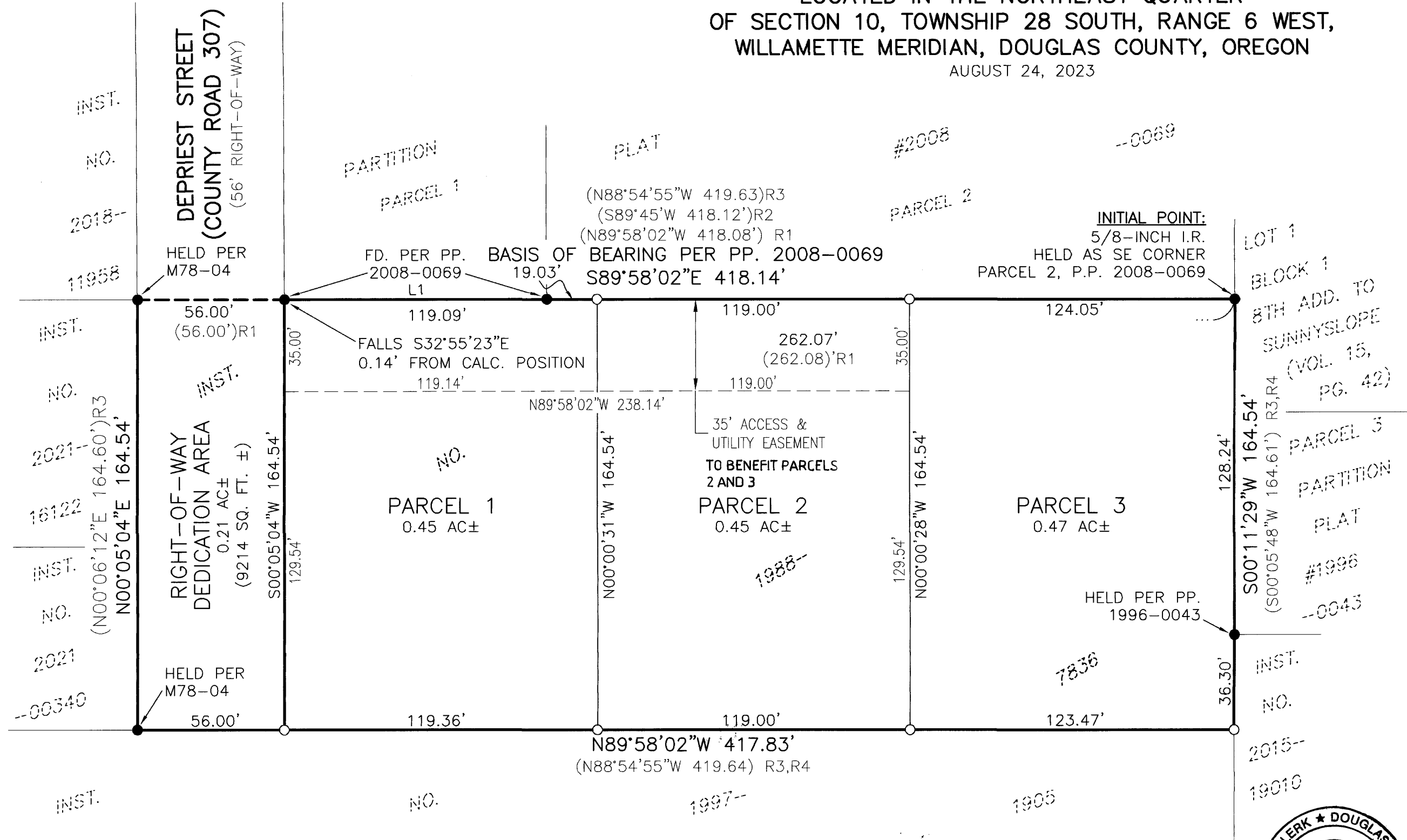


2023-0031

PARTITION PLAT
LOCATED IN THE NORTHEAST QUARTER
OF SECTION 10, TOWNSHIP 28 SOUTH, RANGE 6 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON
AUGUST 24, 2023

Douglas County Official Records 2023-011632
Daniel J. Loomis, County Clerk
NO FEE
10/24/2023 11:11:17 AM
PLAT-PAR Cnt=1 Stn=17 JLGODWI
This is a no fee document



APPROVALS

DOUGLAS COUNTY PLANNING DIRECTOR 8/30/23
DOUGLAS COUNTY SURVEYOR Deputy 8/30/23
DOUGLAS COUNTY TAX COLLECTOR 10-24-23
DOUGLAS COUNTY CLERK Deputy 10/24/23

DECLARATION AND DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT CLASSICS NORTHWEST, INC., 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 THE 56.00-FOOT STRIP DEDICATED AS RIGHT-OF-WAY TO THE PUBLIC FOREVER.

BY: RICHARD D. DICOB, PRESIDENT CLASSICS NORTHWEST, INC.
CONSENT AFFIDAVIT RECORDED AS INSTRUMENT NUMBER 2023-11465, DEED RECORDS OF DOUGLAS COUNTY OREGON

ACKNOWLEDGMENT

STATE OF OREGON } ss.
COUNTY OF DOUGLAS
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 24 DAY OF August, 2023, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RICHARD D. DICOB, PRESIDENT OF CLASSICS NORTHWEST, 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

ZONE: SUBURBAN RESIDENTIAL (RS)
COMP. PLAN: MEDIUM DENSITY RESIDENTIAL (RMD)
WATER: GREEN AREA WATER AND SANITARY AUTHORITY (GAWSA)
SEWER: GREEN AREA WATER AND SANITARY AUTHORITY (GAWSA)

Table with 2 columns: LINE, COURSE. Row 1: L1, S89°58'02"E 100.06' (S89°58'02"E 99.98')R1

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 THAT PROPERTY DESCRIBED IN INSTRUMENT NUMBER 1988-7836, DEED RECORDS OF DOUGLAS COUNTY, LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE INITIAL POINT, A 5/8-INCH IRON ROD AT THE SOUTHEAST CORNER OF PARCEL 2, PARTITION PLAT 2008-0069, PLAT RECORDS OF DOUGLAS COUNTY; THENCE SOUTHERLY ALONG THE WEST BOUNDARY OF LOT 1, BLOCK 1, 8TH ADDITION TO SUNNYSLOPE, RECORDED AS VOLUME 15, PAGE 42, PLAT RECORDS OF DOUGLAS COUNTY, AND THE WEST BOUNDARY OF PARCEL 3 OF PARTITION PLAT 1996-0043, PLAT RECORDS OF DOUGLAS COUNTY, AND THE WEST BOUNDARY OF INSTRUMENT NUMBER 2015-19010, DEED RECORDS OF DOUGLAS COUNTY, SOUTH 00°11'29" WEST, 164.54 FEET, TO A 5/8-INCH IRON ROD ON SAID WEST BOUNDARY OF INSTRUMENT NUMBER 2015-19010; THENCE LEAVING SAID WEST BOUNDARY, WESTERLY ALONG THE NORTH BOUNDARY OF INSTRUMENT NUMBER 1997-01905, DEED RECORDS OF DOUGLAS COUNTY, NORTH 89°58'02" WEST, 417.83 FEET, TO A 5/8-INCH IRON ROD AT THE SOUTHEAST CORNER OF INSTRUMENT NUMBER 2021-00340, DEED RECORDS OF DOUGLAS COUNTY; THENCE LEAVING SAID NORTH BOUNDARY, NORTHERLY ALONG THE EAST BOUNDARY OF SAID INSTRUMENT NUMBER 2021-00340 AND THE EAST BOUNDARY OF INSTRUMENT NUMBER 2021-16122, DEED RECORDS OF DOUGLAS COUNTY, NORTH 00°05'04" EAST, 164.54 FEET, TO A 5/8-INCH IRON ROD BEING THE NORTHEAST CORNER OF SAID INSTRUMENT NUMBER 2021-16122 AND THE SOUTHEAST CORNER OF INSTRUMENT NUMBER 2018-11958, DEED RECORDS OF DOUGLAS COUNTY; THENCE EASTERLY ALONG THE SOUTHERLY TERMINUS OF DEPRIEST STREET (COUNTY ROAD 307) AND THE SOUTH BOUNDARY OF PARCELS 1 AND 2 OF THE AFOREMENTIONED PARTITION PLAT 2008-0069, SOUTH 89°58'02" EAST, 418.14 FEET, TO THE INITIAL POINT AND THERE TERMINATING.

NARRATIVE

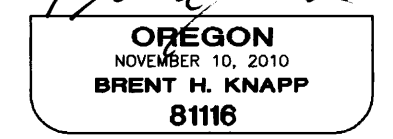
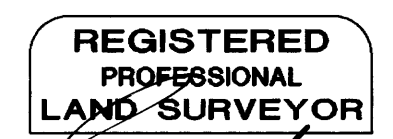
THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE PROPERTY DESCRIBED IN INSTRUMENT NUMBER 1988-7836, DEED RECORDS OF DOUGLAS COUNTY. THE PROCEDURE WAS AS FOLLOWS:
MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN. THE SOUTH BOUNDARY WAS HELD AS BEING PARALLEL WITH THE NORTH BOUNDARY AS ESTABLISHED BETWEEN THE HELD FOUND MONUMENTS AS SHOWN. THE SOUTHEAST CORNER WAS ESTABLISHED BY HOLDING MONUMENTS FOUND PER PARTITION PLAT 1996-0043 AND M78-05 ALONG THE EAST BOUNDARY OF THE SUBJECT PROPERTY AND ITS SOUTHERLY EXTENSION TO THE INTERSECTION OF SAID SOUTH BOUNDARY. A MONUMENT WAS SET AT THE SOUTHEAST CORNER AS SHOWN. MONUMENTS WERE THEN SET TO DELINEATE THE NEW PARCEL CORNERS AS SHOWN.

LEGEND

- DENOTES FOUND 5/8" IRON ROD AS NOTED
O - DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING"
(R1) - DENOTES RECORD PER PARTITION PLAT 2008-0069, PLAT RECORDS OF DOUGLAS COUNTY
(R2) - DENOTES RECORD PER PARTITION PLAT 1995-0023, PLAT RECORDS OF DOUGLAS COUNTY
(R3) - DENOTES RECORD PER M78-4, DOUGLAS COUNTY SURVEY RECORDS
(R4) - DENOTES RECORD PER M78-5, DOUGLAS COUNTY SURVEY RECORDS

THE ABOVE DESCRIBED PROPERTY CONTAINS 1.58 ACRES (68,774.24 SQUARE FEET), MORE OR LESS.

DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO.: 21-090



SCALE: 1"=40'
SHEET 1 OF 1
JOB NO. 3145-01
CLIENT: MARSCON LLC
4601 CARNES ROAD #8052
ROSEBURG OR 97471
809 SE Pine Street
Roseburg, Oregon 97470
PHONE (541) 673-0166
FAX (541) 440-9392
iemail@ieengineering.com

2023-0031