

2023-0010

EASEMENT NOTES

- EASEMENT 1 - PARKING EASEMENT TO BENEFIT PARCEL 2
EASEMENT 2 - ACCESS EASEMENT TO BENEFIT PARCEL 1
EASEMENT 3 - PARKING AND ACCESS EASEMENT TO BENEFIT PARCEL 1
EASEMENT 4 - PARKING AND ACCESS EASEMENT TO BENEFIT PARCEL 2

PARTITION PLAT
LOCATED IN THE NORTHEAST QUARTER
OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 6 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON
FEBRUARY 7, 2023

Douglas County Official Records 2023-003501
Daniel J. Loomis, County Clerk
NO FEE
04/06/2023 03:04:58 PM
PLAT-PAR Cnt=1 Str=40 JLGOODWI
This is a no fee document

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:

THAT TRACT OF LAND AS DESCRIBED IN INSTRUMENT NUMBER 2022-07772, DOUGLAS COUNTY DEED RECORDS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT BEING A 3/4-IRON ROD AT THE NORTHEAST CORNER OF INSTRUMENT NUMBER 2022-07772 ON THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF WEST HARVARD AVENUE; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY, SOUTHERLY ALONG THE EASTERLY BOUNDARY OF SAID INSTRUMENT NUMBER 2022-07772, SOUTH 02°36'35" EAST, 57.44 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING"; THENCE CONTINUING SOUTHERLY ALONG SAID EASTERLY BOUNDARY, SOUTH 23°11'54" EAST, 64.63 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING" AT THE SOUTHEAST CORNER OF SAID INSTRUMENT NUMBER 2022-07772; THENCE WESTERLY, ALONG THE SOUTHERLY BOUNDARY OF SAID INSTRUMENT NUMBER 2022-07772, SOUTH 78°27'15" WEST, 105.32 FEET TO A 5/8-INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID INSTRUMENT NUMBER 2022-07772, BEING ON THE EASTERLY RIGHT-OF-WAY BOUNDARY OF WEST COREY COURT; THENCE NORTHERLY ALONG THE WESTERLY BOUNDARY OF SAID INSTRUMENT NUMBER 2022-07772, COINCIDENT WITH SAID EASTERLY RIGHT-OF-WAY BOUNDARY, NORTH 17°28'20" WEST, 145.13 FEET TO A 5/8-IRON ROD WITH A YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING" AT THE NORTHWEST CORNER OF SAID INSTRUMENT 2022-07772, BEING THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY BOUNDARY AND THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY BOUNDARY OF WEST HARVARD AVENUE; THENCE EASTERLY ALONG THE NORTH BOUNDARY OF SAID INSTRUMENT 2022-07772, COINCIDENT WITH SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY, SOUTH 89°43'00" EAST, 118.68 FEET TO THE INITIAL POINT AND THERE TERMINATING.

THE ABOVE DESCRIBED TRACT CONTAINS 0.32 ACRES (13,871 SQUARE FEET), MORE OR LESS.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2022-07772, DEED RECORDS OF DOUGLAS COUNTY, INTO TWO PARCELS. THE PROCEDURE WAS AS FOLLOWS:

MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN PER DOUGLAS COUNTY SURVEYS M3-31, M22-7, AND M163-50. THE EASTERLY RIGHT-OF-WAY BOUNDARY OF WEST COREY COURT WAS RE-ESTABLISHED AS A 30.00-FOOT EASTERLY OFFSET OF THE EXISTING CENTERLINE ESTABLISHED BETWEEN FOUND MONUMENTS AS SHOWN THROUGH THE FOUND 5/8-INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID INSTRUMENT NUMBER 2022-07772. THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF WEST HARVARD AVENUE WAS RE-ESTABLISHED BY HOLDING THE FOUND 3/4-INCH IRON ROD AT THE NORTHEAST CORNER OF SAID INSTRUMENT NUMBER 2022-07772 AND THE RECORD ANGLE BETWEEN THE WESTERLY AND NORTHERLY BOUNDARIES PER SAID M163-50. THE SOUTHERLY BOUNDARY OF SAID INSTRUMENT NUMBER 2022-07772 WAS RE-ESTABLISHED BY HOLDING THE RECORD ANGLE BETWEEN THE WESTERLY AND SOUTHERLY BOUNDARIES PER SAID M163-50. THE SOUTHEAST CORNER OF SAID INSTRUMENT NUMBER 2022-07772 WAS SET AT RECORD DISTANCE PER SAID M163-50. THE EASTERLY BOUNDARY WAS RE-ESTABLISHED BY PROPORTIONING BETWEEN THE FOUND NORTHEAST CORNER AS SHOWN AND THE RE-ESTABLISHED SOUTHEAST CORNER DESCRIBED ABOVE. MONUMENTS WERE SET IN ORDER TO DELINEATE THE RE-ESTABLISHED CORNERS AND NEWLY DEFINED PARCEL BOUNDARIES AS SHOWN.

ZONE: GENERAL COMMERCIAL
COMP. PLAN: COMMERCIAL
WATER: CITY OF ROSEBURG
SEWER: RUSA

FIELD CREW: JEREMY LEONARD
RENDEN HEICHEL
RYAN PALMER
OFFICE: RYAN PALMER
DRAFTING: RYAN PALMER
CHECKED: BRENT KNAPP

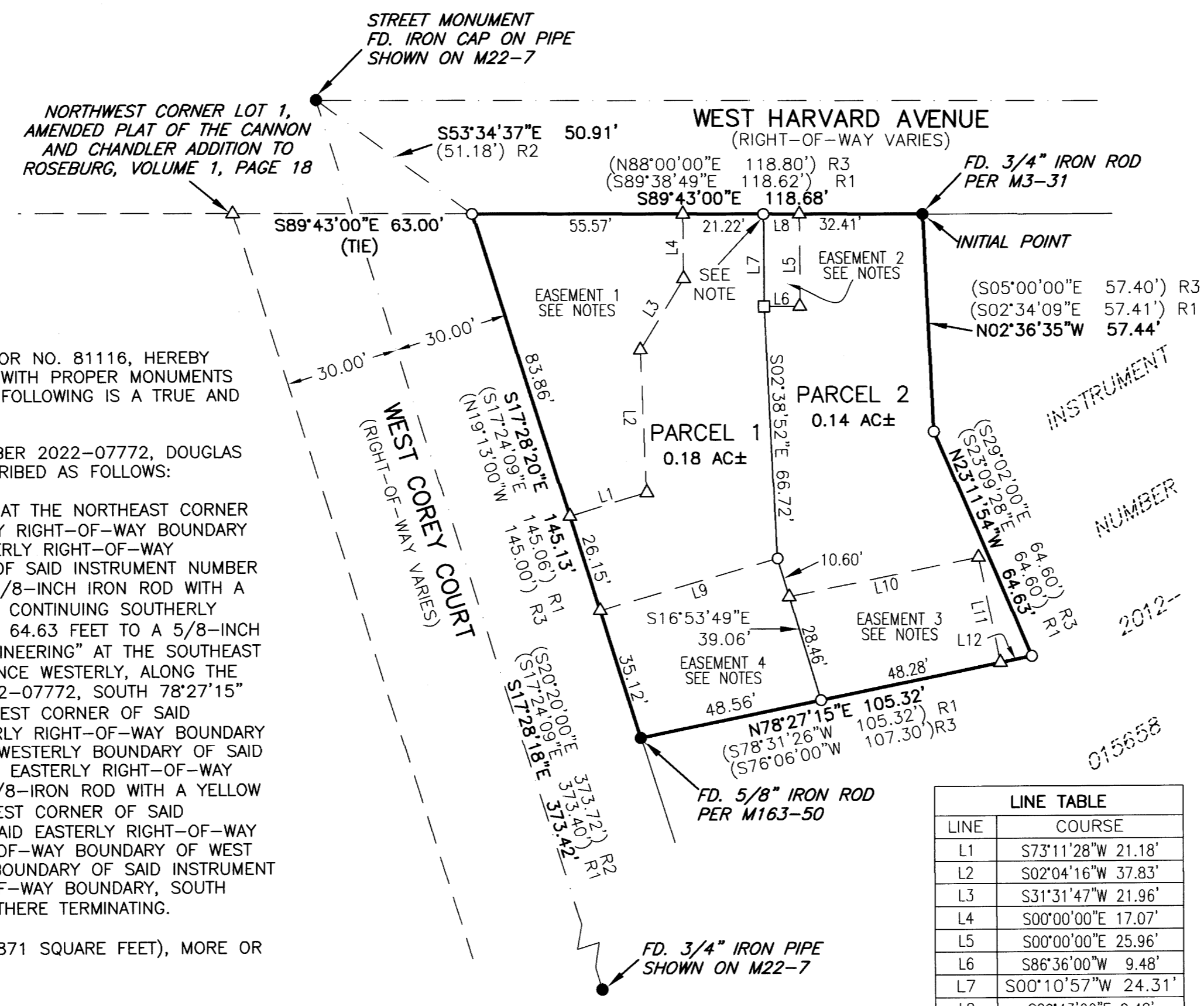
BASIS OF BEARING
BASIS: O.C.R.S. (OREGON COORDINATE REFERENCE SYSTEM)
METHOD: O.R.G.N. (OREGON REAL-TIME GNSS NETWORK)
ZONE: COTTAGE GROVE - CANYONVILLE
UNITS: INTERNATIONAL FEET

NOTE

SET MONUMENT BEARS SOUTH 00°10'57" WEST, 1.00 FEET FROM TRUE NORTHEAST CORNER PARCEL 1/NORTHWEST CORNER PARCEL 2. TRUE CORNER LOCATION FALLS IN A SEWER CLEANOUT LID.

LEGEND

- DENOTES FOUND MONUMENTS AS NOTED
O - DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING"
□ - DENOTES SET PK NAIL WITH WASHER STAMPED "I.E. ENGINEERING"
△ - DENOTES CALCULATED POINTS
() R1 - DENOTES RECORD PER M163-50 DOUGLAS COUNTY SURVEY RECORDS
() R2 - DENOTES RECORD PER M22-7 DOUGLAS COUNTY SURVEY RECORDS
() R3 - DENOTES RECORD PER INSTRUMENT NUMBER 2022-007772 DOUGLAS COUNTY DEED RECORDS



LINE TABLE with columns LINE and COURSE. Contains 12 lines of survey data.

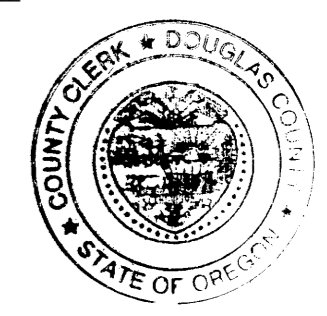
APPROVALS

Stuart P... 02/23/2023
CITY OF ROSEBURG COMMUNITY DEVELOPMENT DIRECTOR DATE
Lawn Easley 3/6/2023
PUBLIC WORKS DIRECTOR DATE
Ronald... 3-6-23
DOUGLAS COUNTY SURVEYOR DATE
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.
D. E. Wil 4-6-23
DOUGLAS COUNTY TAX COLLECTOR DATE
FILED THIS 6th DAY OF April, 2023 3:06 O'CLOCK AM (PM)
Deputy 4/6/2023
DOUGLAS COUNTY CLERK DATE

DECLARATION AND DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT BBCR PROPERTIES, LLC ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED INTO TWO PARCELS WITH EASEMENTS AS SHOWN.

BY: Brett A. Smith, Member, BBCR Properties, LLC



ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF DOUGLAS } ss.

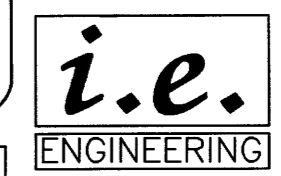
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 16 DAY OF February, 2023, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BRETT A. SMITH, MEMBER, BBCR PROPERTIES, LLC WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Notary: Elaine Esther Berg
NOTARY PUBLIC - OREGON
COMMISSION NO.: 1022478
MY COMMISSION EXPIRES: MARCH 06, 2026

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON NOVEMBER 10, 2010 BRENT H. KNAPP 81116

EXPIRES: 6/30/2023



SCALE: 1"=30'
SHEET 1 OF 1
JOB NO. 2679-02

CLIENT: BBCR PROPERTIES, LLC
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