
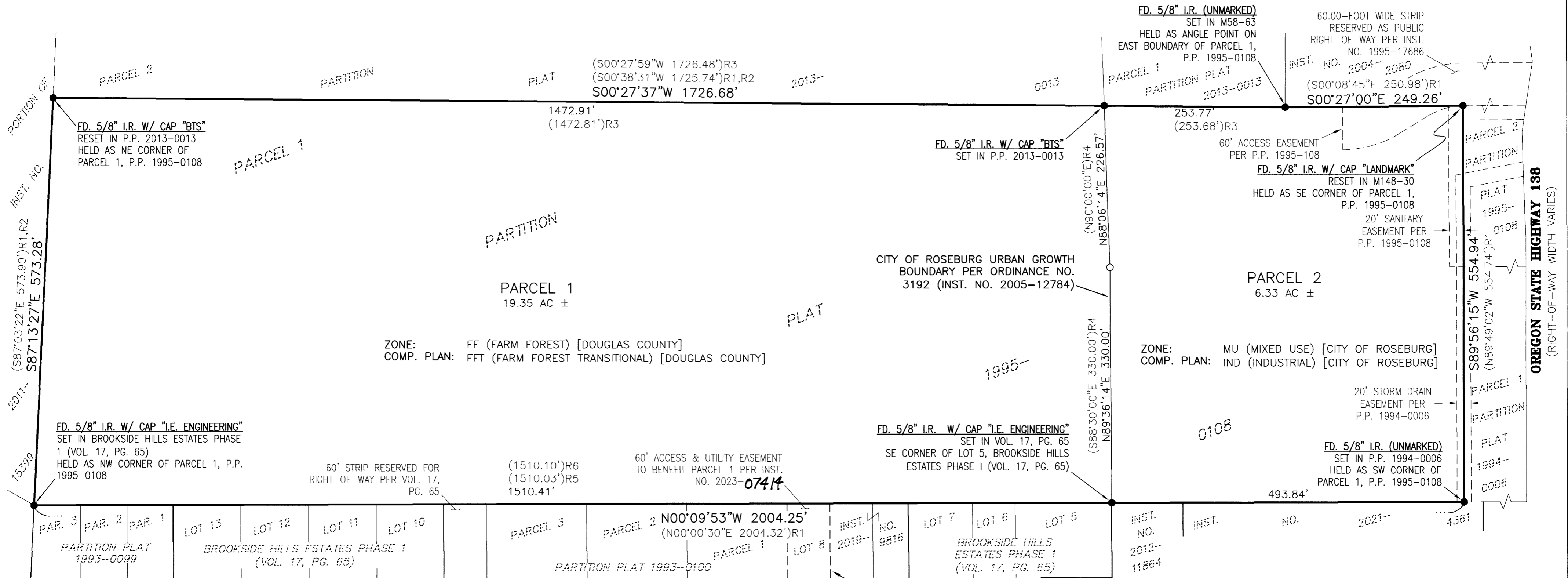


**PARTITION PLAT**  
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17 AND THE NORTHEAST QUARTER OF SECTION 20,  
 TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN,  
 DOUGLAS COUNTY, OREGON  
 JULY 6, 2023

Douglas County Official Records 2023-007553  
 Daniel J. Loomis, County Clerk  
  
 00588696202300075530020024 NO FEE  
 07/12/2023 11:02:56 AM  
 PLAT-PAR Cnt=1 Stn=40 JLG00DWI  
 This is a no fee document

2023-0021 A



ZONE: FF (FARM FOREST) [DOUGLAS COUNTY]  
 COMP. PLAN: FFT (FARM FOREST TRANSITIONAL) [DOUGLAS COUNTY]

ZONE: MU (MIXED USE) [CITY OF ROSEBURG]  
 COMP. PLAN: IND (INDUSTRIAL) [CITY OF ROSEBURG]

**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO PARTITION PARCEL 1 OF PARTITION PLAT 1995-0108, PLAT RECORDS OF DOUGLAS COUNTY, INTO TWO PARCELS. THE PROCEDURE WAS AS FOLLOWS:

MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN. THE DIVIDING LINE BETWEEN PARCELS 1 AND 2 SHOWN HEREON WAS ESTABLISHED AT THE LOCATION SPECIFIED BY THE CLIENT. PARCEL 2 LIES ENTIRELY WITHIN THE CITY OF ROSEBURG URBAN GROWTH BOUNDARY WHILE PARCEL 1 LIES ENTIRELY OUTSIDE OF SAID BOUNDARY.

MONUMENTS WERE SET AT THE NEWLY CREATED PARCEL CORNERS AS SHOWN.

**LEGEND**

- - DENOTES FOUND 5/8" IRON ROD AS NOTED
- - DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING"
- ( )R1 - DENOTES RECORD PER PARTITION PLAT 1995-0108, PLAT RECORDS OF DOUGLAS COUNTY
- ( )R2 - DENOTES RECORD PER PARTITION PLAT 1994-0006, PLAT RECORDS OF DOUGLAS COUNTY
- ( )R3 - DENOTES RECORD PER PARTITION PLAT 2013-0013, PLAT RECORDS OF DOUGLAS COUNTY
- ( )R4 - DENOTES RECORD PER ORDINANCE NO. 3192 (ANNEXATION), RECORDED AS INST. NO. 2005-12784, DEED RECORDS OF DOUGLAS COUNTY
- ( )R5 - DENOTES RECORD PER M79-39, DOUGLAS COUNTY SURVEY RECORDS
- ( )R6 - DENOTES RECORD PER BROOKSIDE HILLS ESTATES PHASE 1, VOLUME 17, PAGE 65, PLAT RECORDS OF DOUGLAS COUNTY

**NE VENTURA STREET**  
 (60' RIGHT-OF-WAY)

**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

**REGISTERED PROFESSIONAL LAND SURVEYOR**

OREGON  
 NOVEMBER 10, 2010  
**BRENT H. KNAPP**  
 81116

**i.e.**  
 ENGINEERING

SCALE: 1"=100'  
 SHEET 1 OF 2  
 JOB NO. 0613-08

CLIENT:  
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 Roseburg, Oregon 97470  
 PHONE (541) 673-0166  
 FAX (541) 440-9392  
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EXPIRES: 6/30/2025

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