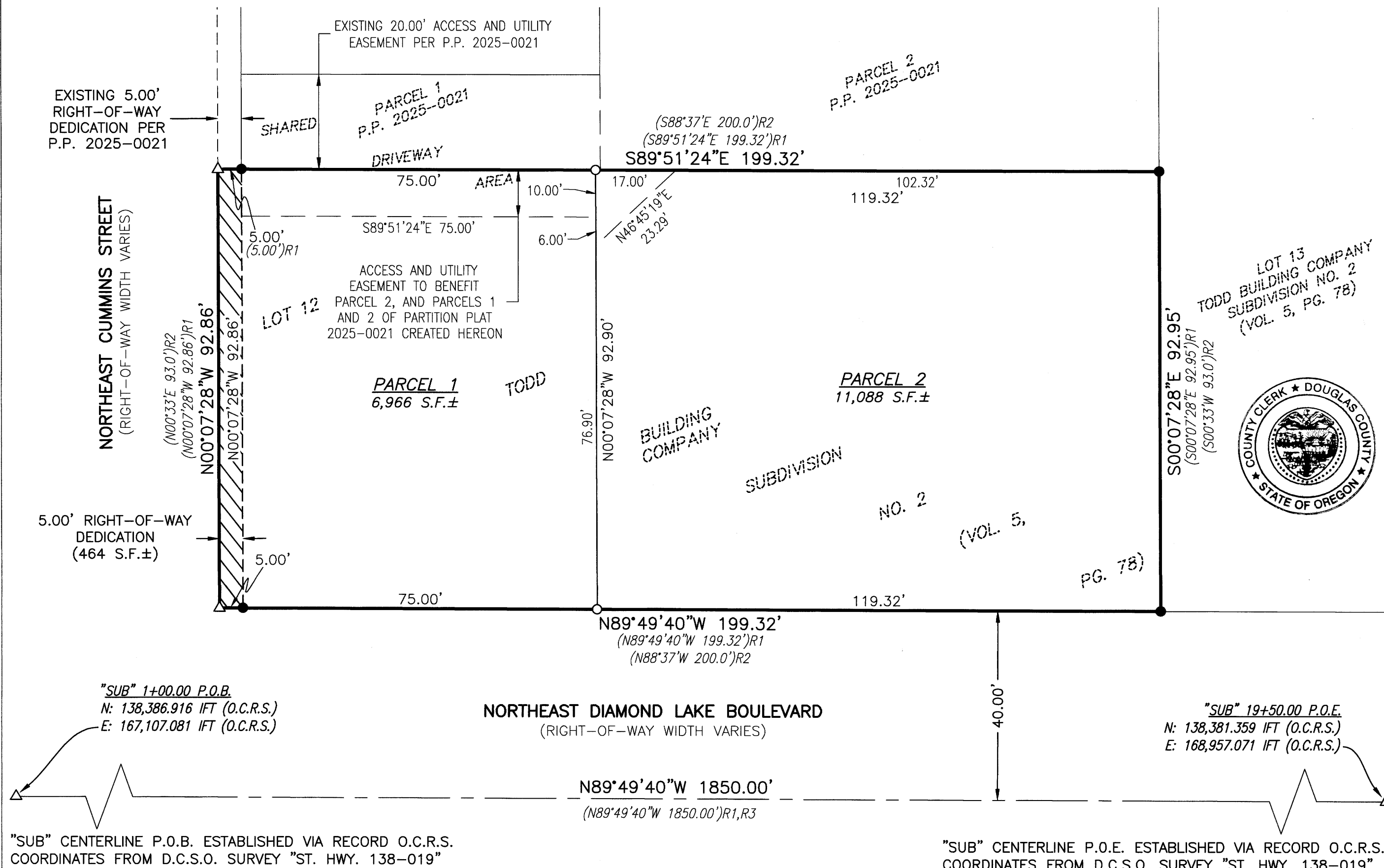


**PARTITION PLAT**  
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 20,  
 TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN  
 DOUGLAS COUNTY, OREGON  
 SEPTEMBER 8, 2025

Douglas County Official Records  
 Daniel J. Loomis, County Clerk 2025-011156  
 NO FEE  
 00629562202500111560010014  
 09/29/2025 03:11:25 PM  
 PLAT-PAR Cnt=1 Stn=17 JOY.GOODWIN  
 This is a no fee document

2025-0025



**APPROVALS**

*[Signature]* 9/23/25  
 CITY OF ROSEBURG COMMUNITY DEVELOPMENT DIRECTOR DATE  
*[Signature]* 9/25/25  
 CITY OF ROSEBURG PUBLIC WORKS DIRECTOR DATE  
*[Signature]* 9/29/25  
 DOUGLAS COUNTY SURVEYOR DATE  
 I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.  
*[Signature]* 9-29-25  
 DOUGLAS COUNTY TAX COLLECTOR DATE  
 FILED THIS 29th DAY OF September, 2025, 3:12 O'CLOCK AM (PM)  
*[Signature]* Deputy 9/29/25  
 DOUGLAS COUNTY CLERK DATE

**DECLARATION**

KNOW ALL PEOPLE BY THESE PRESENTS THAT 2726 NE DIAMOND LAKE BLVD., 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 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.

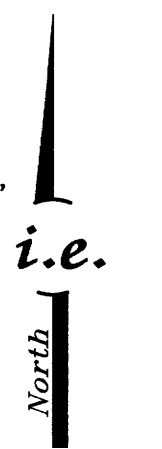
BY: SEE PLAT CONSENT AFFIDAVIT  
 DODD DURDEN, MANAGING MEMBER  
 2726 NE DIAMOND LAKE BLVD., LLC

**PLAT CONSENT AFFIDAVIT DECLARATION**

A CONSENT AFFIDAVIT FROM DODD DURDEN, MANAGING MEMBER OF 2726 NE DIAMOND LAKE BLVD., LLC, HAS BEEN RECORDED AS INSTRUMENT NUMBER 2025-11154, DEED RECORDS OF DOUGLAS COUNTY.

**PLAT CONSENT AFFIDAVIT DEED OF TRUST**

A CONSENT AFFIDAVIT FROM FREEDOM NORTHWEST CREDIT UNION, LENDER OF THAT DEED OF TRUST RECORDED AS 2022-15281, HAS BEEN RECORDED AS INSTRUMENT NUMBER 2025-11155, DEED RECORDS OF DOUGLAS COUNTY.



SCALE: 1"=20'  
 SHEET 1 OF 1  
 JOB NO. 3231-01

CLIENT:  
 2726 NE DIAMOND LAKE BLVD., LLC  
 P.O. BOX 1405  
 APTOS, CA 95001

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

**REGISTERED PROFESSIONAL LAND SURVEYOR**

**OREGON**  
 NOVEMBER 10, 2010  
 BRENT H. KNAPP  
 81116

EXPIRES: 6/30/2027

**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO PARTITION LOT 12, 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 PER PARTITION PLAT 2025-0021, DOUGLAS COUNTY PLAT RECORDS.

MONUMENTS WERE SET AT THE NEWLY-CREATED PARCEL CORNERS AS SHOWN. MONUMENTS DELINEATING THE EASTERLY BOUNDARY OF THE 5.00-FOOT RIGHT-OF-WAY DEDICATION WERE SET PER SAID PARTITION PLAT 2025-0021.

**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.

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

CITY OF ROSEBURG COMMUNITY DEVELOPMENT FILE NO. P-24-004

**LEGEND**

- - FOUND AND HELD 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING" PER PARTITION PLAT 2025-0021, DCPR
- - DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING"
- △ - CALCULATED POSITION, NOTHING FOUND OR SET
- I.P. - DENOTES IRON PIPE
- S.F. - DENOTES SQUARE FEET
- DCPR - DOUGLAS COUNTY PLAT RECORDS
- ( )R1 - RECORD PER PARTITION PLAT 2025-0021, DCPR
- ( )R2 - RECORD PER TODD BUILDING COMPANY SUBDIVISION NO. 2 (VOL. 5, PG. 78), DCPR
- ( )R3 - RECORD PER D.C.S.O STATE HIGHWAY SURVEY "ST. HWY. 138-019"

**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 12, 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 0.43 ACRES (18,518 SQUARE FEET), MORE OR LESS.

2025-0025