

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 2025-010127
 Daniel J. Loomis, County Clerk
 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.

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]
 OREGON
 NOVEMBER 10, 2010
 BRENT H. KNAPP
 8116

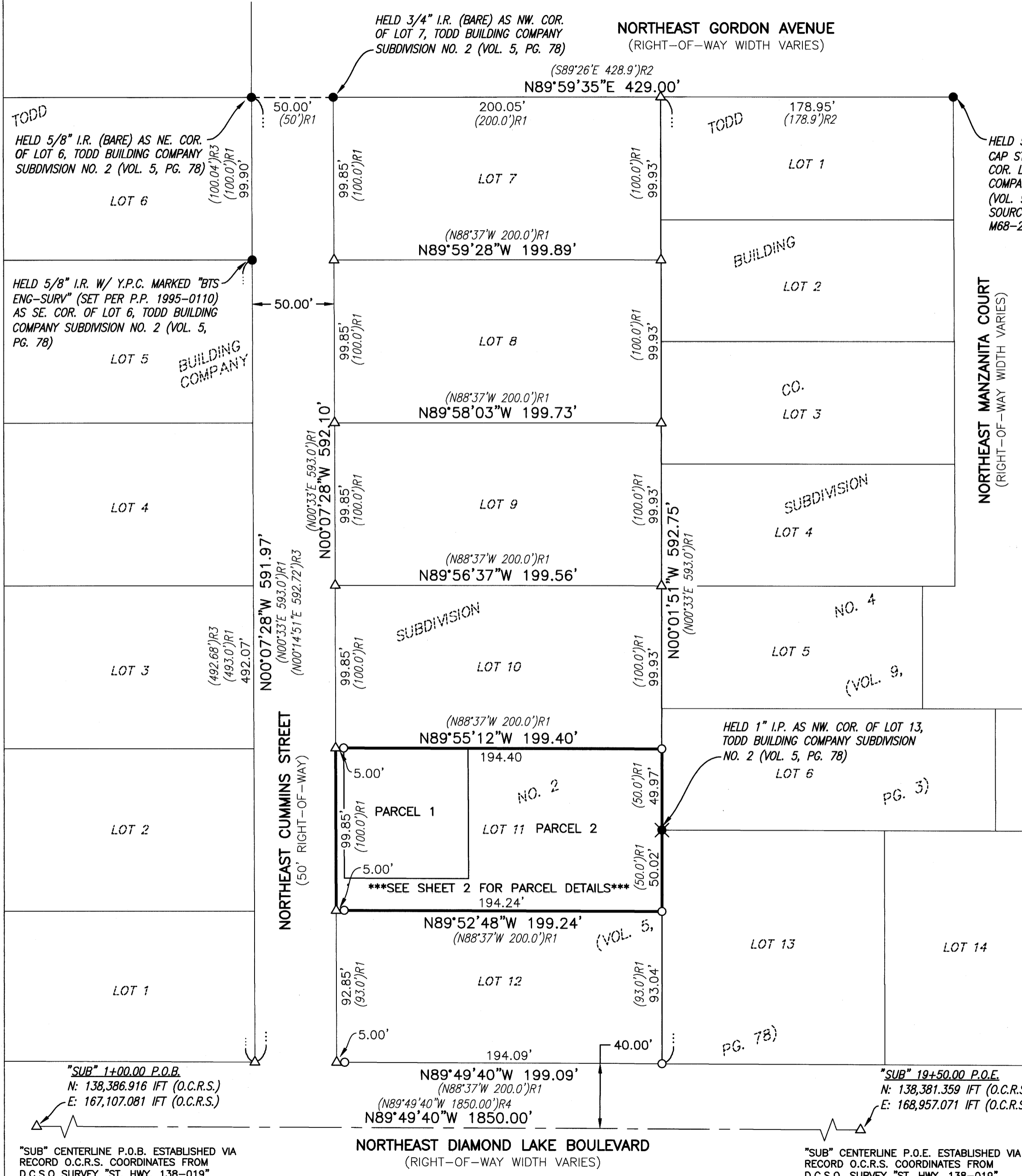
EXPIRES: 6/30/2027



SCALE: 1"=50'
 SHEET 1 OF 2
 JOB NO. 3230-01
 CLIENT:
 335 NE CUMMINS, LLC
 213 MAIN ST
 WARDNER, ID 83837

i.e. ENGINEERING

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



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