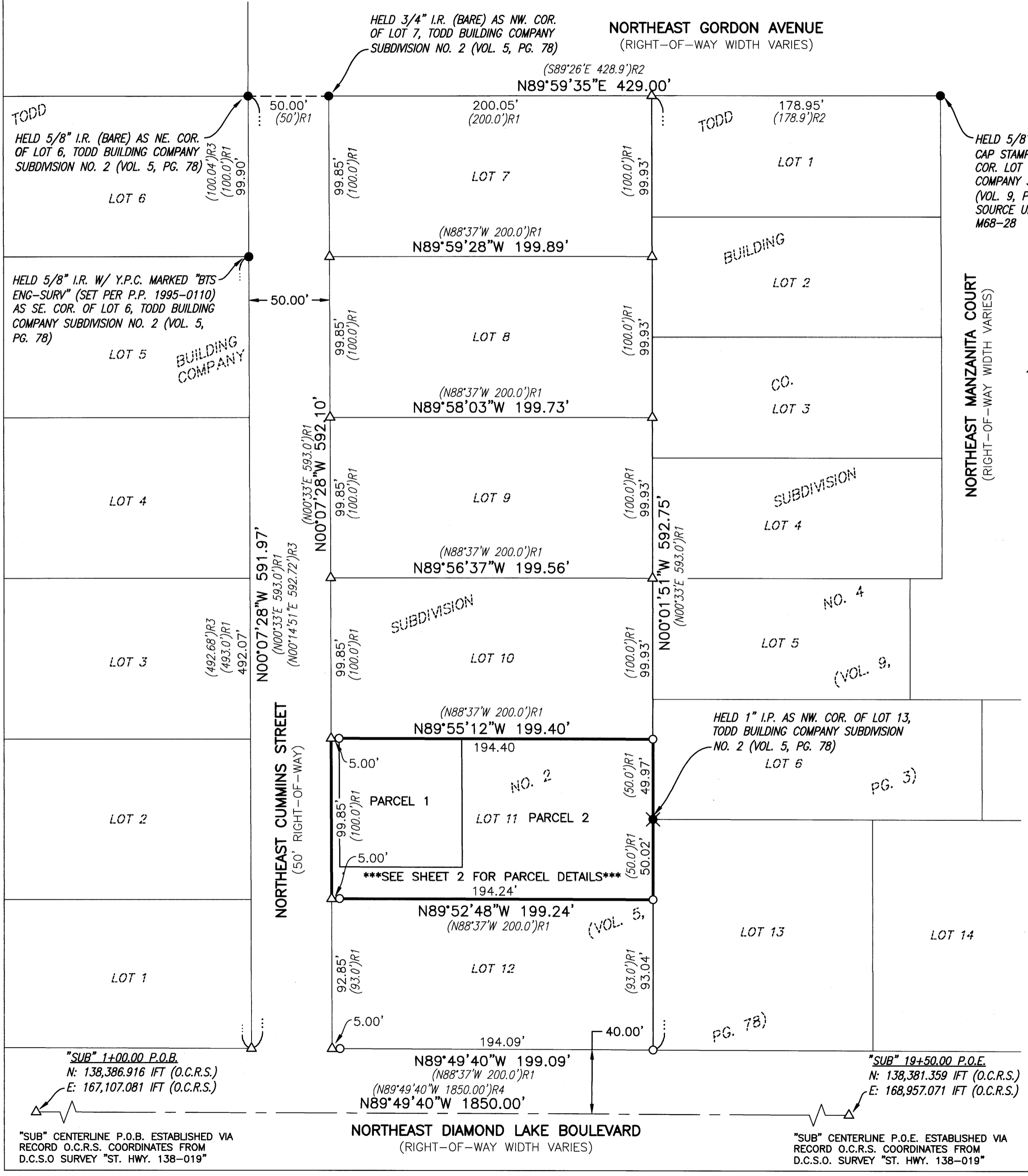


2025-0021 A

2025-0021 A

**PARTITION PLAT**  
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 20,  
 TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN  
 DOUGLAS COUNTY, OREGON  
 AUGUST 5, 2025

Douglas County Official Records  
 Daniel J. Loomis, County Clerk 2025-010127  
 NO FEE  
 00628282202500101270020024  
 09/04/2025 01:27:36 PM  
 PLAT-PAR Cnt=1 Str=33 TYLER.NICHOLS  
 This is a no fee document



**LEGEND**

- - FOUND IRON ROD AS NOTED
- ✕ - FOUND IRON PIPE AS NOTED
- - SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING"
- △ - CALCULATED POSITION
- I.R. - DENOTES IRON ROD
- I.P. - DENOTES IRON PIPE
- S.F. - DENOTES SQUARE FEET
- Y.P.C. - DENOTES YELLOW PLASTIC CAP
- ( )R1 - RECORD PER TODD BUILDING COMPANY SUBDIVISION NO. 2 (VOL. 5, PG. 78)
- ( )R2 - RECORD PER TODD BUILDING CO. SUBDIVISION NO. 4 (VOL. 9, PG. 3)
- ( )R3 - RECORD PER PARTITION PLAT 1995-0110
- ( )R4 - RECORD PER D.C.S.O STATE HIGHWAY SURVEY "ST. HWY. 138-019"

**APPROVALS**

*[Signature]* 08/21/2025  
 CITY OF ROSEBURG COMMUNITY DEVELOPMENT DIRECTOR DATE

*[Signature]* 8/22/2025  
 CITY OF ROSEBURG PUBLIC WORKS DIRECTOR DATE

*[Signature]* 9-4-25  
 DOUGLAS COUNTY SURVEYOR DATE

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

*[Signature]* 9-4-25  
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 4 DAY OF September, 2025, 1:00 O'CLOCK AM/PM  
*[Signature]* 9-4-25  
 DOUGLAS COUNTY CLERK DATE



**DECLARATION**

KNOW ALL PEOPLE BY THESE PRESENTS THAT 335 NE CUMMINS STREET LLC IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED INTO PARCELS AS SHOWN, TOGETHER WITH THE 10.00-FOOT UTILITY EASEMENT AND THE 20.00-FOOT ACCESS AND UTILITY EASEMENT AS SHOWN, AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER THE 5.00-FOOT STRIP TO NORTHEAST CUMMINS STREET AS SHOWN HEREON.

BY: *[Signature]*  
 DODD DURDEN, MANAGING MEMBER  
 335 NE CUMMINS STREET LLC

**ACKNOWLEDGMENT**

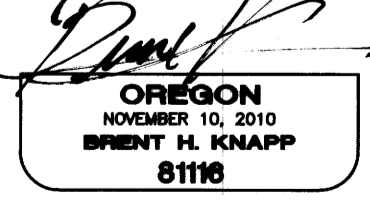
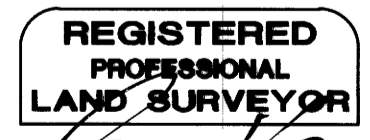
STATE OF OREGON }  
 COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 18 DAY OF August, 2025, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DODD DURDEN, MANAGING MEMBER OF 335 NE CUMMINS STREET LLC, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

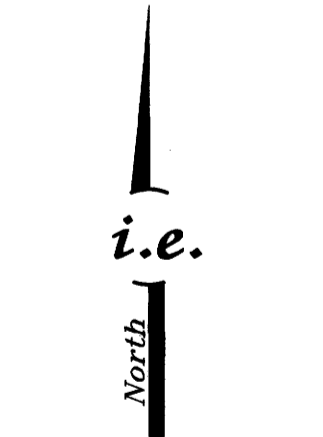
*[Signature]*  
 NOTARY: ELAINE ESTHER BERG  
 NOTARY PUBLIC - OREGON  
 COMMISSION NO.: 1022478  
 MY COMMISSION EXPIRES: MARCH 06, 2026

**BASIS OF BEARING**

OREGON COORDINATE REFERENCE SYSTEM (O.C.R.S.) COTTAGE GROVE-CANYONVILLE ZONE, AS DETERMINED BY GNSS RTK MEASUREMENTS RECEIVING CORRECTIONS FROM THE OREGON REAL-TIME GNSS NETWORK (ORGN) [NAD83-2011, EPOCH 2010.00]. BEARINGS SHOWN ARE GRID BEARINGS; GRID DISTANCES ARE SHOWN IN INTERNATIONAL FEET AND ARE CONSIDERED EQUIVALENT TO GROUND WITHIN THIS LOW-DISTORTION PROJECTION.

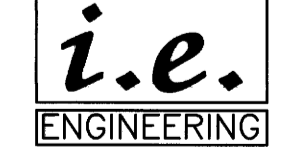


EXPIRES: 6/30/2027



SCALE: 1"=50'  
 SHEET 1 OF 2  
 JOB NO. 3230-01

CLIENT:  
 335 NE CUMMINS, LLC  
 213 MAIN ST  
 WARDNER, ID 83837



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

"SUB" 1+00.00 P.O.B.  
 N: 138,386.916 IFT (O.C.R.S.)  
 E: 167,107.081 IFT (O.C.R.S.)

"SUB" CENTERLINE P.O.B. ESTABLISHED VIA RECORD O.C.R.S. COORDINATES FROM D.C.S.O SURVEY "ST. HWY. 138-019"

N89°49'40"W 199.09'  
 (N88°37'W 200.0')R1  
 (N89°49'40"W 1850.00')R4  
 N89°49'40"W 1850.00'

NORTHEAST DIAMOND LAKE BOULEVARD  
 (RIGHT-OF-WAY WIDTH VARIES)

"SUB" 19+50.00 P.O.E.  
 N: 138,381.359 IFT (O.C.R.S.)  
 E: 168,957.071 IFT (O.C.R.S.)

"SUB" CENTERLINE P.O.E. ESTABLISHED VIA RECORD O.C.R.S. COORDINATES FROM D.C.S.O SURVEY "ST. HWY. 138-019"

PARTITION PLAT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 20,  
TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN  
DOUGLAS COUNTY, OREGON

AUGUST 5, 2025

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION LOT 11, TODD BUILDING COMPANY SUBDIVISION NO. 2, VOLUME 5, PAGE 78, PLAT RECORDS OF DOUGLAS COUNTY, INTO TWO PARCELS. THE PROCEDURE WAS AS FOLLOWS:

MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN.

THE CENTERLINE OF NORTHEAST DIAMOND LAKE BOULEVARD WAS RE-ESTABLISHED BY HOLDING RECORD O.C.R.S. COORDINATES PER D.C.S.O. STATE HIGHWAY SURVEY "ST. HWY. 138-019" OF THE POINT OF BEGINNING (P.O.B.) AND POINT OF ENDING (P.O.E.) OF THE "SUB" CENTERLINE SHOWN ON SAID MAP. MULTIPLE ODOT CONTROL POINTS ESTABLISHED IN SAID SURVEY WERE TIED WITH RTK GNSS AND ALL THE FIELD-OBSERVED COORDINATES MATCHED THE MAP'S PUBLISHED COORDINATES. THIS CENTERLINE WAS THEN OFFSET NORTHERLY 40.00-FEET TO RE-ESTABLISH THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF SAID NORTHEAST DIAMOND LAKE BOULEVARD.

THE WESTERLY RIGHT-OF-WAY BOUNDARY OF NORTHEAST CUMMINS STREET WAS ESTABLISHED BY HOLDING THE FOUND 5/8-INCH IRON ROD AT THE NORTHEAST CORNER OF LOT 6, TODD BUILDING COMPANY SUBDIVISION NO. 2, AND THE FOUND 5/8-INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 6 AS SHOWN AND EXTENDING THIS LINE SOUTHERLY TO INTERSECT THE RE-ESTABLISHED NORTHERLY RIGHT-OF-WAY BOUNDARY OF NORTHEAST DIAMOND LAKE BOULEVARD. THE EASTERLY RIGHT-OF-WAY BOUNDARY OF SAID NORTHEAST CUMMINS STREET WAS ESTABLISHED BY OFFSETTING SAID WESTERLY RIGHT-OF-WAY BOUNDARY BY 50.00-FEET AND HOLDING THE FOUND 5/8-INCH IRON ROD AT THE NORTHWEST CORNER OF LOT 7, SAID TODD BUILDING COMPANY SUBDIVISION NO. 2.

THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF NORTHEAST GORDON AVENUE WAS RE-ESTABLISHED BY HOLDING THE NORTHWEST CORNER OF SAID LOT 7, AND THE NORTHEAST CORNER OF LOT 1, TODD BUILDING CO. SUBDIVISION NO. 4, VOLUME 9, PAGE 3, PLAT RECORDS OF DOUGLAS COUNTY.

THE NORTHEAST CORNER OF SAID LOT 7, WAS PROPORTIONED USING RECORD DISTANCES BETWEEN THE NORTHWEST CORNER OF SAID LOT 7 AND THE NORTHEAST CORNER OF SAID LOT 1, A MONUMENT WAS SET AT THE NEWLY PROPORTIONED CORNER.

THE EASTERLY BOUNDARY OF LOTS 7 THROUGH 10 AND A PORTION OF LOT 11 OF SAID TODD BUILDING COMPANY SUBDIVISION NO. 2 WAS ESTABLISHED BY HOLDING SAID PROPORTIONED NORTHEAST CORNER OF SAID LOT 7 AND THE FOUND 1-INCH IRON PIPE HELD AS THE NORTHWEST CORNER OF LOT 13, SAID TODD BUILDING COMPANY SUBDIVISION NO. 2. THE MISSING CORNERS OF SAID LOTS 7 THROUGH 10 AND THE NORTHEAST CORNER OF SAID LOT 11 WERE THEN PROPORTIONED USING RECORD DISTANCES. A MONUMENT WAS SET AT THE NORTHEAST CORNER OF SAID LOT 11. SAID EASTERLY BOUNDARY WAS THEN EXTENDED SOUTHERLY TO ITS INTERSECTION WITH THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY BOUNDARY OF SAID NORTHEAST DIAMOND LAKE BOULEVARD, BEING THE SOUTHWEST CORNER OF SAID LOT 12, SAID TODD BUILDING COMPANY NO. 2. A MONUMENT WAS SET AT SAID SOUTHEAST CORNER. THE NORTHEAST CORNER OF SAID LOT 12 WAS PROPORTIONED USING RECORD DISTANCES BETWEEN SAID SOUTHEAST CORNER OF SAID LOT 12 AND SAID NORTHWEST CORNER OF SAID LOT 13. A MONUMENT WAS SET AT THIS LOCATION.

THE WESTERLY BOUNDARY OF LOTS 7 THROUGH 12 OF SAID TODD BUILDING COMPANY SUBDIVISION NO. 2 WAS ESTABLISHED BY HOLDING THE FOUND NORTHWEST CORNER OF SAID LOT 7 AND THE INTERSECTION OF THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY BOUNDARY OF SAID NORTHEAST CUMMINS STREET AND THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY BOUNDARY OF SAID NORTHEAST DIAMOND LAKE BOULEVARD, BEING THE SOUTHWEST CORNER OF SAID LOT 12. THE CORNERS OF SAID LOTS 7 THROUGH 12 WERE PROPORTIONED USING RECORD DISTANCES. THE NORTHWEST AND SOUTHWEST CORNERS OF SAID LOT 11 WERE REFERENCED BY SETTING MONUMENTS 5.00 FEET EASTERLY ON THE NORTH AND SOUTH BOUNDARIES OF SAID LOT 11, RESPECTIVELY, IN ORDER TO DELINEATE A 5.00-FOOT RIGHT-OF-WAY DEDICATION PER THIS PLAT. A 5.00-FOOT REFERENCE MONUMENT TO THE SOUTHWEST CORNER OF SAID LOT 12 WAS ALSO SET ON THE SOUTH BOUNDARY OF SAID LOT 12 IN ORDER TO DELINEATE A FUTURE 5.00-FOOT RIGHT-OF-WAY DEDICATION TO BE DEDICATED ON A SUBSEQUENT PARTITION OF SAID LOT 12.

MONUMENTS WERE SET AT THE NEWLY-CREATED PARCEL CORNERS AS SHOWN AND AT THE EASTERLY BOUNDARY OF THE 5.00-FOOT RIGHT-OF-WAY DEDICATION, PER THIS PLAT, AS SHOWN.

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:

LOT 11, TODD BUILDING COMPANY SUBDIVISION NO. 2, VOLUME 5, PAGE 78, PLAT RECORDS OF DOUGLAS COUNTY, LOCATED IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

THE ABOVE DESCRIBED TRACT CONTAINS 0.46 ACRES (19,912 SQUARE FEET), MORE OR LESS.

ZONE: GENERAL COMMERCIAL (C3)  
COMP. PLAN: COMMERCIAL (COM)

CITY OF ROSEBURG COMMUNITY DEVELOPMENT FILE NO. P-24-003

LEGEND

- Found iron pipe symbol - FOUND IRON PIPE AS NOTED
Set 5/8" x 30" iron rod symbol - SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING"
Calculated position symbol - CALCULATED POSITION
I.P. - DENOTES IRON PIPE
S.F. - DENOTES SQUARE FEET
(R1) - RECORD PER TODD BUILDING COMPANY SUBDIVISION NO. 2 (VOL. 5, PG. 78)

PLAT CONSENT AFFIDAVIT DEED OF TRUST

A CONSENT AFFIDAVIT FROM FREEDOM NORTHWEST CREDIT UNION, LENDER OF THAT DEED OF TRUST RECORDED AS 2023-12582, DEED RECORDS OF DOUGLAS COUNTY, OREGON, HAS BEEN RECORDED AS INSTRUMENT NUMBER 2025-10126, DEED RECORDS OF DOUGLAS COUNTY, OREGON.

FIELD CREW: JEREMY LEONARD, RENDEN HEICHEL, BRENT KNAPP
OFFICE: BRENT KNAPP
DRAFTING: KENNETH TYNAN
CHECKED: BRENT KNAPP

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON NOVEMBER 10, 2010 BRENT H. KNAPP 81116

EXPIRES: 6/30/2027

SCALE: 1"=20' SHEET 2 OF 2 JOB NO. 3230-01

CLIENT: 335 NE CUMMINS, LLC 213 MAIN ST WARDNER, ID 83837

i.e. ENGINEERING

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

