

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

FILED THIS 28<sup>th</sup> 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

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

OREGON  
 NOVEMBER 10, 2010  
 BRENT H. KNAPP  
 81116

EXPIRES: 6/30/2025

*i.e.*  
 ENGINEERING

SHEET 2 OF 2  
 JOB NO. 3093-08

CLIENT:  
 HANNA LIMITED PARTNERSHIP  
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