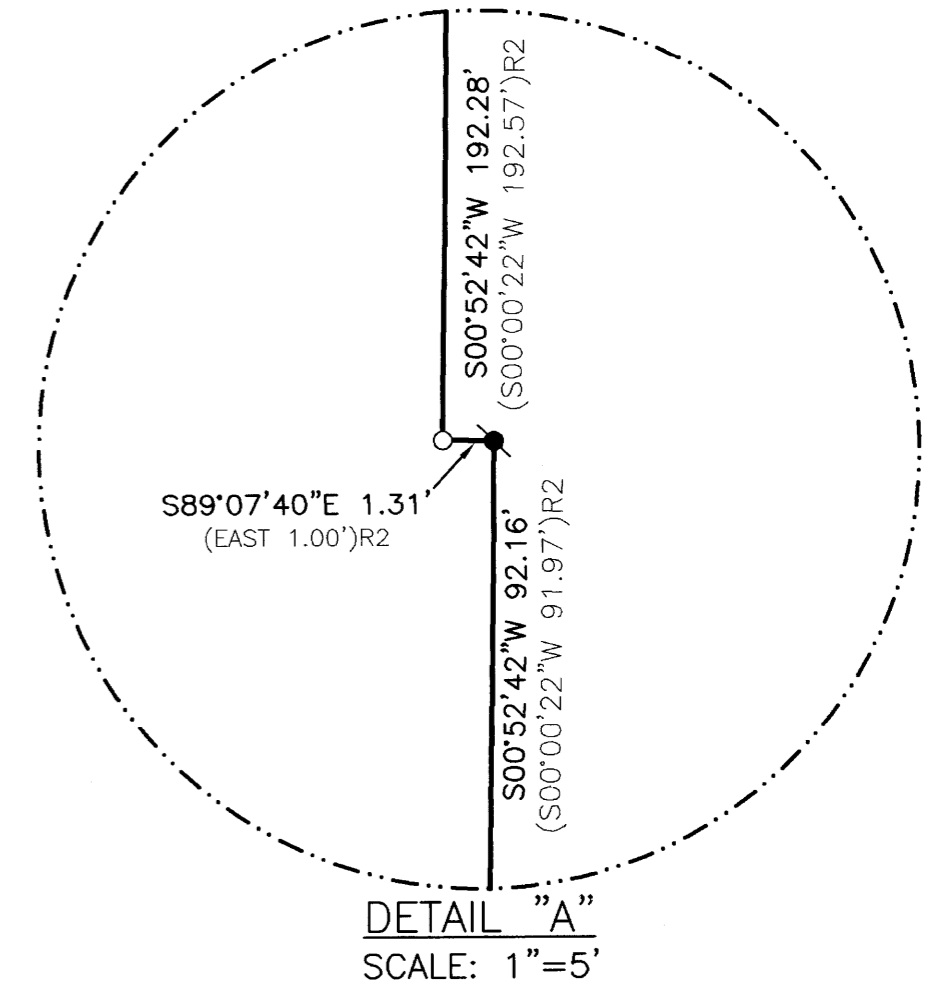
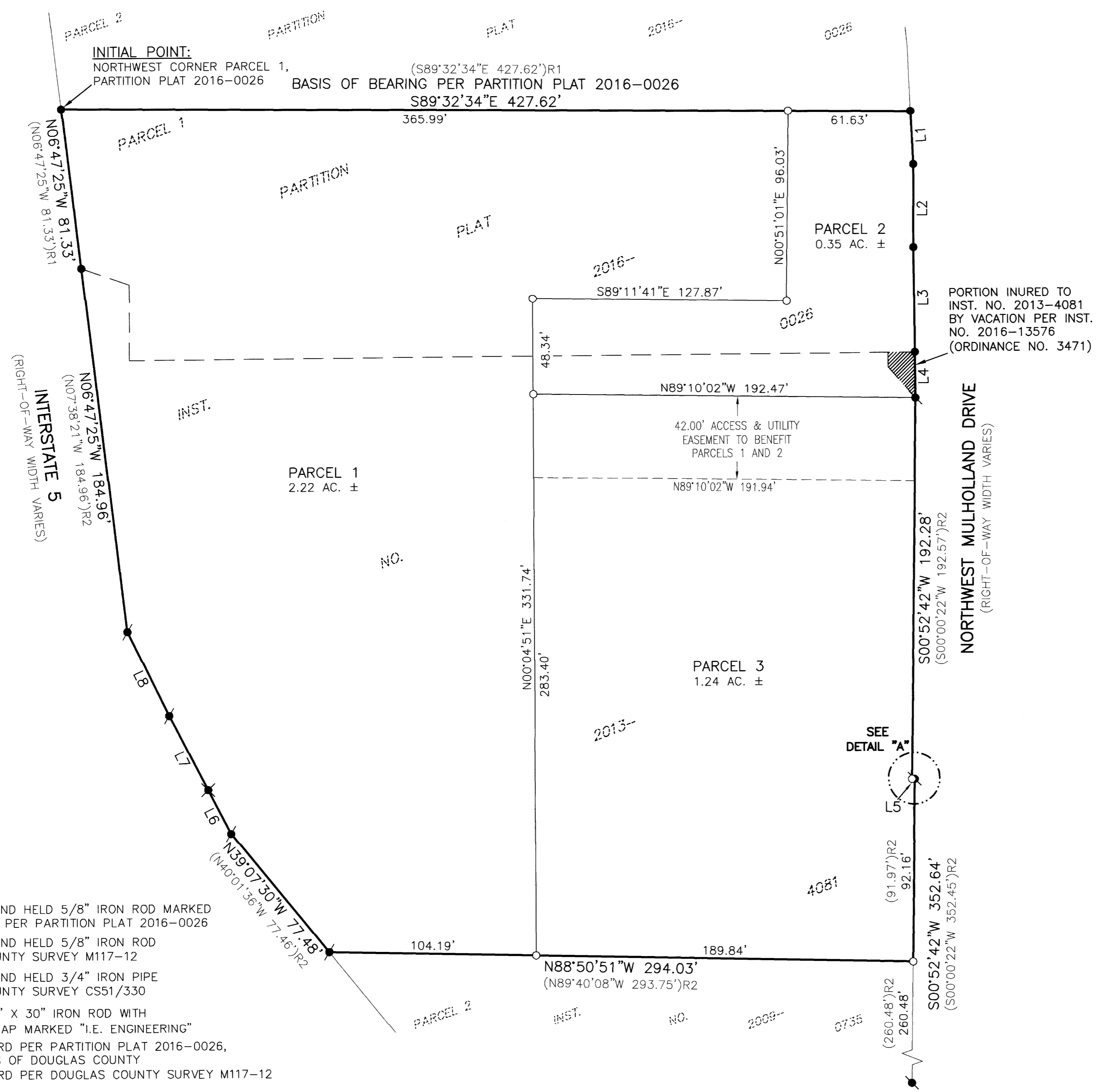


PARTITION PLAT
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 13 AND THE SOUTHWEST QUARTER OF
 SECTION 12, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN
 DOUGLAS COUNTY, OREGON
 NOVEMBER 16, 2023

Douglas County Official Records 2023-012814
 Daniel J. Loomis, County Clerk
 NO FEE
 0053361202300128140020022
 11/28/2023 10:40:41 AM
 PLAT-PAR Cnt=1 Stn=17 JLG00DWI
 This is a no fee document

2023-0035 A



LINE	COURSE
L1	S02°21'37"E 26.94' (S02°21'37"E 26.94')R1
L2	S00°07'45"W 42.02' (S00°07'45"W 42.02')R1
L3	S00°20'47"E 52.69' (S00°20'47"E 52.69')R1
L4	S00°20'47"E 23.25' (S00°20'47"E 23.25')R1
L5	S89°07'40"E 1.31' (EAST 1.00')R2
L6	N27°20'30"W 24.96' (N28°18'29"W 24.94')R2
L7	N27°26'24"W 42.20' (N28°19'01"W 42.14')R2
L8	N25°58'52"W 47.42' (N26°52'17"W 47.45')R2



SCALE: 1"=40'
 SHEET 1 OF 2
 JOB NO. 3093-08

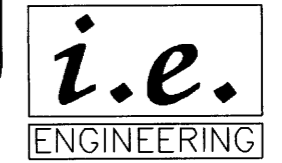
CLIENT:
 HANNA LIMITED PARTNERSHIP
 69880 HWY 395 S
 PENDLETON, OR 97801

809 SE Pine Street
 Roseburg, Oregon 97470
 PHONE (541) 673-0166
 FAX (541) 440-9392
 iemail@ieengineering.com

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 NOVEMBER 10, 2010
 BRENT H. KNAPP
 81116

EXPIRES: 6/30/2025



LEGEND

- - DENOTES FOUND AND HELD 5/8" IRON ROD MARKED "I.E. ENGINEERING" PER PARTITION PLAT 2016-0026
- ⦿ - DENOTES FOUND AND HELD 5/8" IRON ROD PER DOUGLAS COUNTY SURVEY M117-12
- ⊗ - DENOTES FOUND AND HELD 3/4" IRON PIPE PER DOUGLAS COUNTY SURVEY CS51/330
- - DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING"
- ()R1 - DENOTES RECORD PER PARTITION PLAT 2016-0026, PLAT RECORDS OF DOUGLAS COUNTY
- ()R2 - DENOTES RECORD PER DOUGLAS COUNTY SURVEY M117-12

CITY OF ROSEBURG COMMUNITY DEVELOPMENT FILE NO. P-23-003

2023-0035 A

PARTITION PLAT
LOCATED IN THE NORTHWEST QUARTER OF SECTION 13 AND THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN
DOUGLAS COUNTY, OREGON
NOVEMBER 16, 2023

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION PARCEL 1 OF PARTITION PLAT 2016-0026, PLAT RECORDS OF DOUGLAS COUNTY, AND INSTRUMENT NUMBER 2013-4081, DEED RECORDS OF DOUGLAS COUNTY, INCLUDING THAT PORTION INURED TO SAID INSTRUMENT 2013-4081 BY THE VACATION RECORDED AS INSTRUMENT NUMBER 2016-13576, DEED RECORDS OF DOUGLAS COUNTY (ORDINANCE NO. 3471). THE PROCEDURE WAS AS FOLLOWS:

MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN. THE SOUTHEAST CORNER OF INSTRUMENT NUMBER 2013-4081 WAS ESTABLISHED BY HOLDING RECORD DISTANCE PER M117-12 AS SHOWN. THE MISSING CORNER ALONG THE EAST BOUNDARY OF SAID INSTRUMENT NUMBER 2013-4081 WAS ESTABLISHED BY BEARING-BEARING INTERSECTION USING RECORD BEARING INFORMATION FROM SAID M117-12.

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

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 ALL OF PARCEL 1, PARTITION PLAT 2016-0026, PLAT RECORDS OF DOUGLAS COUNTY, AND ALL OF INSTRUMENT NUMBER 2013-4081, DEED RECORDS OF DOUGLAS COUNTY, INCLUDING THAT PORTION INURED TO SAID INSTRUMENT 2013-4081 BY THE VACATION RECORDED AS INSTRUMENT NUMBER 2016-13576, DEED RECORDS OF DOUGLAS COUNTY (ORDINANCE NO. 3471), LOCATED IN THE NORTHWEST QUARTER OF SECTION 13 AND THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 27 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 NORTHWEST CORNER OF SAID PARCEL 1, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY BOUNDARY OF INTERSTATE 5;

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY BOUNDARY OF INTERSTATE 5, EASTERLY ALONG THE NORTH BOUNDARY OF SAID PARCEL 1, SOUTH 89°32'34" EAST, 427.62 FEET, TO A 5/8-INCH IRON ROD AT THE NORTHEAST CORNER OF SAID PARCEL 1, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY BOUNDARY OF NORTHWEST MULHOLLAND DRIVE;

THENCE SOUTHERLY ALONG THE EAST BOUNDARY OF SAID PARCEL 1, COINCIDENT WITH SAID WESTERLY RIGHT-OF-WAY BOUNDARY, THE FOLLOWING COURSES:

SOUTH 2°21'37" EAST, 26.94 FEET, TO A 5/8-INCH IRON ROD;

THENCE SOUTH 00°07'45" WEST, 42.02 FEET, TO A 5/8-INCH IRON ROD;

THENCE SOUTH 00°20'47" EAST, 52.69 FEET, TO A 5/8-INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID PARCEL 1;

THENCE SOUTHERLY ALONG THE EAST BOUNDARY OF THAT PORTION INURED TO SAID INSTRUMENT NUMBER 2013-4081 BY SAID INSTRUMENT NUMBER 2016-13576 (ORDINANCE NO. 3471), COINCIDENT WITH SAID WESTERLY RIGHT-OF-WAY BOUNDARY, SOUTH 00°20'47" EAST, 23.25 FEET, TO A 5/8-INCH IRON ROD BEING THE SOUTHEAST CORNER OF SAID INSTRUMENT NUMBER 2016-13576;

THENCE SOUTHERLY ALONG THE EAST BOUNDARY OF SAID INSTRUMENT NUMBER 2013-4081, COINCIDENT WITH SAID WESTERLY RIGHT-OF-WAY BOUNDARY, THE FOLLOWING COURSES:

SOUTH 00°52'42" WEST, 192.28 FEET, TO A 5/8-INCH IRON ROD;

THENCE SOUTH 89°07'40" EAST, 1.31 FEET, TO A 5/8-INCH IRON ROD;

THENCE SOUTH 00°52'42" WEST, 92.16 FEET, TO A 5/8-INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID INSTRUMENT 2013-4081;

THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY BOUNDARY, WESTERLY ALONG THE SOUTH BOUNDARY OF SAID INSTRUMENT NUMBER 2013-4081, NORTH 88°50'51" WEST, 294.03 FEET, TO A 5/8-INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID INSTRUMENT NUMBER 2013-4081, SAID POINT ALSO BEING ON THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY BOUNDARY OF INTERSTATE 5;

THENCE NORTHERLY ALONG THE WEST BOUNDARY OF SAID INSTRUMENT NUMBER 2013-4081, COINCIDENT WITH THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY BOUNDARY OF INTERSTATE 5, THE FOLLOWING COURSES:

NORTH 39°07'30" WEST, 77.48 FEET, TO A 5/8-INCH IRON ROD;

THENCE NORTH 27°20'30" WEST, 24.96 FEET, TO A 3/4-INCH IRON PIPE;

THENCE NORTH 27°26'24" WEST, 42.20 FEET, TO A 5/8-INCH IRON ROD;

THENCE NORTH 25°58'52" WEST, 47.42 FEET, TO A 5/8-INCH IRON ROD;

THENCE NORTH 06°47'25" WEST, 184.96 FEET, TO A 5/8-INCH IRON ROD AT THE MOST WESTERLY SOUTHWEST CORNER OF SAID PARCEL 1;

THENCE CONTINUING NORTHERLY ALONG THE WEST BOUNDARY OF SAID PARCEL 1 NORTH 06°47'25" WEST, 81.33 FEET, TO THE POINT OF BEGINNING AND THERE TERMINATING.

THE ABOVE DESCRIBED TRACT CONTAINS 3.81 ACRES (166,266.27 SQUARE FEET), MORE OR LESS.

APPROVALS

Stuart Jones 11/27/2023
CITY OF ROSEBURG COMMUNITY DEVELOPMENT DIRECTOR DATE
Evelyn R. Kead 11/28/2023
DOUGLAS COUNTY SURVEYOR Deputy DATE
Damon Casler 11/27/2023
CITY OF ROSEBURG PUBLIC WORKS DIRECTOR DATE

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

J. P. F. W. 11-28-23
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 28th DAY OF November, 2023, 10:38 O'CLOCK AM/PM

Jay Sooch Deputy 11/28/23
DOUGLAS COUNTY CLERK DATE

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT HANNA RETAIL INVESTMENTS LLC ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED INTO 3 PARCELS AND DEDICATE THE 42.00-FOOT ACCESS AND UTILITY EASEMENT TO BENEFIT PARCELS 1 AND 2 AS SHOWN.

BY: Bruce Hanna
BRUCE HANNA, MANAGER
HANNA RETAIL INVESTMENTS LLC



ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 20 DAY OF November, 2023, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BRUCE HANNA, MANAGER OF HANNA RETAIL INVESTMENTS LLC, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

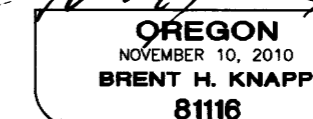
Jennifer Ann Ranga
NOTARY

NOTARY PUBLIC - OREGON

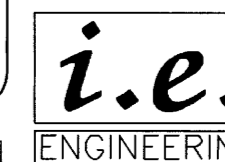
COMMISSION NO.: 1038581

MY COMMISSION EXPIRES: July 10, 2027

ZONE: GENERAL COMMERCIAL (C3)
COMP. PLAN: COMMERCIAL (COM)
WATER: CITY OF ROSEBURG
SEWER: RUSA



EXPIRES: 6/30/2025



SHEET 2 OF 2
JOB NO. 3093-08

CLIENT:
HANNA LIMITED PARTNERSHIP
69880 HWY 395 S
PENDLETON, OR 97801

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iemail@ieengineering.com