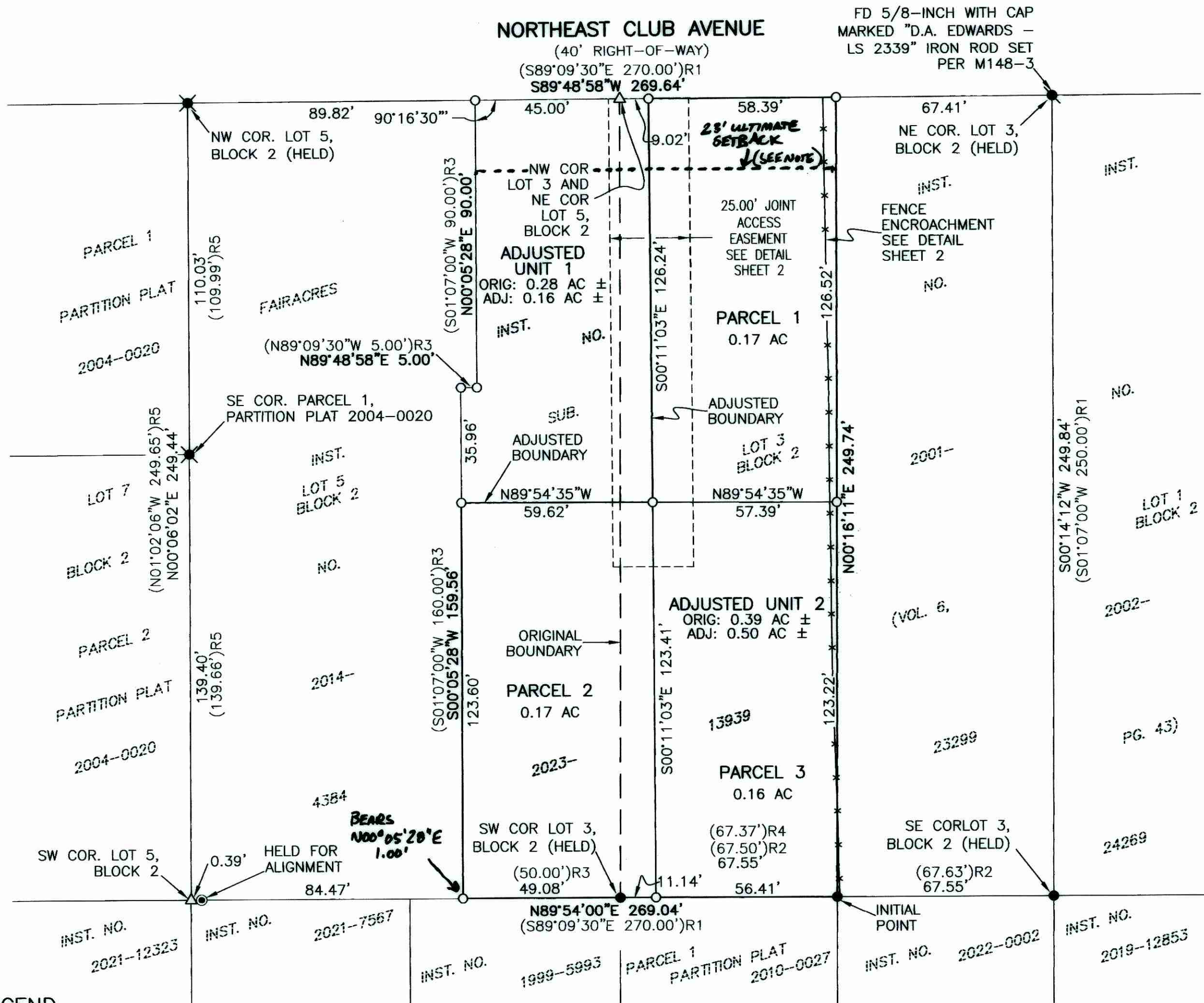


PARTITION PLAT AND PROPERTY LINE ADJUSTMENT  
LOTS 3 AND 5, BLOCK 2 FAIRACRES SUBDIVISION (VOLUME 6, PAGE 43)  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 36,  
TOWNSHIP 26 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN,  
DOUGLAS COUNTY, OREGON  
AUGUST 1, 2024

Douglas County Official Records  
Daniel J. Loomis, County Clerk 2024-010283  
00609410202400102830020021 NO FEE  
08/28/2024 02:40:34 PM  
PLAT-PAR Cnt=1 Str=17 JLG00DW  
This is a no fee document

2024-0025 A



APPROVALS

*[Signature]* 8/28/24  
DOUGLAS COUNTY PLANNING DIRECTOR DATE  
*[Signature]* 8-8-24  
DOUGLAS COUNTY SURVEYOR DATE

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

*[Signature]* 8-28-24  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 28<sup>th</sup> DAY OF October, 2024, 2:40 O'CLOCK AM, PM

DOUGLAS COUNTY CLERK DATE  
*[Signature]* 8/28/24  
Deputy

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 JOINT ACCESS EASEMENT CREATED HEREON

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



AFFIDAVIT OF CORRECTION  
RECORDED 12/16/2024 COUNTY  
CLERK INSTRUMENT No.  
2024-014565; C.S. 65/114-9

ACKNOWLEDGMENT

STATE OF OREGON }  
COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 5<sup>th</sup> DAY OF August, 2024, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BENJAMIN TATONE AS SECRETARY FOR 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



SCALE: 1"=30'  
SHEET 1 OF 2  
JOB NO. 859-52

CLIENT:  
JERRY L. TABOR BUILDING INC.  
1224 WALNUT STREET BHP 359  
ROSEBURG, OREGON 97470

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: 6/30/2025

i.e.  
ENGINEERING

LEGEND

- - DENOTES FOUND 5/8" IRON ROD WITH CAP MARKED "LANDMARK PLS 2287" PER M156-17 OR AS NOTED
- ✱ - DENOTES FOUND 5/8" IRON ROD WITH CAP MARKED "AA SURVEYING INC." PER PARTITION PLAT 2004-0020
- ⊙ - DENOTES FOUND 3/4" IRON PIPE (SOURCE UNKNOWN), FIRST SHOWN ON PARTITION PLAT 2004-0020
- ⊛ - DENOTES FOUND MONUMENT AS NOTED
- - 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 FAIRACRES SUBDIVISION (VOLUME 6, PAGE 43)
- ( )R2 -DENOTES RECORD PER M156-17
- ( )R3 -DENOTES RECORD PER INSTRUMENT NUMBER 2018-15433
- ( )R4 -DENOTES RECORD PER PARTITION PLAT 2010-0027
- ( )R5 -DENOTES RECORD PER PARTITION PLAT 2004-0020

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

ZONE: R1  
COMP. PLAN: RESIDENTIAL  
WATER: CITY OF ROSEBURG  
SEWER: ROSEBURG URBAN SANITARY AUTHORITY

RECORDING

ADJUSTED PORTION RECORDED AS INSTRUMENT NUMBER 2024-008499, DOUGLAS COUNTY DEED RECORDS.

NOTE

23' ULTIMATE SETBACK PER (CONDITION #10 OF PID FILE 24-004.

PLANNING DEPARTMENT FILE NO. - 24-004

2024-0025 A