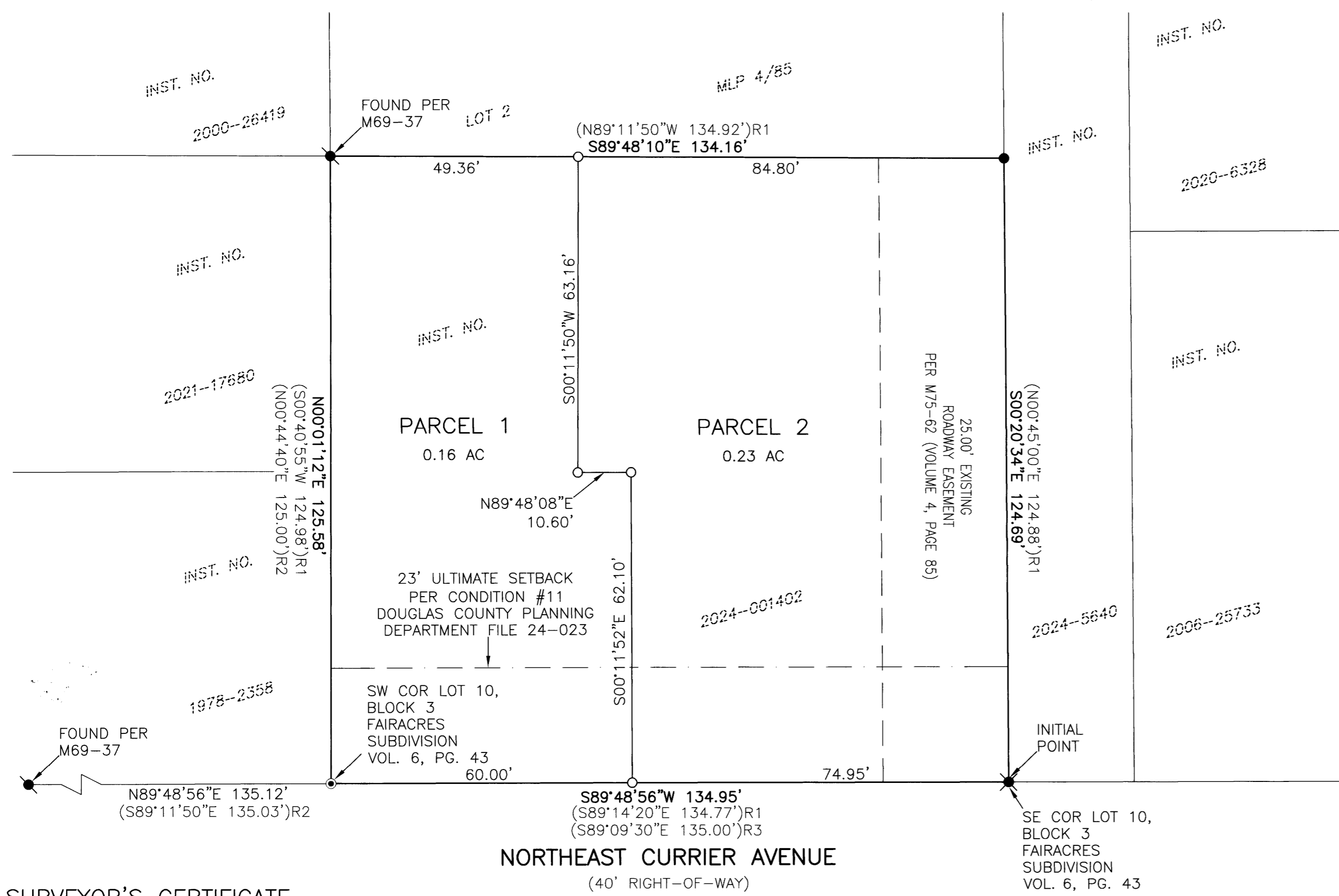


2024-0024

PARTITION PLAT
LOCATED IN THE NORTHEAST QUARTER OF SECTION 36,
TOWNSHIP 26 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN,
DOUGLAS COUNTY, OREGON
AUGUST 1, 2024

Douglas County Official Records
Daniel J. Loomis, County Clerk 2024-008806
NO FEE
0060778020240088060010012
08/14/2024 10:20:33 AM
PLAT-PAR Cnt=1 Str=17 JLG00DWI
This is a no fee document



APPROVALS

[Signature] 8/14/2024
DOUGLAS COUNTY PLANNING DIRECTOR DATE
[Signature] 8/14/24
DOUGLAS COUNTY SURVEYOR DATE
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.
[Signature] 8-14-24
DOUGLAS COUNTY TAX COLLECTOR DATE
FILED THIS 14th DAY OF August, 2024, 10:21 O'CLOCK AM/PM
[Signature] Deputy 8/14/24
DOUGLAS COUNTY CLERK DATE

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT TATONE ESTATES, LLC IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED INTO PARCELS AS SHOWN.

BY: *[Signature]*
BENJAMIN TATONE, MEMBER
TATONE ESTATES, LLC



ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 5th DAY OF August, 2024, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BENJAMIN TATONE AS A MEMBER OF TATONE ESTATES, LLC 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 6, 2026

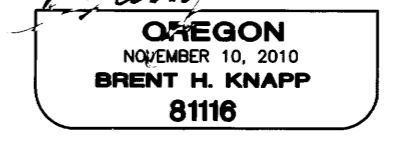
BASIS OF BEARING

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

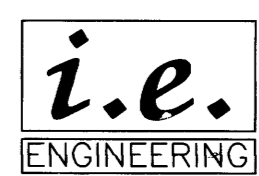


SCALE: 1"=20'
SHEET 1 OF 1
JOB NO. 2325-26

CLIENT:
TATONE ESTATES, LLC
2797 NW AVIATION DRIVE
ROSEBURG, OR 97470
809 SE Pine Street
Roseburg, Oregon 97470
PHONE (541) 673-0166
FAX (541) 440-9392
iemail@ieengineering.com



EXPIRES: 6/30/2025



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:

ALL THAT LANDS INCLUDED IN INSTRUMENT NUMBER 2024-001402, DEED RECORDS OF DOUGLAS COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT BEING A FOUND 1-INCH IRON PIPE AT THE SOUTHEAST CORNER OF LOT 10, BLOCK 3, FAIRACRES SUBDIVISION, VOLUME 6, PAGE 43, PLAT RECORDS OF DOUGLAS COUNTY, ALSO BEING THE SOUTHEAST CORNER OF SAID INSTRUMENT NUMBER 2024-001402; THENCE ALONG NORTH RIGHT-OF-WAY OF NORTHEAST CURRIER AVENUE BEING COINCIDENT WITH THE SOUTH BOUNDARY OF SAID INSTRUMENT NUMBER 2024-001402, SOUTH 89°48'56" WEST, 134.95 FEET TO A FOUND CYCLONE FENCE CORNER AT THE SOUTHEAST CORNER OF SAID INSTRUMENT NUMBER 2024-001402; THENCE ALONG THE WEST BOUNDARY OF SAID INSTRUMENT NUMBER 2024-001402, NORTH 00°01'12" EAST, 125.58 FEET TO A FOUND 1/2-INCH IRON ROD AT THE NORTHWEST CORNER OF SAID INSTRUMENT NUMBER 2024-001402; THENCE ALONG THE NORTH BOUNDARY OF SAID INSTRUMENT NUMBER 2024-001402, SOUTH 89°48'10" EAST, 134.16 FEET TO A FOUND 5/8-INCH IRON ROD AT THE NORTHEAST CORNER OF SAID INSTRUMENT NUMBER 2024-001402; THENCE ALONG THE EAST BOUNDARY OF SAID INSTRUMENT NUMBER 2024-001402, SOUTH 00°20'34" EAST, 124.69 FEET TO THE POINT OF BEGINNING AND THERE TERMINATING.

THE ABOVE DESCRIBED TRACT CONTAINS 0.39 ACRES (16837.45 SQUARE FEET), MORE OR LESS.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION INSTRUMENT NUMBER 2024-001402, DEED RECORDS OF DOUGLAS COUNTY, INTO TWO PARCELS. THE PROCEDURE WAS AS FOLLOWS:

MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN PER M69-73 AND M75-62, SURVEY RECORDS OF DOUGLAS COUNTY.
MONUMENTS WERE SET AT THE NEWLY CREATED LOT CORNERS AS SHOWN.

LEGEND

- - DENOTES FOUND 5/8" IRON ROD PER M75-62
- ⊗ - DENOTES FOUND 1" IRON PIPE CALLED AS A SET 5/8" IRON ROD PER M62-38
- ⊙ - DENOTES FOUND CYCLONE FENCE CORNER PER M69-37 AND M75-62
- ⦿ - DENOTES FOUND 1/2" IRON ROD AS NOTED
- - DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING"
- ()R1 - DENOTES RECORD PER M75-62
- ()R2 - DENOTES RECORD PER M69-37
- ()R3 - DENOTES RECORD PER FAIRACRES SUBDIVISION VOLUME 6, PAGE 43

ZONE: R1 SINGLE FAMILY RESIDENTIAL
COMP. PLAN: MEDIUM DENSITY RESIDENTIAL
WATER: CITY OF ROSEBURG
SEWER: RUSA

PLANNING DEPARTMENT FILE NO. 24-023

2024-0024