

**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

2023-0021 B

EASEMENTS OF RECORD

PER FIRST AMERICAN TITLE PUBLIC RECORD REPORT FOR NEW SUBDIVISION OR PARTITION  
 ORDER NO. 7399-4057106  
 DATED APRIL 25, 2023

SURVEY RELATED ENCUMBRANCES:

6. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN  
 RECORDING INFORMATION: BOOK 615, PAGE 731, RECORDER'S NO. 76-18138  
 IN FAVOR OF: PACIFIC NORTHWEST BELL TELEPHONE COMPANY  
 FOR: RIGHT OF WAY

**SURVEYOR'S NOTE: 10' TELEPHONE RIGHT-OF-WAY EASEMENT. DESCRIPTION DOES NOT LIE WITHIN SUBJECT PROPERTY. NOT PLOTTED**




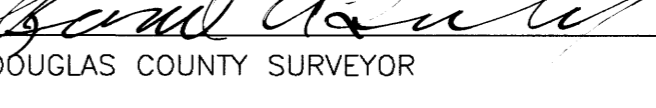
7. ALL MATTERS AS SET OUT ON LAND PARTITION NO. 1994-006, AS RECORDED IN "RECORD OF PARTITION PLATS", RECORDER'S NO. 94-3387, RECORDS OF DOUGLAS COUNTY, OREGON, INCLUDING BUT NOT LIMITED TO EASEMENTS AND NOTES.

**SURVEYOR'S NOTE: 20' STORM DRAIN EASEMENT SHOWN ON SAID PARTITION 1994-006 AFFECTS SUBJECT PROPERTY, PLOTTED HEREON.**

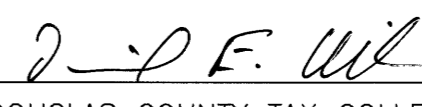
8. ALL MATTERS AS SET OUT ON LAND PARTITION NO. 1995-108, AS RECORDED IN "RECORD OF PARTITION PLATS", RECORDER'S NO. 95-21359, RECORDS OF DOUGLAS COUNTY, OREGON, INCLUDING BUT NOT LIMITED TO EASEMENTS AND NOTES.

**SURVEYOR'S NOTE: ACCESS EASEMENT AND 20' SANITARY SEWER EASEMENT SHOWN ON SAID PARTITION 1995-108 AFFECT SUBJECT PROPERTY, PLOTTED HEREON.**


APPROVALS

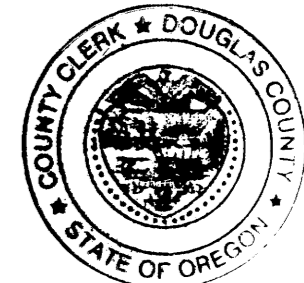
	7/11/2023
CITY OF ROSEBURG COMMUNITY DEVELOPMENT DIRECTOR	DATE
	7/11/2023
CITY OF ROSEBURG PUBLIC WORKS DIRECTOR	DATE
	7/11/2023
DOUGLAS COUNTY PLANNING DIRECTOR	DATE
	7/12/23
DOUGLAS COUNTY SURVEYOR	DATE

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

	7-12-23
DOUGLAS COUNTY TAX COLLECTOR	DATE

FILED THIS 12<sup>th</sup> DAY OF July, 2023, 11:05 O'CLOCK (AM/PM)

	7/12/23
DOUGLAS COUNTY CLERK	DATE



DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT CONCORD ENTERPRISES, INC., IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED INTO PARCELS AS SHOWN.

BY:   
 GEORGE W. GIBBY, PRESIDENT  
 CONCORD ENTERPRISES, INC.

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:

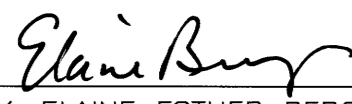
PARCEL 1 OF PARTITION PLAT 1995-0108, PLAT RECORDS OF DOUGLAS COUNTY, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17 AND THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

THE ABOVE-DESCRIBED TRACT CONTAINS 25.68 ACRES (1,118,563.77 SQUARE FEET), MORE OR LESS.

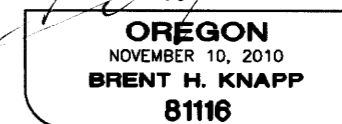
ACKNOWLEDGMENT

STATE OF OREGON }  
 COUNTY OF DOUGLAS }ss.

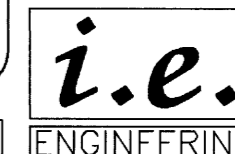
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 10 DAY OF July, 2023, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED GEORGE W. GIBBY, PRESIDENT OF CONCORD ENTERPRISES, INC., WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

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

FIELD CREW: JEREMY LEONARD  
 RENDEN HEICHEL  
 OFFICE: KENNETH TYNAN  
 DRAFTING: KENNETH TYNAN  
 CHECKED: BRENT KNAPP



EXPIRES: 6/30/2025



SHEET 2 OF 2  
 JOB NO. 0613-08

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

2023-0021 B