

**PARTITION PLAT
LOCATED IN THE NORTHWEST QUARTER OF SECTION 8,
TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN,
DOUGLAS COUNTY, OREGON**

APRIL 24, 2025

Douglas County Official Records
Daniel J. Loomis, County Clerk 2025-004595

NO FEE
0062128520250045950010015
04/29/2025 09:33:13 AM
PLAT-PAR Cnt=1 Str=33 TYLER NICHOLS
This is a no fee document

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION PARCEL 1 OF PARTITION PLAT 2012-0015, PLAT RECORDS OF DOUGLAS COUNTY, INTO TWO PARCELS. THE PROCEDURE WAS AS FOLLOWS:

MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN. THE NORTHEAST AND SOUTHEAST CORNERS OF SAID PARCEL 1 WERE ESTABLISHED BY HOLDING MONUMENTS SET PER M160-40. THE SOUTHEAST CORNER OF SAID PARCEL 2 WAS ESTABLISHED BY HOLDING A MONUMENT SET PER M146-39. THE NORTHWEST CORNER OF SAID PARCEL 1 WAS ESTABLISHED BY HOLDING A MONUMENT SET PER CS 51/134-009.

MONUMENTS WERE SET AT THE NEWLY-ESTABLISHED PARCEL CORNERS AS SHOWN.

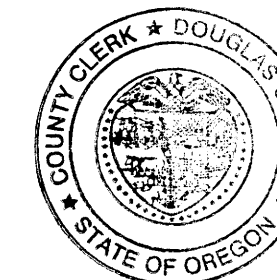
APPROVALS

[Signature] 4/28/25
DOUGLAS COUNTY PLANNING DEPARTMENT DATE
[Signature] 4-28-25
DOUGLAS COUNTY SURVEYOR DATE
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.
[Signature] 4-29-25
DOUGLAS COUNTY TAX COLLECTOR DATE
FILED THIS 29 DAY OF April, 2025, 9:30 O'CLOCK AM/PM
[Signature] 4/29/25
DOUGLAS COUNTY CLERK DATE

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT TODD W. CHRISTNER 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 EASEMENTS AS SHOWN.

BY: TODD W. CHRISTNER



ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF DOUGLAS } ss.

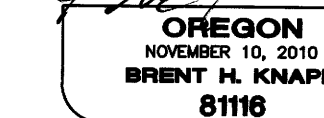
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 25th DAY OF April, 2025, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED TODD W. CHRISTNER WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

[Signature]
NOTARY: Jennifer Ann Ranger
NOTARY PUBLIC - OREGON
COMMISSION NO.: 1038581
MY COMMISSION EXPIRES: 07/10/2027

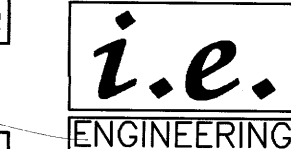


SCALE: 1"=40'
SHEET 1 OF 1
JOB NO. 3235-01

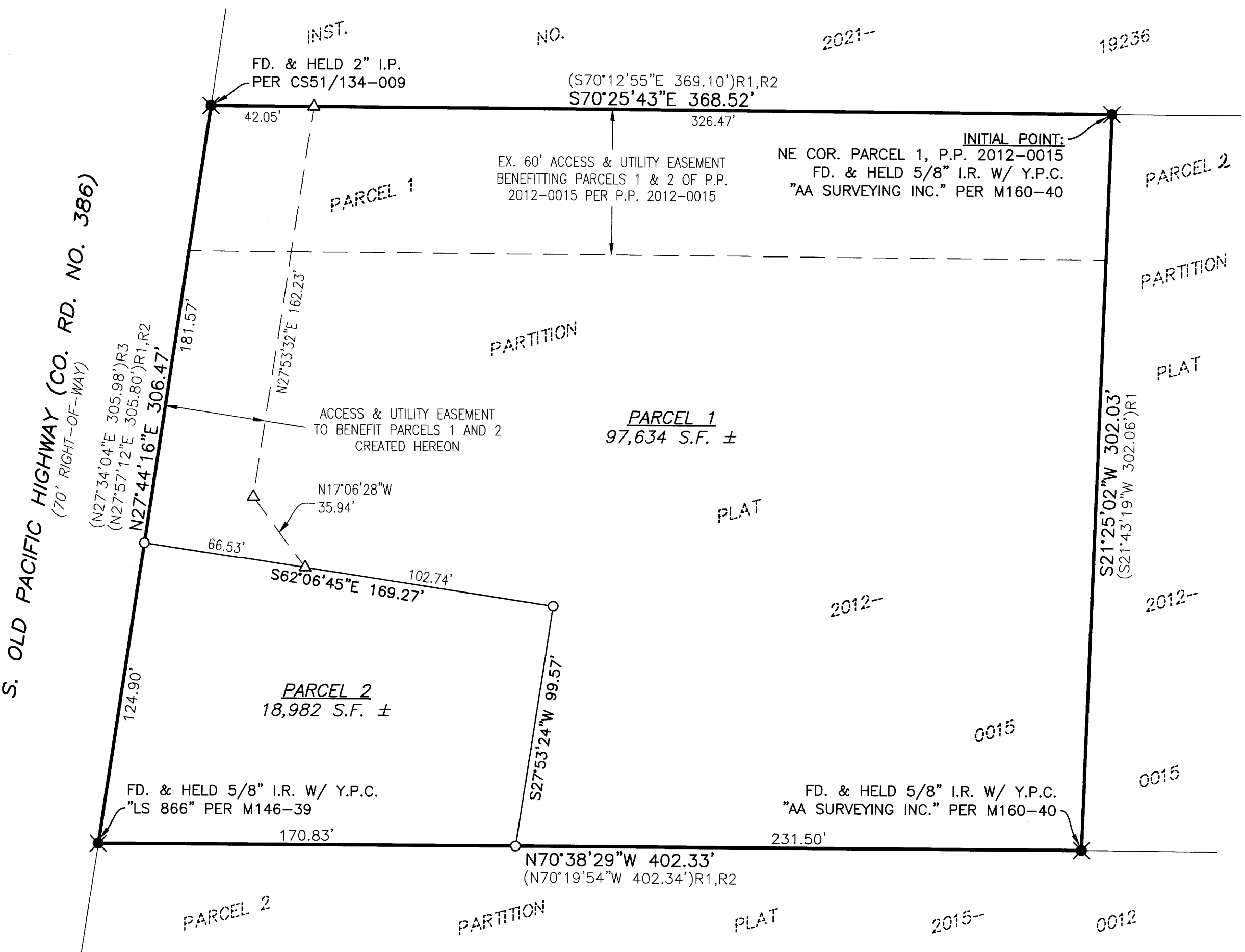
CLIENT:
BRIAN HOWARD
1431 NW JEFFERSON ST
ROSEBURG, OR 97471



EXPIRES: 6/30/2025



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



2025-0014

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: CT (TOURIST COMMERCIAL)
COMP. PLAN: CT (TOURIST COMMERCIAL)
WATER: TRI-CITY WATER AND SANITARY AUTHORITY
SEWER: TRI-CITY WATER AND SANITARY AUTHORITY

DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 24-079

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 1 OF PARTITION PLAT 2012-0015, PLAT RECORDS OF DOUGLAS COUNTY.
THE ABOVE DESCRIBED TRACT CONTAINS 2.68 ACRES (116,616 SQUARE FEET), MORE OR LESS.

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
- ()R1 - DENOTES RECORD PER P.P. 2012-0015
- ()R2 - DENOTES RECORD PER M160-40
- ()R3 - DENOTES RECORD PER M146-39
- S.F. - DENOTES SQUARE FEET
- I.R. - DENOTES IRON ROD
- I.P. - DENOTES IRON PIPE
- Y.P.C. - DENOTES YELLOW PLASTIC CAP