04"W 19.44

APPROVALS

[Signature] 01/18/2023
 CITY OF ROSEBURG COMMUNITY DEVELOPMENT DIRECTOR DATE
[Signature] 1-23-23
 DOUGLAS COUNTY SURVEYOR DATE
 I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.
[Signature] 1-23-23
 DOUGLAS COUNTY TAX COLLECTOR DATE
 FILED THIS 23RD DAY OF January, 2023, 11:30 O'CLOCK AM/PM
[Signature] 1/23/23
 DOUGLAS COUNTY CLERK DATE

DECLARATION AND DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT TABOR BUILDING PROJECTS, LLC., IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED INTO PARCELS TOGETHER WITH EASEMENTS AS SHOWN AND HEREBY DEDICATES A 10.00-FOOT WIDE STRIP TO THE CITY OF ROSEBURG AS SHOWN.

BY: *[Signature]*
 BEN H TATONE, MANAGER
 TABOR BUILDING PROJECTS, LLC.



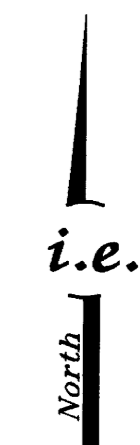
ACKNOWLEDGMENT

STATE OF OREGON } ss.
 COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 4TH DAY OF January, 2023, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BEN H TATONE, MANAGER OF TABOR BUILDING PROJECTS, 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

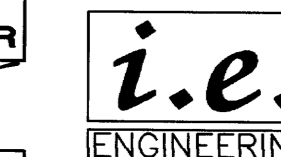
ZONE: R6 - SINGLE FAMILY RESIDENTIAL
 COMP. PLAN: LOW DENSITY RESIDENTIAL
 WATER: CITY OF ROSEBURG
 SEWER: ROSEBURG URBAN SANITARY AUTHORITY



SCALE: 1"=20'

SHEET 1 OF 1
 JOB NO. 0859-49

CLIENT:
 TABOR BUILDING PROJECTS LLC
 1224 WALNUT ST PMB 359
 ROSEBURG, OR 97470



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

EXPIRES: 6/30/2023

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

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 LOT 6 OF BLOCK 2, "THREE PINES", VOLUME 7, PAGE 6, PLAT RECORDS OF DOUGLAS COUNTY, LOCATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 3/4-INCH IRON PIPE AT THE NORTHEAST CORNER OF SAID LOT 6, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY BOUNDARY OF NORTHEAST RIFLE RANGE STREET; THENCE SOUTHERLY ALONG THE EAST BOUNDARY OF SAID LOT 6, COINCIDENT WITH SAID WESTERLY RIGHT-OF-WAY BOUNDARY, SOUTH 00°09'51" WEST, 148.93 FEET, TO A 5/8-INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 6; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY BOUNDARY, WESTERLY ALONG THE SOUTH BOUNDARY OF SAID LOT 6, NORTH 89°05'14" WEST, 208.86 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 6, BEING A POINT IN THE CENTER OF AN UNNAMED CREEK; THENCE NORTHERLY ALONG THE WESTERLY BOUNDARY OF SAID LOT 6, BEING THE CENTERLINE OF SAID CREEK, THE FOLLOWING COURSES:

NORTH 29°44'10" EAST, 32.37 FEET; THENCE NORTH 41°54'56" EAST, 14.31 FEET; THENCE NORTH 42°23'55" EAST, 17.87 FEET; THENCE NORTH 79°49'10" EAST, 11.19 FEET; THENCE NORTH 51°23'37" EAST, 7.53 FEET; THENCE NORTH 09°36'48" WEST, 9.23 FEET; THENCE NORTH 70°32'33" WEST, 8.33 FEET; THENCE SOUTH 75°57'31" WEST, 13.68 FEET; THENCE NORTH 54°18'27" WEST, 5.21 FEET; THENCE NORTH 40°54'36" WEST, 16.62 FEET; THENCE NORTH 47°33'36" WEST, 8.20 FEET; THENCE NORTH 11°35'36" EAST, 8.29 FEET; THENCE NORTH 45°06'16" EAST, 12.03 FEET; THENCE NORTH 51°50'59" EAST, 16.26 FEET; THENCE NORTH 58°44'04" EAST, 14.20 FEET; THENCE NORTH 45°52'16" EAST, 7.91 FEET; THENCE NORTH 12°06'04" WEST, 19.44 FEET, TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE LEAVING SAID CREEK CENTERLINE EASTERLY ALONG THE NORTH BOUNDARY OF SAID LOT 6, SOUTH 89°33'35" EAST, 161.82 FEET, TO THE POINT OF BEGINNING AND THERE TERMINATING.

THE ABOVE DESCRIBED TRACT CONTAINS 0.62 ACRES (26,797.32 SQUARE FEET), MORE OR LESS.

LEGEND

- - DENOTES FOUND AND HELD 5/8" IRON ROD WITH CAP MARKED "AA SURVEYING" PER M98-60
- - DENOTES FOUND 5/8-INCH IRON ROD PER PARTITION PLAT 1997-0011
- ⊗ - DENOTES FOUND 3/4-INCH IRON PIPE PER "THREE PINES", VOL. 7, PG. 6
- - DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING"
- △ - DENOTES CALCULATED POSITION

- ()R1 -DENOTES RECORD PER "THREE PINES", VOL. 7, PG. 6, PLAT RECORDS OF DOUGLAS COUNTY
- ()R2 -DENOTES RECORD PER PARTITION PLAT 1997-0011, PLAT RECORDS OF DOUGLAS COUNTY
- ()R3 -DENOTES RECORD PER M98-60, SURVEY RECORDS OF DOUGLAS COUNTY

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION LOT 6, BLOCK 2, THREE PINES, VOLUME 7, PAGE 6, PLAT RECORDS OF DOUGLAS COUNTY, INTO THREE PARCELS. THE PROCEDURE WAS AS FOLLOWS:

MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN. THE CENTERLINE OF THE UNNAMED CREEK WAS SURVEYED TO ESTABLISH ITS CURRENT POSITION AND THEN WAS USED AS THE WESTERLY BOUNDARY OF SAID LOT 6. MONUMENTS WERE SET AT THE NEWLY CREATED PARCEL CORNERS AS SHOWN.

COMMUNITY DEVELOPMENT FILE NO. P-22-005

2023-0002

2023-0002