
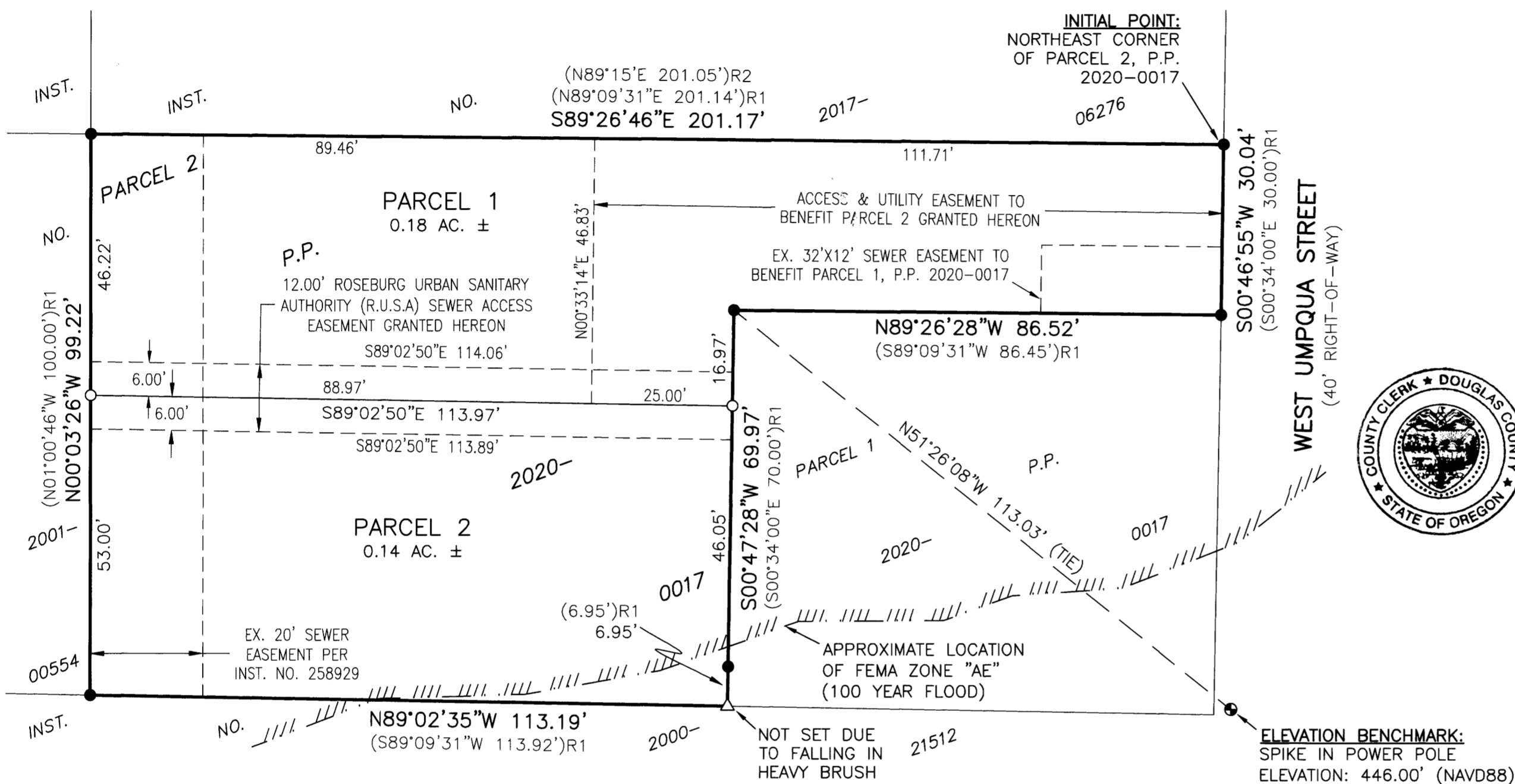


**PARTITION PLAT**  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13,  
 TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN,  
 DOUGLAS COUNTY, OREGON  
 FEBRUARY 21, 2024

Douglas County Official Records 2024-003189  
 Daniel J. Loomis, County Clerk  
  
 00600782202400031890010011 NO FEE  
 03/25/2024 11:05:46 AM  
 PLAT-PAR Cnt=1 Stn=17 JLG00DW  
 This is a no fee document

2024-0011



APPROVALS

*[Signature]* 03/22/2024  
 CITY OF ROSEBURG COMMUNITY DEVELOPMENT DIRECTOR DATE

*[Signature]* 3/22/2024  
 CITY OF ROSEBURG PUBLIC WORKS DIRECTOR DATE

*[Signature]* 3-25-24  
 DOUGLAS COUNTY SURVEYOR DATE

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

*[Signature]* 3-25-24  
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 25<sup>TH</sup> DAY OF March, 2024, 11:05 O'CLOCK AM/PM

*[Signature]* Deputy 3/25/24  
 DOUGLAS COUNTY CLERK DATE



DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT JERRY L. TABOR BUILDING, INC. ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED INTO PARCELS AS SHOWN AND HEREBY GRANT THE ACCESS & UTILITY EASEMENT AND 20.00-FOOT ROSEBURG URBAN SANITARY AUTHORITY (R.U.S.A) SEWER EASEMENT AS SHOWN.

BY: *[Signature]*  
 BENJAMIN TATONE, SECRETARY  
 JERRY L. TABOR BUILDING, INC.

ACKNOWLEDGMENT

STATE OF OREGON }  
 COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 20 DAY OF March, 2024, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BENJAMIN TATONE, SECRETARY OF JERRY L. TABOR BUILDING, INC., WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

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



ZONE: MR29 - MULTI-FAMILY RESIDENTIAL  
 COMP. PLAN: MDR - MEDIUM DENSITY RESIDENTIAL

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

OREGON  
 NOVEMBER 10, 2010  
 BRENT H. KNAPP  
 81116

EXPIRES: 6/30/2025

**i.e.**  
 ENGINEERING

SCALE: 1"=20'  
 SHEET 1 OF 1  
 JOB NO. 0859-51

CLIENT:  
 JERRY L. TABOR BUILDING, INC.  
 1224 NE WALNUT STREET PMB 359  
 ROSEBURG, OR 97470

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

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

LEGEND

- - DENOTES FOUND & HELD 5/8" IRON ROD WITH CAP MARKED "HIBBS LS 52989" PER PARTITION PLAT 2020-0017
- - DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING"
- ⦿ - DENOTES ON-SITE ELEVATION BENCHMARK AS NOTED
- △ - DENOTES CALCULATED POSITION, NOTHING FOUND OR SET
- ( ) R1 - DENOTES RECORD PER PARTITION PLAT 2020-0017, PLAT RECORDS OF DOUGLAS COUNTY
- ( ) R2 - DENOTES RECORD PER DOUGLAS COUNTY SURVEY CS 43/078

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 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2 OF PARTITION PLAT 2020-0017, PLAT RECORDS OF DOUGLAS COUNTY.

THE ABOVE DESCRIBED TRACT CONTAINS 0.32 ACRES (13,946.16 SQUARE FEET), MORE OR LESS.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION PARCEL 2 OF PARTITION PLAT 2020-0017, PLAT RECORDS OF DOUGLAS COUNTY, INTO TWO PARCELS. THE PROCEDURE WAS AS FOLLOWS:

MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN PER PARTITION PLAT 2020-0017. MONUMENTS WERE SET AT THE NEWLY CREATED PARCEL CORNERS AS SHOWN.

2024-0011