

**EASEMENTS OF RECORD**

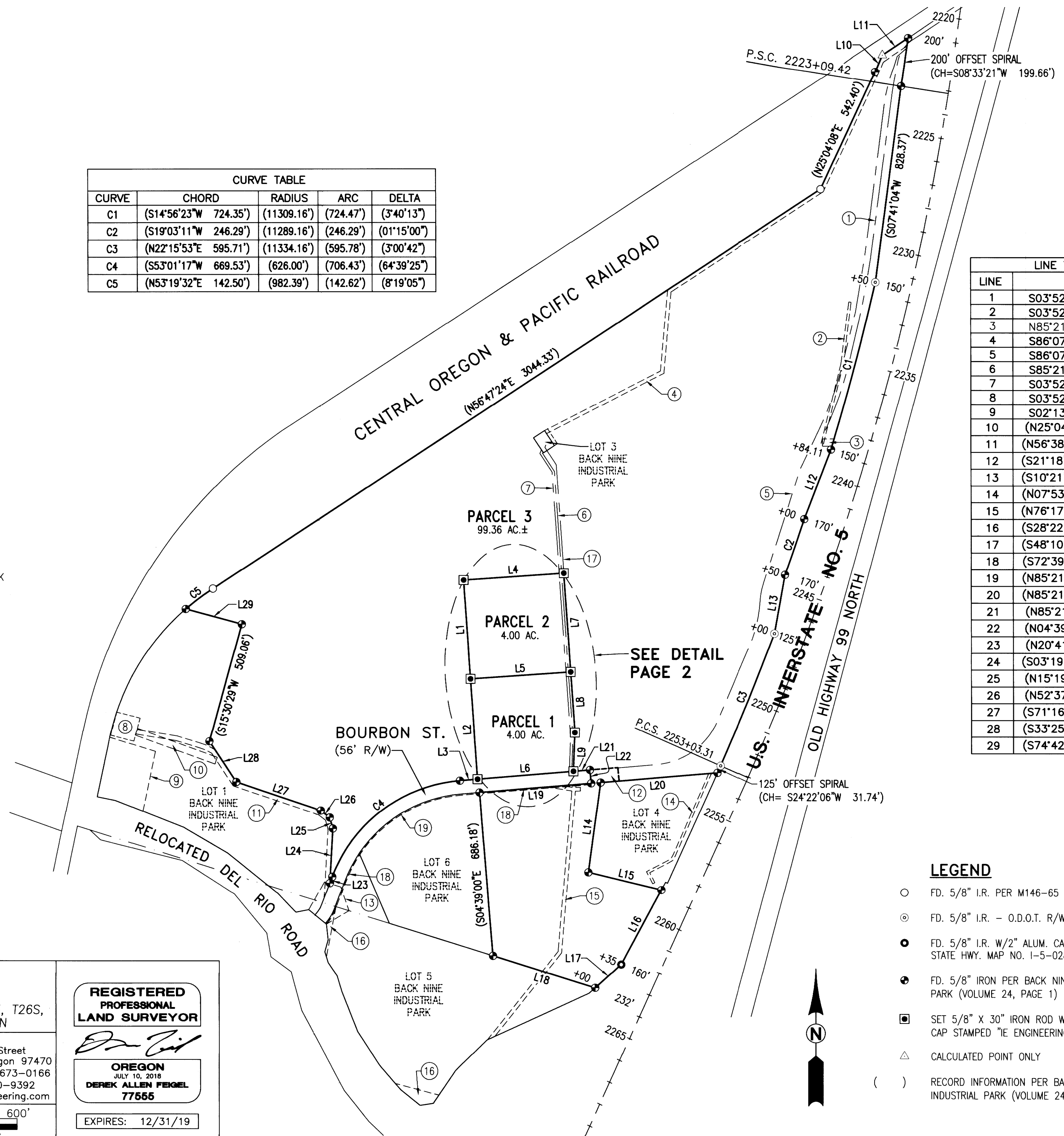
- ① CENTERLINE OF 20' ACCESS EASEMENT GRANTED TO PACIFICORP PER INST. NO. 2012-14781
- ② APPROX. LOCATION OF 10' POWER EASEMENT GRANTED TO PACIFICORP PER INST. NO. 2012-14781
- ③ 30' POWER EASEMENT GRANTED TO PACIFICORP PER INST. NO. 2006-10586
- ④ VARIABLE WIDTH SEWER EASEMENT GRANTED TO R.U.S.A. PER INST. NO. 2018-12043
- ⑤ CENTERLINE OF 15' WATERLINE EASEMENT GRANTED TO UMPQUA BASIN WATER ASSOC. PER INST. NO. 2018-7184
- ⑥ CENTERLINE OF 15' SEWER EASEMENT PER INST. NO. 2018-12043
- ⑦ CENTERLINE OF 5' P.U.E. PER BACK NINE INDUSTRIAL PARK
- ⑧ UTILITY EASEMENT GRANTED TO AMERICAN TOWER PER INST. NO. 2009-20294
- ⑨ SEWER EASEMENT GRANTED TO DOUGLAS COUNTY FOREST PRODUCTS PER INST. NO. 2007-7120
- ⑩ 30' POWER EASEMENT GRANTED TO PACIFICORP PER INST. NO. 2000-11754
- ⑪ ACCESS EASEMENT GRANTED TO AMERICAN TOWER PER INST. NO. 2009-20294
- ⑫ 56' ACCESS & UTILITY EASEMENT PER BACK NINE INDUSTRIAL PARK
- ⑬ ACCESS & DRAINAGE EASEMENT GRANTED TO DOUGLAS COUNTY PER INST. NO. 2010-20065
- ⑭ 10' POWER EASEMENT GRANTED TO PACIFICORP PER INST. NO. 2018-014727
- ⑮ CENTERLINE OF 15' DRAINAGE EASEMENT PER BACK NINE INDUSTRIAL PARK
- ⑯ REMAINDER PORTION OF 60' ACCESS EASEMENT GRANTED TO BACK NINE DEVELOPMENT, LLC PER INST. NO. 2008-15740
- ⑰ CENTERLINE OF 25' ACCESS & UTILITY EASEMENT PER BACK NINE INDUSTRIAL PARK
- ⑱ 5' P.U.E. GRANTED TO DOUGLAS COUNTY PER INST. NO. 2018-018262
- ⑲ 5' P.U.E. GRANTED TO DOUGLAS COUNTY PER INST. NO. 2018-018259

**GENERAL NOTES**

- 1 THE **BASIS OF BEARING** FOR THIS PLAT IS PER BACK NINE INDUSTRIAL PARK (VOLUME 24, PAGE 1).
- 2 THE BOUNDARY OF PARCEL 3 PER THIS PLAT WAS SURVEYED PER BACK NINE INDUSTRIAL PARK.

CURVE TABLE				
CURVE	CHORD	RADIUS	ARC	DELTA
C1	(S14°56'23"W 724.35')	(11309.16')	(724.47')	(3°40'13")
C2	(S19°03'11"W 246.29')	(11289.16')	(246.29')	(01°15'00")
C3	(N22°15'53"E 595.71')	(11334.16')	(595.78')	(3°00'42")
C4	(S53°01'17"W 669.53')	(626.00')	(706.43')	(64°39'25")
C5	(N53°19'32"E 142.50')	(982.39')	(142.62')	(8°19'05")

LINE TABLE		
LINE	COURSE	
1	S03°52'39"E	414.50'
2	S03°52'39"E	420.51'
3	N85°21'00"E	74.36'
4	S86°07'21"W	420.50'
5	S86°07'21"W	420.50'
6	S85°21'00"W	403.29'
7	S03°52'39"E	414.50'
8	S03°52'39"E	253.92'
9	S02°13'46"W	162.08'
10	(N25°04'08"E 73.00')	
11	(N56°38'26"E 129.79')	
12	(S21°18'43"W 312.11')	
13	(S10°21'26"W 250.38')	
14	(N07°53'38"E 379.28')	
15	(N76°17'52"W 314.69')	
16	(S28°22'15"W 354.10')	
17	(S48°10'49"W 145.72')	
18	(S72°39'49"E 448.93')	
19	(N85°21'00"E 469.05')	
20	(N85°21'00"E 491.21')	
21	(N85°21'00"E 69.53')	
22	(N04°39'00"W 56.00')	
23	(N20°41'35"E 28.36')	
24	(S03°19'04"W 228.87')	
25	(N15°19'54"W 47.97')	
26	(N52°37'50"W 49.97')	
27	(S71°16'48"E 373.04')	
28	(S33°25'57"E 203.25')	
29	(S74°42'51"E 243.29')	



2019-0002 A

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**LAND PARTITION**

LYING IN SECTION 24 AND IN THE S.E. 1/4 OF SECTION 13, T26S, R6W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

SURVEYED FOR:  
 BACK NINE DEVELOPMENT, LLC  
 P.O. BOX 848  
 WINCHESTER, OR 97495

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

**REGISTERED PROFESSIONAL LAND SURVEYOR**

**OREGON**  
 JULY 10, 2018  
**DEREK ALLEN FEIGEL**  
 77565

EXPIRES: 12/31/19

JOB NO: 2378-02\_T8

PAGE: 1 of 2

0' 150' 300' 600'

SCALE: 1" = 300'

- LEGEND**
- FD. 5/8" I.R. PER M146-65
  - ⊙ FD. 5/8" I.R. - O.D.O.T. R/W MONUMENT
  - FD. 5/8" I.R. W/2" ALUM. CAP PER O.D.O.T. STATE HWY. MAP NO. 1-5-028
  - ⊕ FD. 5/8" IRON PER BACK NINE INDUSTRIAL PARK (VOLUME 24, PAGE 1)
  - SET 5/8" X 30" IRON ROD W/YELLOW PLASTIC CAP STAMPED "IE ENGINEERING"
  - △ CALCULATED POINT ONLY
  - ( ) RECORD INFORMATION PER BACK NINE INDUSTRIAL PARK (VOLUME 24, PAGE 1)