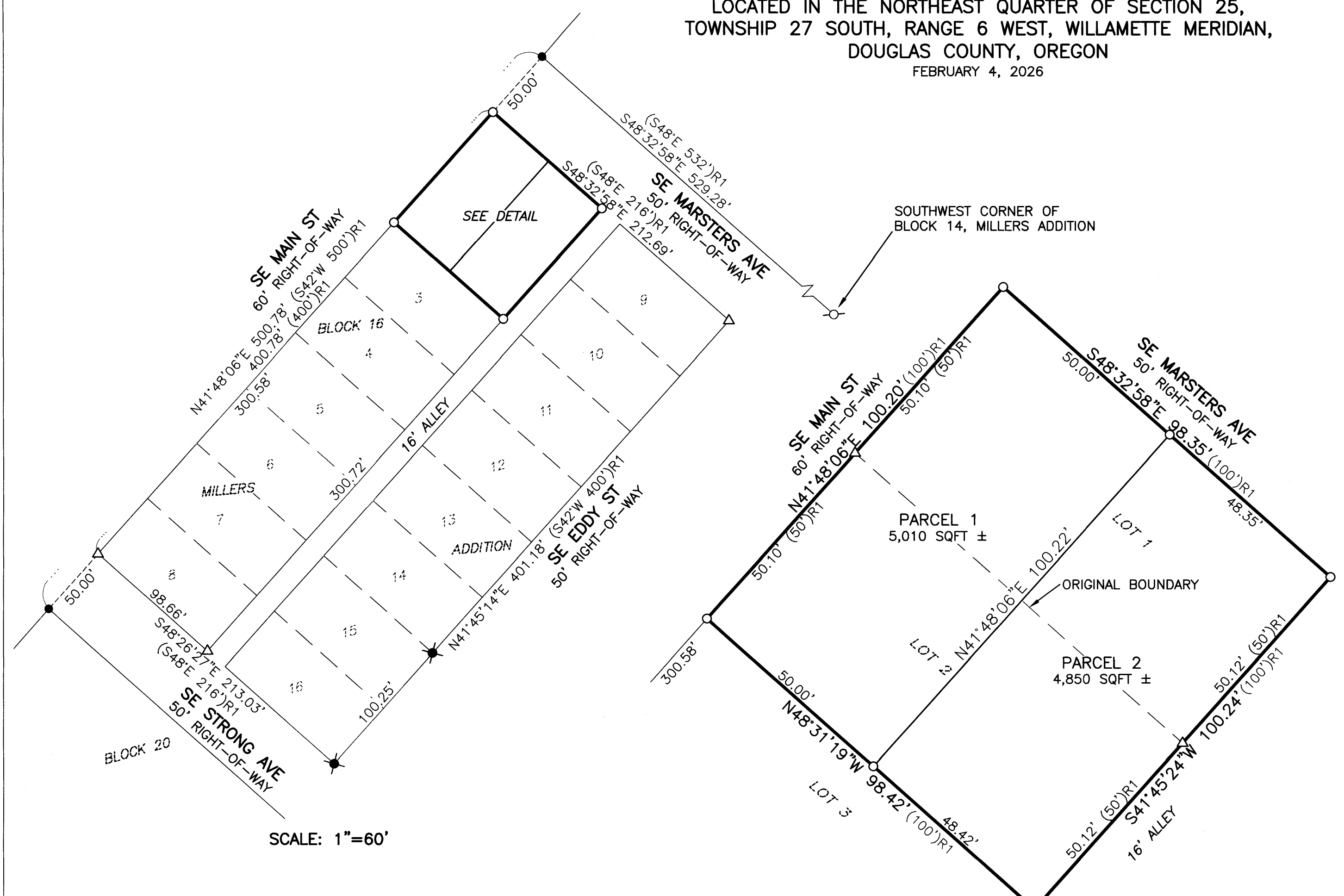


2026-0006

LAND PARTITION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 25,
TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN,
DOUGLAS COUNTY, OREGON
FEBRUARY 4, 2026

Douglas County Official Records 2026-001319
Daniel J. Loomis, County Clerk
NO FEE
00635767202600013190010019
02/05/2026 01:45:22 PM
PLAT-PAR Cnt=1 Stn=36 KATHY.STUTZMAN
This is a no fee document



SCALE: 1"=60'

DETAIL
SCALE: 1"=20'

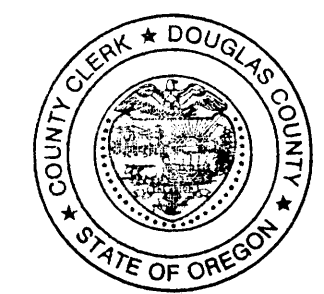
APPROVALS

[Signature] 02/09/2026
CITY OF ROSEBURG COMMUNITY DEVELOPMENT DIRECTOR DATE
[Signature] 2/5/2026
CITY OF ROSEBURG PUBLIC WORKS DIRECTOR DATE
[Signature] 2-5-26
DOUGLAS COUNTY SURVEYOR DATE
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.
[Signature] 2-5-26
DOUGLAS COUNTY TAX COLLECTOR DATE
FILED THIS 5th DAY OF February, 2026, 1:45 O'CLOCK AM (PM)
[Signature] 2/5/26
DOUGLAS COUNTY CLERK DATE

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.

BY: *[Signature]*
BENJAMIN TATONE, SECRETARY
JERRY L. TABOR BUILDING, INC.



ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 4th DAY OF February, 2026, 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.

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

ZONE: R7.5 (SINGLE-FAMILY RESIDENTIAL)
COMP. PLAN: LOW-DENSITY RESIDENTIAL
WATER: CITY OF ROSEBURG
SEWER: RUSA

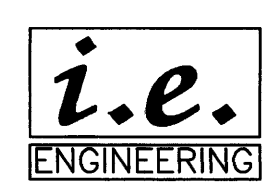
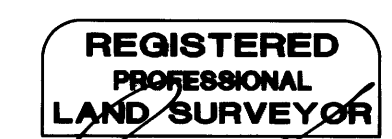


SCALE: 1"=60' & 20'

SHEET 1 OF 1
JOB NO. 0859-59

CLIENT:
JERRY L. TABOR BUILDING INC
519 PEGASUS LN
ROSEBURG, OR 97471

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



EXPIRES: 6/30/2027

LEGEND

- - DENOTES FOUND 5/8" IRON ROD PER MILLERS ADDITION TO ROSEBURG (V. 3, PG. 26)
- ✱ - DENOTES FOUND 5/8" IRON ROD PER M153-72
- ⊙ - DENOTES FOUND 5/8" IRON ROD PER M176-76
- - DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING"
- △ - DENOTES CALCULATED POSITION, NOTHING FOUND OR SET
- ()R1 - DENOTES RECORD PER MILLERS ADDITION TO ROSEBURG (VOL. 3, PG. 26)

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

COMMUNITY DEVELOPMENT FILE NO. - P-25-002

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:

LOTS 1 AND 2, BLOCK 16, MILLERS ADDITION TO THE CITY OF ROSEBURG (V. 3, PG. 26), DOUGLAS COUNTY, OREGON.

THE ABOVE DESCRIBED TRACT CONTAINS 9,860 SQUARE FEET (0.23 ACRES), MORE OR LESS.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION LOTS 1 AND 2, BLOCK 16, MILLERS ADDITION TO ROSEBURG (V. 3, PG. 26), RECORDS OF DOUGLAS COUNTY, INTO TWO PARCELS. THE PROCEDURE WAS AS FOLLOWS:

MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN PER SAID MILLERS ADDITION TO ROSEBURG. THE FOUND MONUMENTS ON THE NORTHEASTERLY RIGHT-OF-WAY OF SE MARSTERS AVENUE WERE HELD AND OFFSET 50.00 FEET SOUTHWESTERLY TO CREATE THE NORTHEASTERLY BOUNDARY OF BLOCK 16. THE BEARING BETWEEN THE FOUND MONUMENTS ON THE SOUTHEASTERLY BOUNDARY OF BLOCK 16 WAS HELD AND EXTENDED NORTHEASTERLY TO INTERSECT WITH THE PREVIOUSLY DESCRIBED LINE TO CREATE THE NORTHEAST CORNER OF BLOCK 16. THE FOUND MONUMENTS ON THE SOUTHEASTERLY RIGHT-OF-WAY OF SE MAIN STREET WERE HELD FOR THE BEARING OF THE NORTHWESTERLY BOUNDARY OF BLOCK 16. HOLDING THE FOUND MONUMENT AT THE SOUTHERLY-MOST CORNER OF BLOCK 16, AND A 50.00-FOOT OFFSET NORTHEASTERLY ALONG SAID NORTHWESTERLY BOUNDARY OF SAID BLOCK 16 FROM THE FOUND MONUMENT AT THE NORTHERLY-MOST CORNER OF BLOCK 20, SAID MILLERS ADDITION, RE-ESTABLISHED THE SOUTHWESTERLY BOUNDARY OF SAID BLOCK 16. THE SOUTHWESTERLY BOUNDARY OF LOT 2, SAID MILLERS ADDITION, WAS RE-ESTABLISHED BY PROPORTIONING BETWEEN FOUND MONUMENTS USING ORIGINAL PLAT RECORD DATA. MONUMENTS WERE SET TO DELINEATE THE RE-ESTABLISHED SOUTH BOUNDARY OF SAID LOT 2. MONUMENTS WERE THEN SET AT THE NEWLY CREATED PARCEL CORNERS AS SHOWN.

2026-0006