

2025-0029 A

PARTITION PLAT  
LOCATED IN THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 33,  
TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN  
DOUGLAS COUNTY, OREGON  
SEPTEMBER 4, 2025

Douglas County Official Records 2025-013665  
Daniel J. Loomis, County Clerk



NO FEE

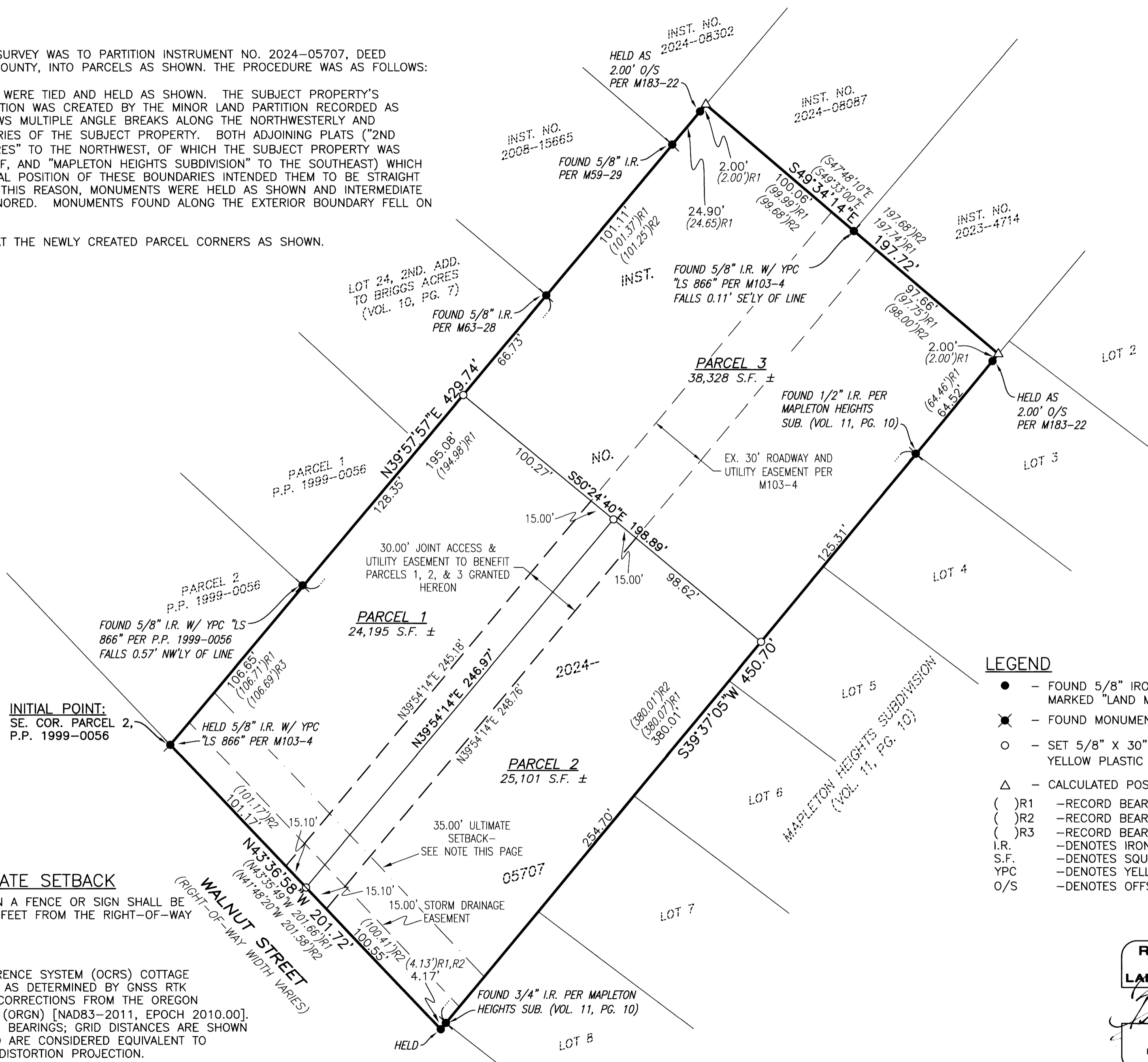
0063269720250013665002021 12/01/2025 02:12:03 PM  
PLAT-PAR Cnt=1 Stn=17 JOY.GOODWIN  
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**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO PARTITION INSTRUMENT NO. 2024-05707, DEED RECORDS OF DOUGLAS COUNTY, INTO PARCELS AS SHOWN. THE PROCEDURE WAS AS FOLLOWS:

MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN. THE SUBJECT PROPERTY'S CURRENT LEGAL DESCRIPTION WAS CREATED BY THE MINOR LAND PARTITION RECORDED AS M103-4. M103-4 SHOWS MULTIPLE ANGLE BREAKS ALONG THE NORTHWESTERLY AND SOUTHEASTERLY BOUNDARIES OF THE SUBJECT PROPERTY. BOTH ADJOINING PLATS ("2ND ADDITION TO BRIGGS ACRES" TO THE NORTHWEST, OF WHICH THE SUBJECT PROPERTY WAS ORIGINALLY A PORTION OF, AND "MAPLETON HEIGHTS SUBDIVISION" TO THE SOUTHEAST) WHICH ESTABLISHED THE ORIGINAL POSITION OF THESE BOUNDARIES INTENDED THEM TO BE STRAIGHT WITH NO BREAKS. FOR THIS REASON, MONUMENTS WERE HELD AS SHOWN AND INTERMEDIATE ANGLE BREAKS WERE IGNORED. MONUMENTS FOUND ALONG THE EXTERIOR BOUNDARY FELL ON LINE EXCEPT AS SHOWN.

MONUMENTS WERE SET AT THE NEWLY CREATED PARCEL CORNERS AS SHOWN.



**LEGEND**

- - FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "LAND MARK SURVEYING INC" PER M183-22
- ✱ - FOUND MONUMENT AS NOTED
- - SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING"
- △ - CALCULATED POSITION, NOTHING FOUND OR SET
- ( )R1 -RECORD BEARING AND/OR DISTANCE PER M183-22
- ( )R2 -RECORD BEARING AND/OR DISTANCE PER M103-4
- ( )R3 -RECORD BEARING AND/OR DISTANCE PER P.P. 1999-0056
- I.R. -DENOTES IRON ROD
- S.F. -DENOTES SQUARE FEET
- YPC -DENOTES YELLOW PLASTIC CAP
- O/S -DENOTES OFFSET

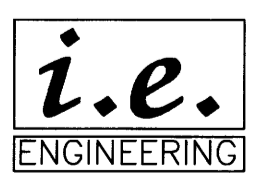
**35.00-FOOT ULTIMATE SETBACK**

NO STRUCTURE OTHER THAN A FENCE OR SIGN SHALL BE LOCATED CLOSER THAN 35 FEET FROM THE RIGHT-OF-WAY OF WALNUT STREET

**BASIS OF BEARING**

OREGON COORDINATE REFERENCE SYSTEM (OCRS) 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**  
  
**OREGON**  
 NOVEMBER 10, 2010  
**BRENT H. KNAPP**  
 8116  
 EXPIRES: 6/30/2027



SCALE: 1"=40'  
SHEET 1 OF 2  
JOB NO. 3270-01

CLIENT:  
GUY HARRISON  
P.O. BOX 669  
MYRTLE CREEK, OR 97457  
809 SE Pine Street  
Roseburg, Oregon 97470  
PHONE (541) 673-0166  
FAX (541) 440-9392  
iemail@ieengineering.com

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**PARTITION PLAT**  
 LOCATED IN THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 33,  
 TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN  
 DOUGLAS COUNTY, OREGON  
 SEPTEMBER 4, 2025

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**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:

A TRACT OF LAND BEING INSTRUMENT NO. 2024-05707, DEED RECORDS OF DOUGLAS COUNTY, LOCATED IN THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 33, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 5/8-INCH IRON ROD BEING THE SOUTHEAST CORNER OF PARCEL 2, PARTITION PLAT 1999-0056, PLAT RECORDS OF DOUGLAS COUNTY, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF WALNUT STREET;

THENCE LEAVING SAID RIGHT OF WAY BOUNDARY NORTHEASTERLY ALONG THE SOUTHEASTERLY BOUNDARIES OF PARCELS 1 AND 2, SAID PARTITION PLAT; LOT 24, 2ND ADDITION TO BRIGGS ACRES, VOLUME 10, PAGE 7, PLAT RECORDS OF DOUGLAS COUNTY; INSTRUMENT NO. 2008-15665, DEED RECORDS OF DOUGLAS COUNTY; AND INSTRUMENT NO. 2024-08302, DEED RECORDS OF DOUGLAS COUNTY, NORTH 39°57'57" EAST, 429.74 FEET, TO THE SOUTHWEST CORNER OF INSTRUMENT NO. 2024-08087, DEED RECORDS OF DOUGLAS COUNTY, FROM WHICH A 5/8-INCH IRON ROD BEING A REFERENCE MONUMENT TO SAID SOUTHWEST CORNER BEARS SOUTH 39°57'57" WEST, 2.00 FEET;

THENCE LEAVING SAID SOUTHEASTERLY BOUNDARY OF INSTRUMENT NO. 2024-08302 SOUTHEASTERLY ALONG THE SOUTHWESTERLY BOUNDARIES OF SAID INSTRUMENT NO. 2024-08087 AND INSTRUMENT NO. 2023-04714, DEED RECORDS OF DOUGLAS COUNTY, SOUTH 49°34'14" EAST, 197.72 FEET, TO THE SOUTHEAST CORNER OF SAID INSTRUMENT NO. 2023-4714, SAID POINT ALSO BEING ON THE WEST BOUNDARY OF MAPLETON HEIGHTS SUBDIVISION, VOLUME 11, PAGE 10, PLAT RECORDS OF DOUGLAS COUNTY, FROM WHICH A 5/8-INCH IRON ROD BEING A REFERENCE MONUMENT TO SAID SOUTHEAST CORNER BEARS SOUTH 39°37'05" WEST, 2.00 FEET;

THENCE LEAVING SAID INSTRUMENT NO. 2023-4714 SOUTHWESTERLY ALONG SAID WEST BOUNDARY OF MAPLETON HEIGHTS SUBDIVISION, SOUTH 39°37'05" WEST, 446.53 FEET, TO A 3/4-INCH IRON ROD BEING THE SOUTHWEST CORNER OF LOT 8 OF SAID SUBDIVISION;


THENCE LEAVING SAID WEST BOUNDARY SOUTHWESTERLY ALONG THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY BOUNDARY OF WALNUT STREET, SOUTH 39°37'05" WEST, 4.17 FEET, TO A 5/8-INCH IRON ROD;

THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY BOUNDARY, NORTH 43°36'58" WEST, 201.72 FEET, TO THE INITIAL POINT AND THERE TERMINATING.

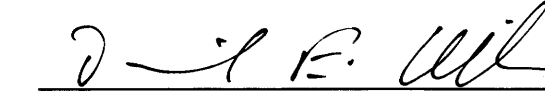
THE ABOVE DESCRIBED TRACT CONTAINS 1.94 ACRES (87,624 SQUARE FEET), MORE OR LESS.

**APPROVALS**

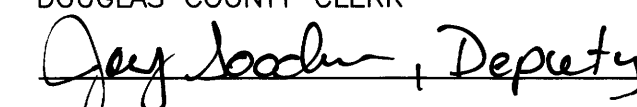
 \_\_\_\_\_ 12/1/25  
 DOUGLAS COUNTY PLANNING DEPARTMENT DATE

 \_\_\_\_\_ 12-1-25  
 DOUGLAS COUNTY SURVEYOR DATE

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

 \_\_\_\_\_ 12-1-25  
 DOUGLAS COUNTY TAX COLLECTOR DATE


FILED THIS 1<sup>st</sup> DAY OF December, 2025, 2:10 O'CLOCK AM/PM

DOUGLAS COUNTY CLERK DATE  
 Deputy 12/1/2025



**DECLARATION**

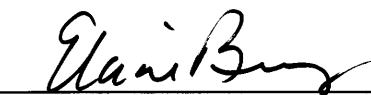
KNOW ALL PEOPLE BY THESE PRESENTS THAT THE GUY C. HARRISON LIVING TRUST DATED MAY 23, 2024 IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED INTO PARCELS AS SHOWN TOGETHER WITH THE 30.00-FOOT JOINT ACCESS AND UTILITY EASEMENT AS SHOWN.

BY:  \_\_\_\_\_  
 GUY C. HARRISON, TRUSTEE  
 THE GUY C. HARRISON LIVING TRUST DATED MAY 23, 2024

**ACKNOWLEDGMENT**

STATE OF OREGON }  
 COUNTY OF DOUGLAS } ss.


KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 8<sup>th</sup> DAY OF September, 2025, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED GUY C. HARRISON, TRUSTEE OF THE GUY C. HARRISON LIVING TRUST DATED MAY 23, 2024, 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

ZONE: R-1 (SINGLE FAMILY RESIDENTIAL)  
 COMP. PLAN: RMD (MEDIUM DENSITY RESIDENTIAL)  
 WATER: TRI-CITY WATER & SANITARY AUTHORITY  
 SEWER: TRI-CITY WATER & SANITARY AUTHORITY

PLANNING DEPARTMENT FILE NO. 24-095

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

  
 OREGON  
 NOVEMBER 10, 2010  
 BRENT H. KNAPP  
 81116

EXPIRES: 6/30/2027

SHEET 2 OF 2  
 JOB NO. 3270-01

CLIENT:  
 GUY HARRISON  
 P.O. BOX 669  
 MYRTLE CREEK, OR 97457

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

**i.e.**  
 ENGINEERING

2025-0029 B