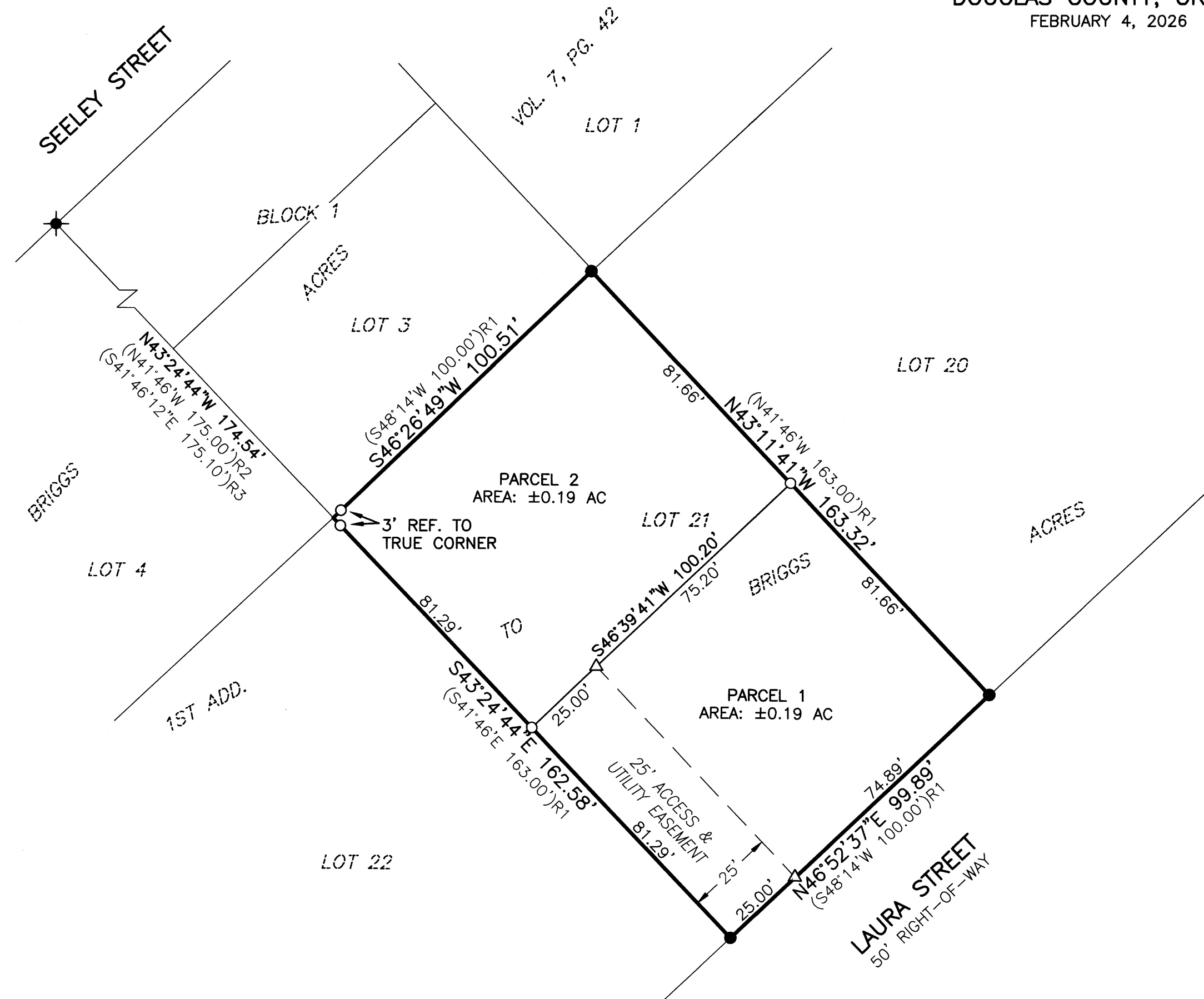


2026-0007

PARTITION PLAT
LOCATED IN THE NORTHWEST QUARTER OF SECTION 33,
TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN,
DOUGLAS COUNTY, OREGON
FEBRUARY 4, 2026

Douglas County Official Records 2026-001427
Daniel J. Loomis, County Clerk
NO FEE
00635917202600014270010019
02/09/2026 01:24:09 PM
PLAT-PAR Cnt=1 Stn=17 JOY.GOODWIN
This is a no fee document



APPROVALS

[Signature] 2/6/2026
DOUGLAS COUNTY PLANNING DEPARTMENT 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] 2-9-26
DOUGLAS COUNTY TAX COLLECTOR DATE
FILED THIS 9th DAY OF February, 2026, 1:22 O'CLOCK AM/PM
[Signature] Deputy 2/9/26
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 TOGETHER WITH THE 25.00 FOOT ACCESS AND UTILITY EASEMENT AS SHOWN.

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



ACKNOWLEDGMENT

STATE OF OREGON } ss.
COUNTY OF DOUGLAS

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 6, 2026

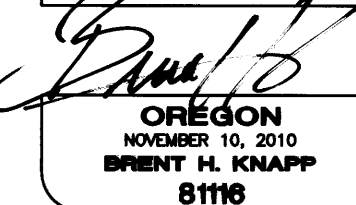
ZONE: R1 - SINGLE FAMILY RESIDENTIAL
COMP. PLAN: MEDIUM DENSITY RESIDENTIAL
WATER: TRI-CITY WATER & SANITARY AUTHORITY
SEWER: TRI-CITY WATER & SANITARY AUTHORITY



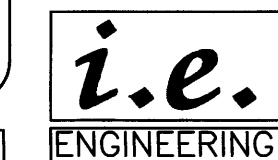
SCALE: 1"=30'
SHEET 1 OF 1
JOB NO. 0859-60

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



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 21, 1ST ADDITION TO BRIGGS ACRES, VOLUME 8, PAGE 38, PLAT RECORDS OF DOUGLAS COUNTY, OREGON.

THE ABOVE DESCRIBED TRACT CONTAINS 0.38 ACRES (16,327 SQUARE FEET), MORE OR LESS.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION LOT 21, 1ST ADDITION TO BRIGGS ACRES, VOLUME 8, PAGE 38, PLAT RECORDS OF DOUGLAS COUNTY, INTO 2 PARCELS. THE PROCEDURE WAS AS FOLLOWS:

MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN PER SAID 1ST ADDITION TO BRIGGS ACRES. THE NORTHWEST CORNER OF THE SUBJECT PARCEL HAS BEEN LOST DUE TO FENCE ERECTION IN THE AREA. THE NEW CORNER POSITION WAS PROPORTIONED ACCORDINGLY BETWEEN THE FOUND SOUTHWEST CORNER OF LOT 21 OF 1ST ADDITION TO BRIGGS ACRES, AND THE FOUND NORTHWEST CORNER OF LOT 3 OF BRIGGS ACRES, PER RECORD PLAT DISTANCES.

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

DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. - 25-033

LEGEND

- - DENOTES FOUND 1/2" IRON ROD PER PLAT OF 1ST ADDITION TO BRIGGS ACRES (V. 8, PG. 38)
- ✱ - DENOTES FOUND 1/2" IRON PIPE PER PLAT OF BRIGGS ACRES (V. 7, PG. 42)
- - 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 PLAT OF 1ST ADDITION TO BRIGGS ACRES (VOL. 8, PG. 38)
- ()R2 - DENOTES RECORD PER PLAT OF BRIGGS ACRES (VOL. 7, PG. 42)
- ()R3 - DENOTES RECORD PER SURVEY M98-5

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

2026-0007