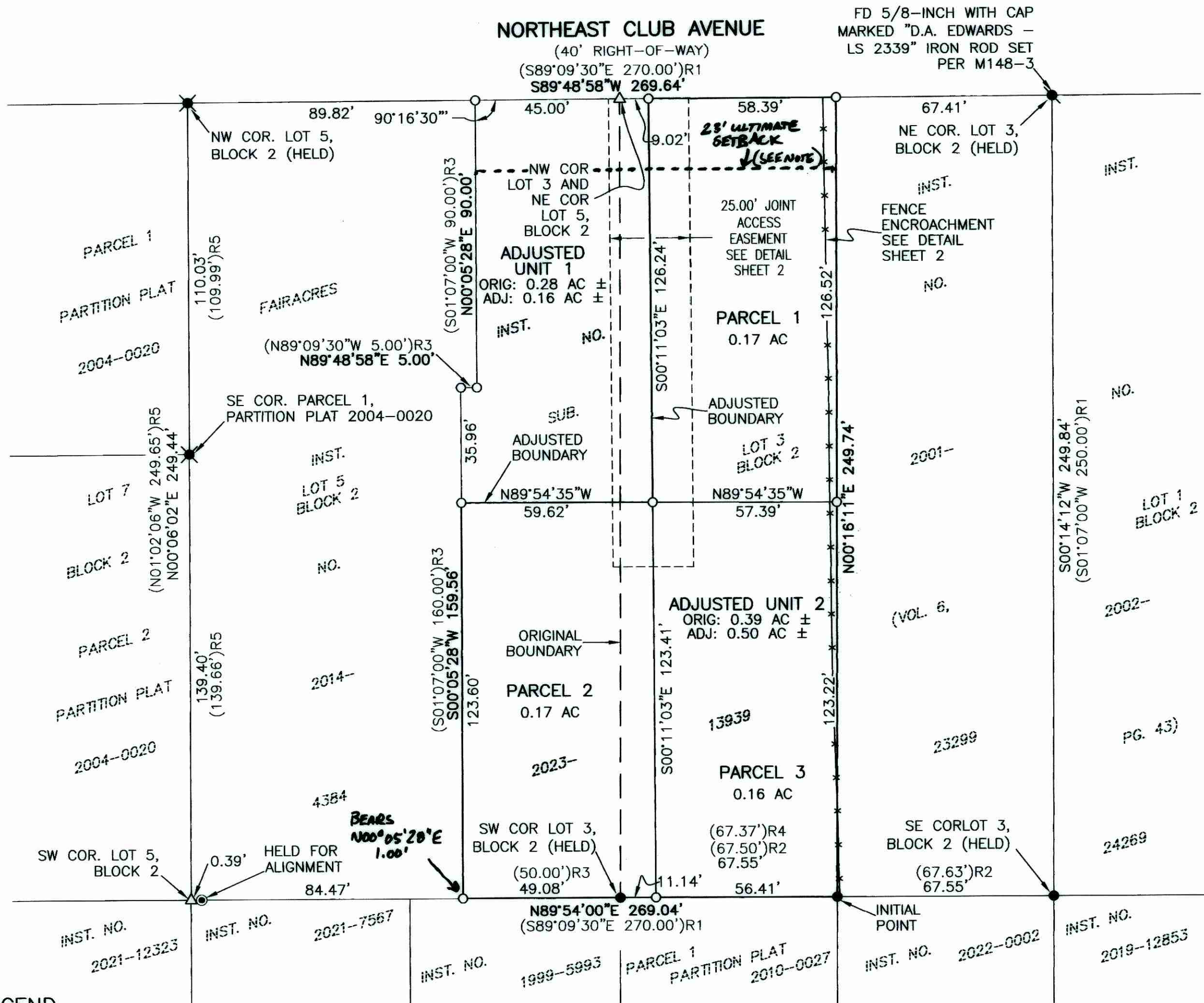


PARTITION PLAT AND PROPERTY LINE ADJUSTMENT  
LOTS 3 AND 5, BLOCK 2 FAIRACRES SUBDIVISION (VOLUME 6, PAGE 43)  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 36,  
TOWNSHIP 26 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN,  
DOUGLAS COUNTY, OREGON  
AUGUST 1, 2024

Douglas County Official Records  
Daniel J. Loomis, County Clerk 2024-010283  
00609410202400102830020021 NO FEE  
08/28/2024 02:40:34 PM  
PLAT-PAR Cnt=1 Str=17 JLG00DW  
This is a no fee document

2024-0025 A



APPROVALS

*[Signature]* 8/28/24  
DOUGLAS COUNTY PLANNING DIRECTOR DATE  
*[Signature]* 8-8-24  
DOUGLAS COUNTY SURVEYOR DATE

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

*[Signature]* 8-28-24  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 28<sup>th</sup> DAY OF October, 2024, 2:40 O'CLOCK AM (PM)

DOUGLAS COUNTY CLERK DATE  
*[Signature]* 8/28/24  
Deputy

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT JERRY L. TABOR BUILDING, INC. 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. TOGETHER WITH THE 25.00-FOOT JOINT ACCESS EASEMENT CREATED HEREON

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



AFFIDAVIT OF CORRECTION  
RECORDED 12/16/2024 COUNTY  
CLERK INSTRUMENT No.  
2024-014565; C.S. 65/114-9

ACKNOWLEDGMENT

STATE OF OREGON }  
COUNTY OF DOUGLAS } ss.

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



LEGEND

- - DENOTES FOUND 5/8" IRON ROD WITH CAP MARKED "LANDMARK PLS 2287" PER M156-17 OR AS NOTED
- ✱ - DENOTES FOUND 5/8" IRON ROD WITH CAP MARKED "AA SURVEYING INC." PER PARTITION PLAT 2004-0020
- ⊙ - DENOTES FOUND 3/4" IRON PIPE (SOURCE UNKNOWN), FIRST SHOWN ON PARTITION PLAT 2004-0020
- ⊚ - DENOTES FOUND MONUMENT AS NOTED
- - DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING"
- △ - DENOTES CALCULATED POSITION, NOTHING FOUND OR SET
- ( )R1 - DENOTES RECORD PER FAIRACRES SUBDIVISION (VOLUME 6, PAGE 43)
- ( )R2 - DENOTES RECORD PER M156-17
- ( )R3 - DENOTES RECORD PER INSTRUMENT NUMBER 2018-15433
- ( )R4 - DENOTES RECORD PER PARTITION PLAT 2010-0027
- ( )R5 - DENOTES RECORD PER PARTITION PLAT 2004-0020

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

ZONE: R1  
COMP. PLAN: RESIDENTIAL  
WATER: CITY OF ROSEBURG  
SEWER: ROSEBURG URBAN SANITARY AUTHORITY

RECORDING

ADJUSTED PORTION RECORDED AS INSTRUMENT NUMBER 2024-008499, DOUGLAS COUNTY DEED RECORDS.

NOTE

25' ULTIMATE SETBACK PER (CONDITION #10 OF PID FILE 24-004.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON NOVEMBER 10, 2010  
BRENT H. KNAPP  
81116

EXPIRES: 6/30/2025

i.e. ENGINEERING

SCALE: 1"=30'  
SHEET 1 OF 2  
JOB NO. 859-52

CLIENT:  
JERRY L. TABOR BUILDING INC.  
1224 WALNUT STREET BHP 359  
ROSEBURG, OREGON 97470

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

2024-0025 A

PARTITION PLAT AND PROPERTY LINE ADJUSTMENT  
LOTS 3 AND 5, BLOCK 2 FAIRACRES SUBDIVISION (VOLUME 6, PAGE 43)  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 36,  
TOWNSHIP 26 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN,  
DOUGLAS COUNTY, OREGON  
AUGUST 1, 2024

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:

THAT LAND BEING A PORTION OF INSTRUMENT NUMBER 2023-13939, DEED RECORDS OF DOUGLAS COUNTY, LYING IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 26 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID INSTRUMENT NUMBER 2023-13939; THENCE NORTHERLY ALONG THE EAST BOUNDARY OF SAID INSTRUMENT NUMBER 2023-13939, NORTH 00°16'11" EAST, 249.74 FEET TO A 5/8-INCH IRON ROD AT THE NORTHEAST CORNER OF SAID INSTRUMENT NUMBER 2023-13939, BEING ON THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF CLUB AVENUE; THENCE WESTERLY ALONG THE NORTH BOUNDARY OF SAID INSTRUMENT NUMBER 2023-13939, COINCIDENT WITH SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY, SOUTH 89°48'58" WEST, 58.39 FEET TO A 5/8-INCH IRON ROD; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY AND SAID NORTH BOUNDARY, SOUTH 00°11'03" EAST, 126.24 FEET TO A 5/8-INCH IRON ROD; THENCE NORTH 89°54'35" WEST, 59.62 FEET TO A 5/8-INCH IRON ROD ON THE WEST BOUNDARY OF SAID INSTRUMENT NUMBER 2023-13939; THENCE SOUTHERLY ALONG THE SAID WEST BOUNDARY, SOUTH 00°05'28" WEST, 123.60 FEET TO A 5/8-INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID INSTRUMENT NUMBER 2023-13939; THENCE EASTERLY ALONG THE SOUTH BOUNDARY OF SAID INSTRUMENT NUMBER 2023-13939, NORTH 89°54'00" EAST, 116.63 FEET TO THE POINT OF BEGINNING AND THERE TERMINATING.

THE ABOVE DESCRIBED TRACT CONTAINS 0.50 ACRES (21,733 SQUARE FEET), MORE OR LESS.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARY BETWEEN LOT 3 AND LOT 5, BLOCK 2 FAIRACRES SUBDIVISION, VOLUME 6, PAGE 43, PLAT RECORDS OF DOUGLAS COUNTY, THE PROPERTIES ARE MORE PARTICULARLY DESCRIBED IN INSTRUMENT NUMBER 2023-13939, DEED RECORDS OF DOUGLAS COUNTY, AND PARTITION THE RESULTING ADJUSTED UNIT 2 INTO THREE PARCELS AS SHOWN. THE PROCEDURE WAS AS FOLLOWS:

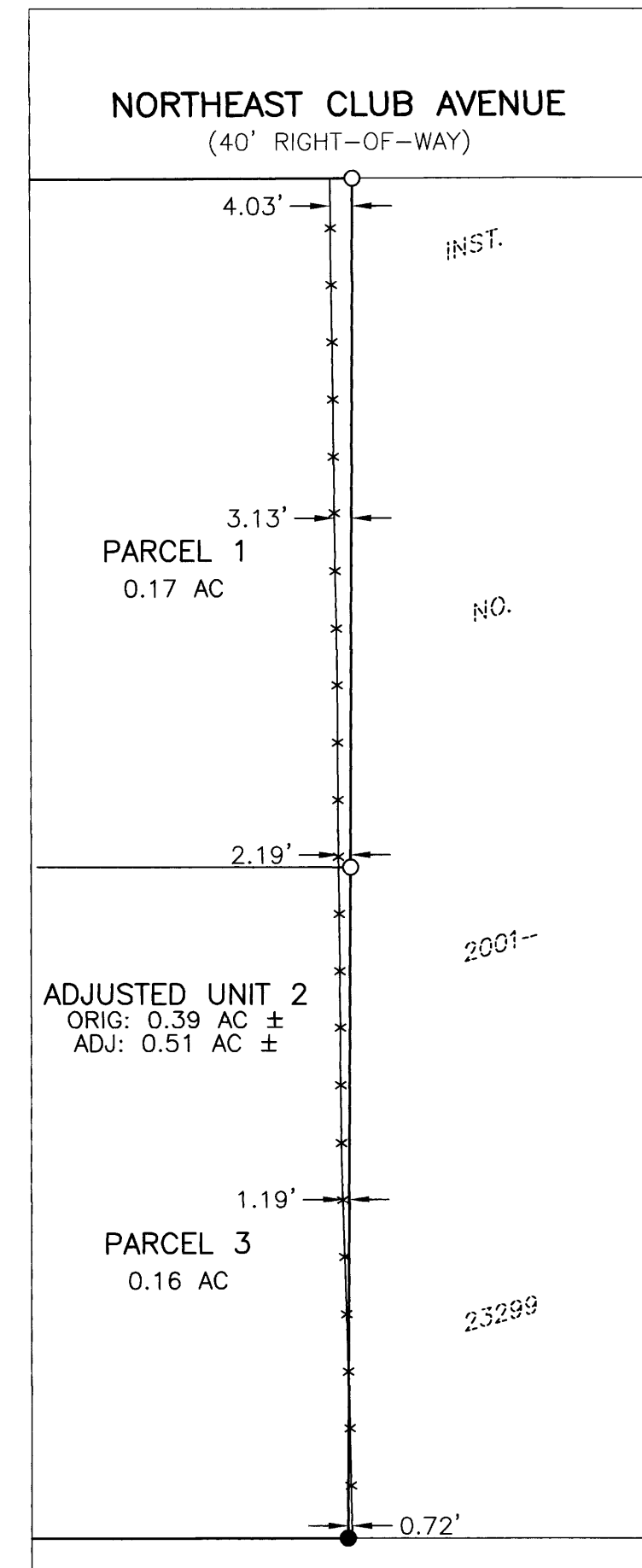
THE NORTH BOUNDARY OF SAID LOTS 3 AND 5 WAS HELD BETWEEN THE FOUND NORTHEAST CORNER OF LOT 3 AND THE FOUND NORTHWEST CORNER OF LOT 5.

THE EAST BOUNDARY OF SAID LOT 3 HELD BETWEEN THE FOUND NORTHEAST CORNER OF LOT 3 AND THE FOUND SOUTHEAST CORNER OF LOT 3 AS SHOWN.

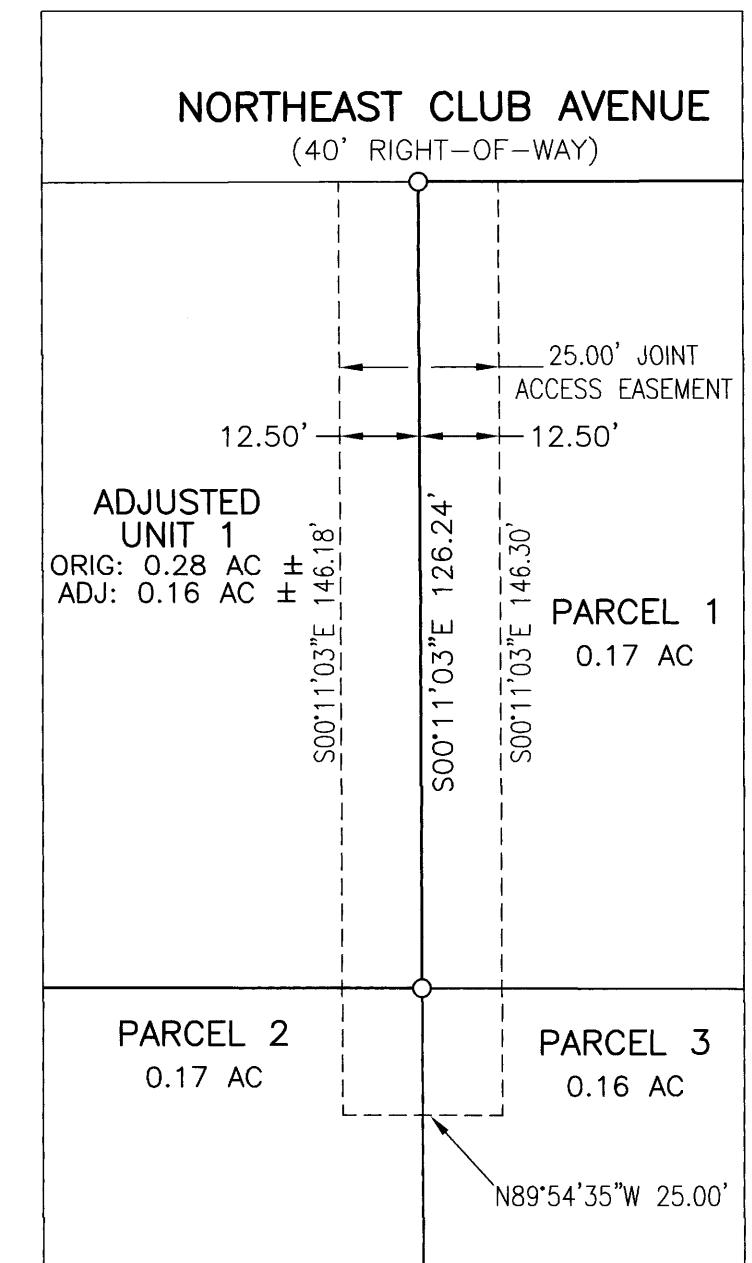
THE SOUTH BOUNDARY OF SAID LOTS 3 AND 5 WAS ESTABLISHED BY HOLDING FOUND SOUTHEAST CORNER OF LOT 3 AND THE FOUND SOUTHWEST CORNER OF SAID LOT 3 AND EXTENDING THIS LINE EASTERLY. THE WEST BOUNDARY OF SAID LOT 5 WAS ESTABLISHED BY HOLDING THE FOUND NORTHWEST CORNER OF SAID LOT 5 AND THE FOUND SOUTHEAST CORNER OF PARCEL 1, PARTITION PLAT 2004-0020, PLAT RECORDS OF DOUGLAS COUNTY AND EXTENDING SOUTHERLY. THE SOUTHWEST CORNER OF SAID LOT 5 WAS CALCULATED BY BEARING-BEARING INTERSECTION OF THE AFOREMENTIONED SOUTH BOUNDARY OF SAID LOTS 3 AND 5 AND THE AFOREMENTIONED WEST BOUNDARY OF SAID LOT 5. THE IRON PIPE SHOWN NEAR THE CALCULATED SOUTHWEST CORNER WAS HELD FOR ALIGNMENT ONLY AS THE LOT CORNER AS ITS POSITION DID NOT FIT EXISTING MONUMENTATION WELL, IN ADDITION TO THE FACT THAT WAS PREVIOUSLY CALLED OUT OF POSITION IN M156-17, SURVEY RECORDS OF DOUGLAS COUNTY.

THE EASTERLY BOUNDARY OF INSTRUMENT NUMBER 2018-15433, DEED RECORDS OF DOUGLAS COUNTY (BEING THE EAST LINE OF THE WEST HALF OF LOT 3, BLOCK 2) WAS ESTABLISHED BY CREATING A LINE BETWEEN THE CALCULATED MIDPOINT OF THE NORTH BOUNDARY OF LOT 3 AND THE FOUND NORTHEAST CORNER OF PARCEL 1, PARTITION PLAT 2010-0027, PLAT RECORDS OF DOUGLAS COUNTY.

THE NORTHWEST CORNER OF SAID INSTRUMENT NUMBER 2018-15433 WAS ESTABLISHED BY EXTENDING RECORD DISTANCE FROM THE CALCULATED NORTHWEST CORNER OF LOT 3, BLOCK 2 ALONG THE AFOREMENTIONED NORTHERLY BOUNDARY OF SAID LOT 3. THE WESTERLY BOUNDARY OF SAID INSTRUMENT NUMBER 2018-15433 WAS THEN ESTABLISHED BY TURNING RECORD ANGLES AND DISTANCES, TERMINATING ALONG THE AFOREMENTIONED SOUTHERLY BOUNDARY OF SAID LOT 5.



FENCE ENCROACHMENT



EASEMENT DETAIL

LEGEND

- - DENOTES FOUND 5/8" IRON ROD WITH CAP MARKED "LANDMARK PLS 2287" PER M156-17 OR AS NOTED
- ✕ - DENOTES FOUND 5/8" IRON ROD WITH CAP MARKED "AA SURVEYING INC." PER PARTITION PLAT 2004-0020
- - DENOTES FOUND 3/4" IRON PIPE (SOURCE UNKNOWN), FIRST SHOWN ON PARTITION PLAT 2004-0020
- - DENOTES FOUND MONUMENT AS NOTED
- - DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING"
- △ - DENOTES CALCULATED POSITION, NOTHING FOUND OR SET
- ( )R1 - DENOTES RECORD PER FAIRACRES SUBDIVISION (VOLUME 6, PAGE 43)
- ( )R2 - DENOTES RECORD PER M156-17
- ( )R3 - DENOTES RECORD PER INSTRUMENT NUMBER 2018-15433
- ( )R4 - DENOTES RECORD PER PARTITION PLAT 2010-0027
- ( )R5 - DENOTES RECORD PER PARTITION PLAT 2004-0020

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON NOVEMBER 10, 2010 BRENT H. KNAPP 81116

EXPIRES: 6/30/2025



SCALE: 1"=30'

SHEET 2 OF 2  
JOB NO. 859-52

CLIENT: JERRY L. TABOR BUILDING INC. 1224 WALNUT STREET BMP 359 ROSEBURG, OREGON 97470

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

i.e. ENGINEERING