

2023-0030

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT GRIGRI GROUP, LLC., IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE REPLATTED TOGETHER WITH THE EXTINGUISHMENT OF ACCESS EASEMENTS AS SHOWN.

BY: Dylan Blodgett
DYLAN BLODGETT
MEMBER, GRIGRI GROUP LLC.

REPLAT OF PARCELS 1 AND 2 OF THE MINOR LAND PARTITION RECORDED IN BOOK 5, PAGE 145, PARCELS 1 AND 2 OF THE MINOR LAND PARTITION RECORDED IN BOOK 6, PAGE 24, AND PARCELS 1 AND 2 OF THE MINOR LAND PARTITION RECORDED IN BOOK 7, PAGE 26, ALL IN THE RECORDS OF THE DOUGLAS COUNTY CLERK LOCATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN DOUGLAS COUNTY, OREGON
SEPTEMBER 13, 2023

Douglas County Official Records
Daniel J. Loomis, County Clerk 2023-011423



10/17/2023 03:05:18 PM
PLAT-PAR Cnt=1 Stn=17 JLG00DW
This is a no fee document

ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 14 DAY OF September, 2023, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DYLAN BLODGETT, REGISTERED AGENT OF GRIGRI GROUP, LLC., WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

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

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO REPLAT PARCELS 1 THROUGH 6 DESCRIBED IN INSTRUMENT NUMBER 2022-11299, DEED RECORDS OF DOUGLAS COUNTY, INTO ONE PARCEL, HEREINAFTER REFERRED TO AS PARCEL "A" OF THIS PARTITION. THE NUMBERED PARCELS OF SAID INSTRUMENT 2022-11299 ARE THE SAME PARCELS WHICH WERE PARTITIONED IN THE MINOR LAND PARTITION RECORDED IN BOOK 5, PAGE 145 (M80-67), THE MINOR LAND PARTITION RECORDED IN BOOK 6, PAGE 24 (M82-5), AND THE MINOR LAND PARTITION RECORDED IN BOOK 7, PAGE 26 (M87-27), RESPECTIVELY. THE PROCEDURE WAS AS FOLLOWS:

MONUMENTS WERE FOUND AND HELD AS SHOWN. THE SOUTHWEST CORNER OF INSTRUMENT 1977-24114, DEED RECORDS OF DOUGLAS COUNTY, WAS CALCULATED BY INTERSECTING THE WEST BOUNDARY OF SAID PARCELS 1, 3, AND 5 AS ESTABLISHED BY HOLDING THE FOUND MONUMENTS AS SHOWN, AND THE SOUTH BOUNDARY OF SAID PARCELS 5 AND 6 AS ESTABLISHED BY HOLDING THE FOUND MONUMENTS AS SHOWN. FROM THIS CALCULATED POINT, RECORD DISTANCE OF 30.00 FEET PER M40-7 WAS HELD TO RE-ESTABLISH THE SOUTHEAST CORNER OF SAID INSTRUMENT 1977-24114, BEING THE MOST-SOUTHERLY SOUTHWEST CORNER OF SAID PARCEL 5, SAID INSTRUMENT 2022-11299.

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

EASEMENTS OF RECORD

PER AMERITITLE PRELIMINARY TITLE REPORT
FILE NO. 583181AM
DATED MARCH 16, 2023.

EXCEPTION 9. AN EASEMENT INCLUDING TERMS AND PROVISIONS THEREOF GRANTED TO: OREGON WATER CORPORATION
RECORDED: AUGUST 16, 1962; BOOK 316, PAGE 574
INSTRUMENT NO. 311592

SURVEYOR'S NOTE: 5.00-FOOT WATER LINE EASEMENT. AFFECTS SUBJECT PROPERTY, PLOTTED.
EXCEPTION 10. EASEMENT FOR EXISTING PUBLIC UTILITIES IN VACATED STREET AREA AND THE CONDITION IMPOSED THEREBY.
RESERVED BY VACATION ORDER RECORDED JULY 14, 1970
INSTRUMENT NO. 70-07668

SURVEYOR'S NOTE: PUBLIC UTILITY EASEMENT IN LOCATION OF VACATED HARTONG AVENUE. AFFECTS SUBJECT PROPERTY, PLOTTED.

EXCEPTION 11. EASEMENT AS SHOWN ON PARTITION PLAT M80-67
RECORDED AS INSTRUMENT NO. 79-18527

SURVEYOR'S NOTE: AFFECTS SUBJECT PROPERTY, APPROXIMATE LOCATION PLOTTED.

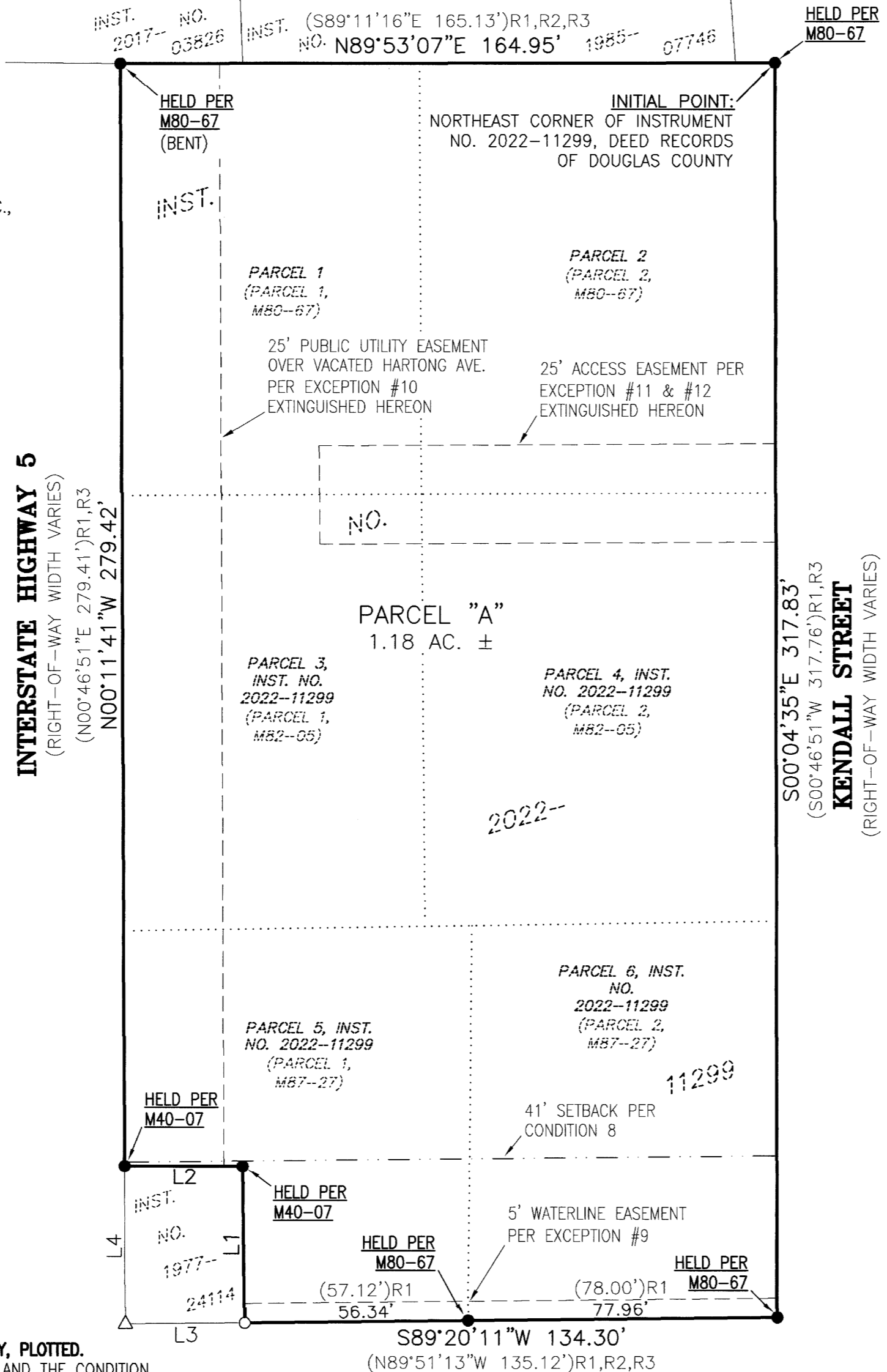
EXCEPTION 12. EASEMENT AS SHOWN ON PARTITION PLAT M82-05
RECORDED AS INSTRUMENT NO. 80-01475

SURVEYOR'S NOTE: AFFECTS SUBJECT PROPERTY, APPROXIMATE LOCATION PLOTTED.

EXCEPTION 13. EASEMENT AS SHOWN ON PARTITION PLAT M87-27
RECORDED AS INSTRUMENT NO. 81-04395

SURVEYOR'S NOTE: NO EASEMENT AFFECTING SUBJECT PROPERTY SHOWN, NOT PLOTTED.

DOUGLAS COUNTY PLANNING DEPARTMENT FILE NUMBER 22-059



PORTLAND AVENUE
(50' RIGHT-OF-WAY)

LEGEND

- - - - - DENOTES EXISTING PARCEL/LOT LINE TO BE REMOVED
- - - - - DENOTES EASEMENT
- - - - - DENOTES SETBACK LINE
- - DENOTES FOUND 5/8" IRON ROD AS NOTED
- - DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING"
- △ - DENOTES CALCULATED POSITION, NOTHING FOUND OR SET
- ()R1 - DENOTES RECORD PER M87-27, SURVEY RECORDS OF DOUGLAS COUNTY
- ()R2 - DENOTES RECORD PER M82-05, SURVEY RECORDS OF DOUGLAS COUNTY
- ()R3 - DENOTES RECORD PER M80-67, SURVEY RECORDS OF DOUGLAS COUNTY
- ()R4 - DENOTES RECORD PER M40-07, SURVEY RECORDS OF DOUGLAS COUNTY

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 HEREON AND OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

A TRACT OF LAND BEING PARCELS 1 AND 2 OF THE MINOR LAND PARTITION RECORDED IN BOOK 5, PAGE 145, PARCELS 1 AND 2 OF THE MINOR LAND PARTITION RECORDED IN BOOK 6, PAGE 24, AND PARCELS 1 AND 2 OF THE MINOR LAND PARTITION RECORDED IN BOOK 7, PAGE 26, SAID TRACT ALSO BEING DESCRIBED AS PARCELS 1 THROUGH 6 OF INSTRUMENT NO. 2022-11299, DEED RECORDS OF DOUGLAS COUNTY, LOCATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, THE EXTERIOR BOUNDARY OF SAID TRACT IS DESCRIBED USING METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING A 5/8-INCH IRON ROD AT THE NORTHEAST CORNER OF SAID INSTRUMENT NO. 2022-11299, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY BOUNDARY OF KENDALL STREET; THENCE SOUTHERLY ALONG THE EASTERLY BOUNDARY OF SAID INSTRUMENT 2022-11299, COINCIDENT WITH SAID WESTERLY RIGHT-OF-WAY BOUNDARY, SOUTH 00°04'35" EAST, 317.83 FEET, TO A 5/8-INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID INSTRUMENT 2022-11299, SAID POINT BEING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY BOUNDARY OF SAID KENDALL STREET AND THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF PORTLAND AVENUE; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID INSTRUMENT, COINCIDENT WITH SAID NORTHERLY RIGHT-OF-WAY BOUNDARY, SOUTH 89°20'11" WEST, 134.30 FEET, TO A 5/8-INCH IRON ROD AT THE MOST-SOUTHERLY SOUTHWEST CORNER OF SAID INSTRUMENT 2022-11299, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF INSTRUMENT NO. 1977-24114, DEED RECORDS OF DOUGLAS COUNTY; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY BOUNDARY, NORTHERLY ALONG THE EASTERLY BOUNDARY OF SAID INSTRUMENT 1977-24114, NORTH 00°40'29" WEST, 39.66 FEET, TO A 5/8-INCH IRON ROD AT THE NORTHEAST CORNER OF SAID INSTRUMENT 1977-24114; THENCE WESTERLY ALONG THE NORTH BOUNDARY OF SAID INSTRUMENT 1977-24114, SOUTH 89°57'41" WEST, 29.67 FEET, TO A 5/8-INCH IRON ROD AT THE MOST-WESTERLY SOUTHWEST CORNER OF SAID INSTRUMENT 2022-11299, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID INSTRUMENT 1977-24114; THENCE NORTHERLY ALONG THE WEST BOUNDARY OF SAID INSTRUMENT 2022-11299, NORTH 00°11'41" WEST, 279.42 FEET, TO A 5/8-INCH IRON ROD AT THE NORTHWEST CORNER OF SAID INSTRUMENT 2022-11299; THENCE ALONG THE NORTH BOUNDARY OF SAID INSTRUMENT 2022-11299, NORTH 89°53'07" EAST, 164.95 FEET TO THE INITIAL POINT AND THERE TERMINATING.

THE ABOVE-DESCRIBED TRACT CONTAINS 51,263.06 SQUARE FEET (1.18 ACRES), MORE OR LESS.

APPROVALS

[Signature] 9/21/23
DOUGLAS COUNTY PLANNING DIRECTOR DATE
[Signature] 9/25/23
DOUGLAS COUNTY SURVEYOR DATE



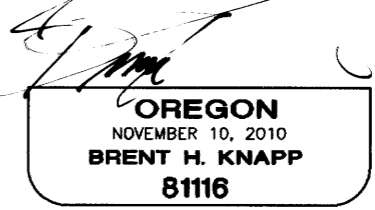
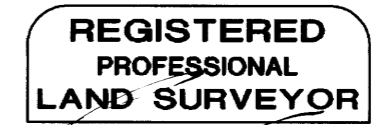
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

[Signature] 10/17/23
DOUGLAS COUNTY TAX COLLECTOR DATE
FILED THIS 17th DAY OF OCT., 2023, 3:05 O'CLOCK AM (PM)
[Signature] 10/17/23
DOUGLAS COUNTY CLERK DATE

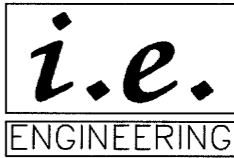
LINE TABLE

LINE	COURSE
L1	N00°40'29"W 39.66' (N00°39'09"E 40.00')R1,R2,R3 (NORTH 40.00')R4
L2	S89°57'41"W 29.67' (S89°20'51"E 29.93')R1,R2,R3 (WEST 30.00')R4
L3	S89°20'11"W 30.00' (WEST 30.00')R4
L4	S00°11'41"E 39.98' (SOUTH 40.00')R4

ZONE: TOURIST COMMERCIAL (CT)
COMP. PLAN: COMMERCIAL (CO)
WATER: CITY OF ROSEBURG
SEWER: RUSA



EXPIRES: 6/30/2025



SCALE: 1" = 30'
SHEET 1 OF 1
JOB NO. 2524-07

CLIENT:
RGR DEVELOPMENT, LLC
259 PEGASUS LANE
ROSEBURG, OR 97471
809 SE Pine Street
Roseburg, Oregon 97470
PHONE (541) 673-0166
FAX (541) 440-9392
iemail@ieengineering.com

2023-0030