

APPROVALS

Douglas County Planning Department
Douglas County Surveyor
9/18/2025
9-17-25

PARTITION PLAT
A REPLAT OF PARCELS 2 AND 3 OF PARTITION PLAT 2003-0021
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18,
TOWNSHIP 26 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN,
DOUGLAS COUNTY, OREGON
SEPTEMBER 8, 2025

Douglas County Official Records
Daniel J. Loomis, County Clerk
2025-010743
NO FEE
09/18/2025 02:53:20 PM

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

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION PARCELS 2 AND 3 OF PARTITION PLAT 2003-0021, PLAT RECORDS OF DOUGLAS COUNTY, INTO THREE PARCELS. THE PROCEDURE WAS AS FOLLOWS:

MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN. THE RIGHT-OF-WAY ANGLE POINT ALONG THE WEST BOUNDARY OF SAID PARCEL 2 WAS ESTABLISHED BY HOLDING RECORD INTERNAL ANGLES AND SCALING RECORD DISTANCES FROM SAID PARTITION PLAT BETWEEN THE FOUND NORTHWEST AND SOUTHWEST CORNERS OF SAID PARCEL 2. MONUMENTS WERE SET AT THE NEWLY CREATED PARCEL CORNERS 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: PARCELS 2 AND 3 OF PARTITION PLAT 2003-0021, PLAT RECORDS OF DOUGLAS COUNTY, OREGON. THE ABOVE DESCRIBED TRACT CONTAINS 7.23 ACRES (314,738 SQUARE FEET), MORE OR LESS.

Chief Deputy Tax Collector
9/18/25

FILED THIS 18th DAY OF September 2025, 2:51 O'CLOCK AM/PM

Deputy
9/18/25

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 10.00' UNDERGROUND DRAINAGE EASEMENT AS SHOWN.

BY: BENJAMIN TATONE, SECRETARY
JERRY L. TABOR BUILDING, INC.



ACKNOWLEDGMENT

STATE OF OREGON
COUNTY OF DOUGLAS ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 8th DAY OF September, 2025, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BENJAMIN TATONE, SECRETARY OF 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.

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

BASIS OF BEARING

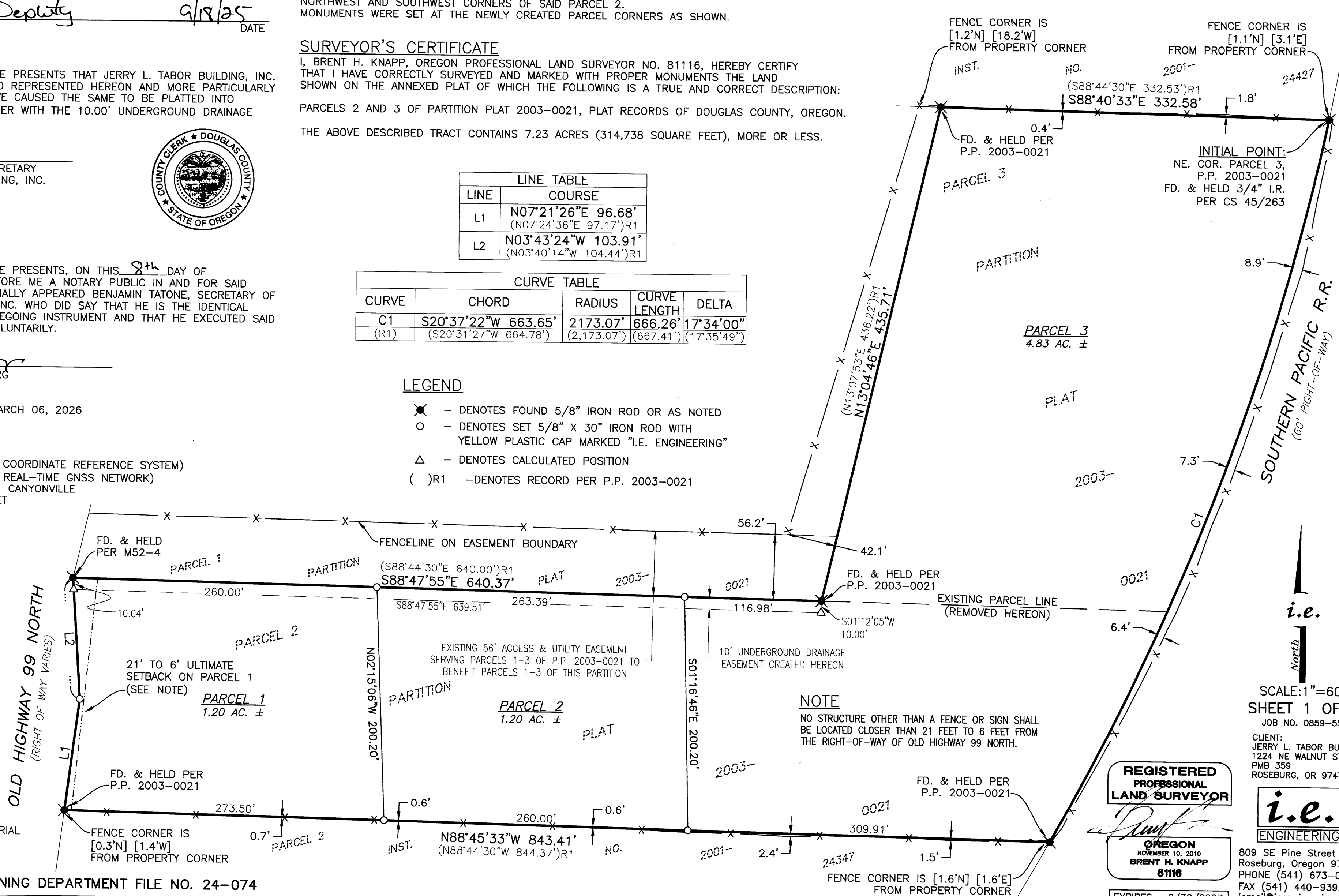
BASIS: O.C.R.S. (OREGON COORDINATE REFERENCE SYSTEM)
METHOD: O.R.G.N. (OREGON REAL-TIME GNSS NETWORK)
ZONE: COTTAGE GROVE - CANYONVILLE
UNITS: INTERNATIONAL FEET
DATUM: NAD 83 (2011)
EPOCH: 2010

Table with 2 columns: LINE, COURSE. Contains line descriptions L1 and L2.

Table with 5 columns: CURVE, CHORD, RADIUS, CURVE LENGTH, DELTA. Contains curve description C1.

LEGEND

- Denotes found 5/8" iron rod or as noted
Denotes set 5/8" x 30" iron rod with yellow plastic cap marked "I.E. ENGINEERING"
Denotes calculated position
Denotes record per P.P. 2003-0021



NOTE
NO STRUCTURE OTHER THAN A FENCE OR SIGN SHALL BE LOCATED CLOSER THAN 21 FEET TO 6 FEET FROM THE RIGHT-OF-WAY OF OLD HIGHWAY 99 NORTH.

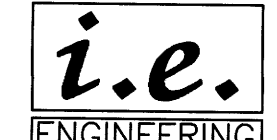
REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON NOVEMBER 10, 2010 BRENT H. KNAPP 81116

EXPIRES: 6/30/2027

SCALE: 1"=60'
SHEET 1 OF 1
JOB NO. 0859-55

CLIENT: JERRY L. TABOR BUILDING
1224 NE WALNUT ST.
PMB 359
ROSEBURG, OR 97470



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

ZONE: MEDIUM INDUSTRIAL
COMP. PLAN: INDUSTRIAL
WATER: U.B.W.A.
SEWER: R.U.S.A.

DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 24-074

2025-0024

2025-0024