


**PARTITION PLAT**  
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 16,  
 TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN,  
 DOUGLAS COUNTY, OREGON  
 APRIL 14, 2025

Douglas County Official Records  
 Daniel J. Loomis, County Clerk 2025-004333  
  
 NO FEE  
 00620964202500043330010011  
 04/23/2025 10:32:16 AM  
 PLAT-PAR Cnt=1 Stn=17 JOY.GOODWIN  
 This is a no fee document

2025-0013

**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO PARTITION PARCEL 2 OF PARTITION PLAT 1997-0127, PLAT RECORDS OF DOUGLAS COUNTY, INTO TWO PARCELS. THE PROCEDURE WAS AS FOLLOWS:

MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN. THE NORTHWEST CORNER OF SAID PARCEL 2 WAS ESTABLISHED BY HOLDING RECORD DISTANCE BETWEEN THE FOUND SOUTHEAST CORNER OF SAID PARCEL 2 AND THE FOUND NORTHEAST CORNER OF PARCEL 2 OF PARTITION PLAT 2016-0023. THE POSITION OF THE MOST-NORTHERLY NORTHEAST CORNER OF SAID PARCEL 2 WAS ESTABLISHED BY HOLDING RECORD INTERIOR ANGLE AND DISTANCE FROM THE FOUND MOST-SOUTHERLY CORNER OF PARCEL 1 OF SAID PARTITION PLAT 1997-0127.

MONUMENTS WERE SET AT THE NEWLY CREATED PARCEL CORNERS AND THE MISSING EXTERIOR PROPERTY CORNERS.

**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:

PARCEL 2 OF PARTITION PLAT 1997-0127, PLAT RECORDS OF DOUGLAS COUNTY.


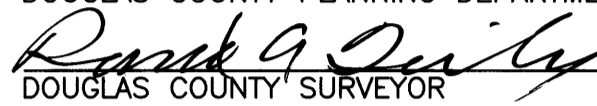
THE ABOVE DESCRIBED TRACT CONTAINS 2.05 ACRES (89,244 SQUARE FEET), MORE OR LESS.

**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: M3 (HEAVY INDUSTRIAL)  
 COMP. PLAN: IN (INDUSTRIAL)  
 WATER: CITY OF ROSEBURG  
 SEWER: R.U.S.A.


**APPROVALS**

 4/22/25  
 DOUGLAS COUNTY PLANNING DEPARTMENT DATE  
 4-16-25  
 DOUGLAS COUNTY SURVEYOR DATE

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

 4-23-25  
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 23<sup>rd</sup> DAY OF April, 2025, 10:30 O'CLOCK AM/PM

 4/23/25  
 DOUGLAS COUNTY CLERK DATE


**LEGEND**

- ✱ - 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 PARTITION PLAT 2016-0023, PLAT RECORDS OF DOUGLAS COUNTY
- ( )R2 -DENOTES RECORD PER PARTITION PLAT 1997-0127, PLAT RECORDS OF DOUGLAS COUNTY



**DECLARATION**

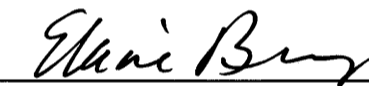
KNOW ALL PEOPLE BY THESE PRESENTS THAT MIKE T. MORRIS AND TERESA F. MORRIS, TRUSTEES OF THE MIKE T. MORRIS AND TERESA F. MORRIS JOINT REVOCABLE LIVING TRUST DATED 1/5/2022, ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED INTO PARCELS AS SHOWN, AND HEREBY GRANT THE 25.00-FOOT ACCESS AND UTILITY EASEMENT TO BENEFIT PARCEL 2 AS SHOWN HEREON.

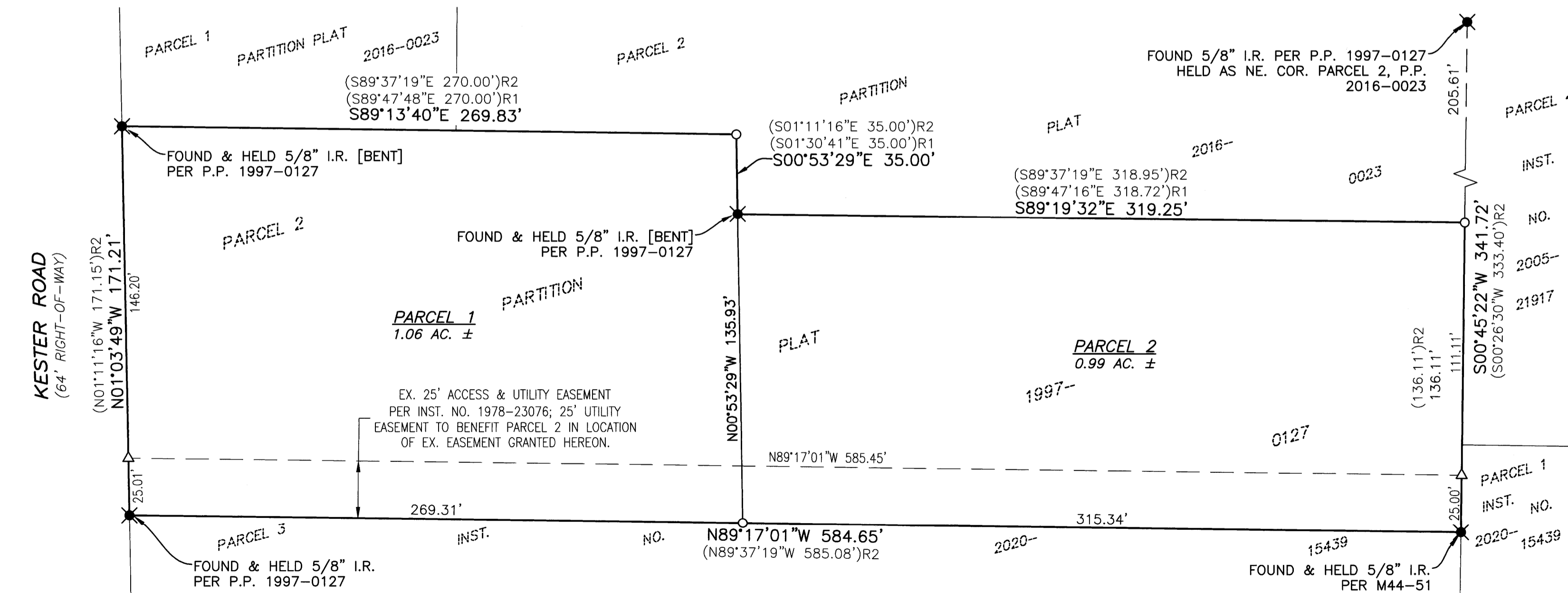
BY:   
 MIKE T. MORRIS, TRUSTEE  
 MIKE T. MORRIS AND TERESA F. MORRIS JOINT REVOCABLE LIVING TRUST DATED 1/5/2022

**ACKNOWLEDGMENT**

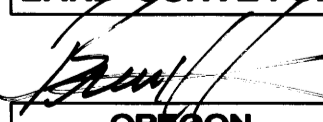
STATE OF OREGON }  
 COUNTY OF DOUGLAS }ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 15 DAY OF April, 2025, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED MIKE T. MORRIS, TRUSTEE OF THE MIKE T. MORRIS AND TERESA F. MORRIS JOINT REVOCABLE LIVING TRUST DATED 1/5/2022, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

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



North  
 i.e.  
 SCALE: 1"=40'  
 SHEET 1 OF 1  
 JOB NO. 2136-04

**REGISTERED PROFESSIONAL LAND SURVEYOR**  
  
 BRENT H. KNAPP  
 NOVEMBER 10, 2010  
 81116  
 EXPIRES: 6/30/2025

**i.e. ENGINEERING**  
 809 SE Pine Street  
 Roseburg, Oregon 97470  
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 FAX (541) 440-9392  
 email@ieengineering.com

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