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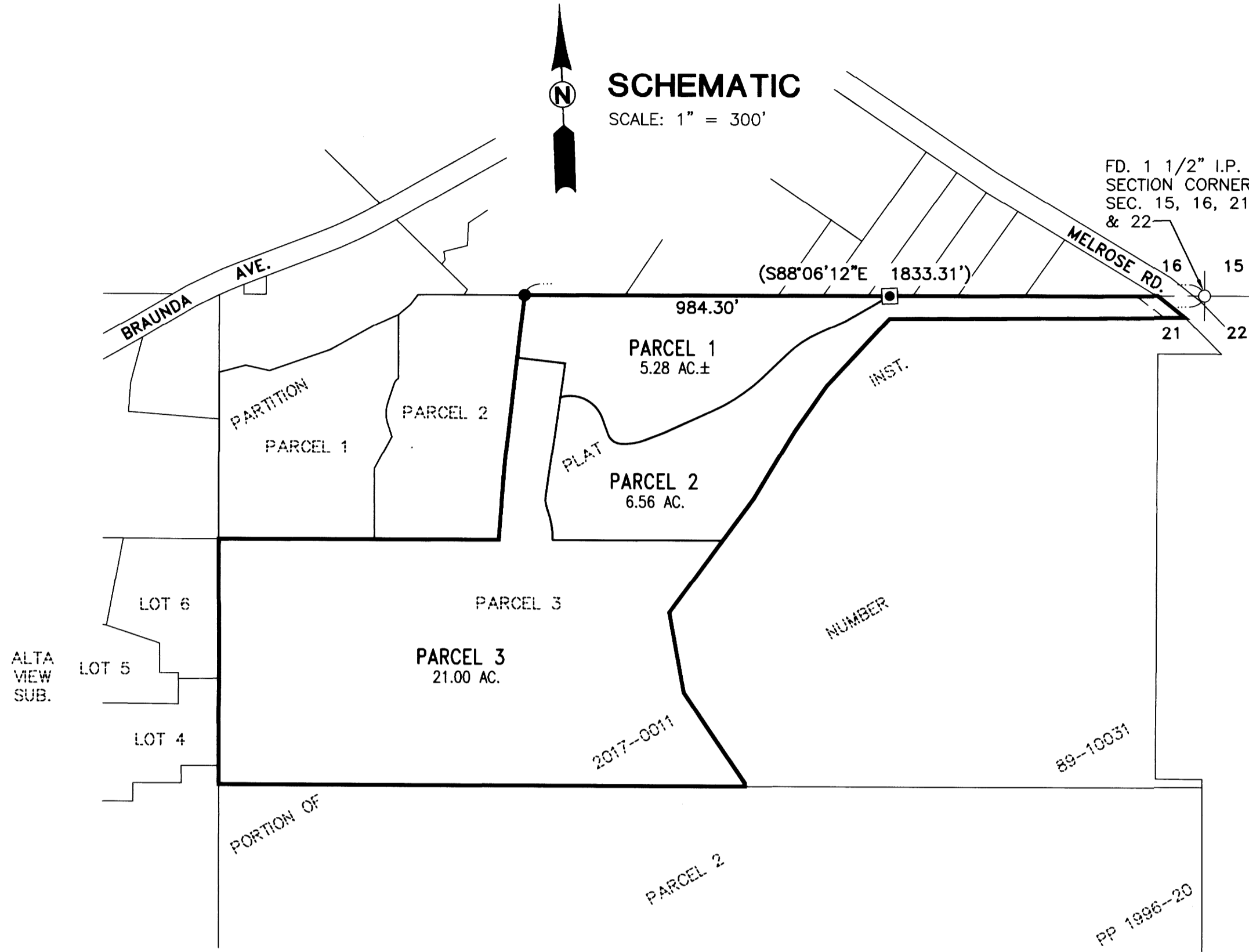
04/09/2019 03:15:52 PM  
PLAT-PAR Cnt=1 Str=18 MARRIAGECOUNTER  
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**SHEET INDEX**

- PAGE 1 OVERALL SCHEMATIC & EASTERLY PORTION OF PLAT
- PAGE 2 WESTERLY PORTION OF PLAT
- PAGE 3 SURVEYOR'S CERTIFICATE, NARRATIVE, DECLARATION, APPROVALS AND MISC. INFORMATION

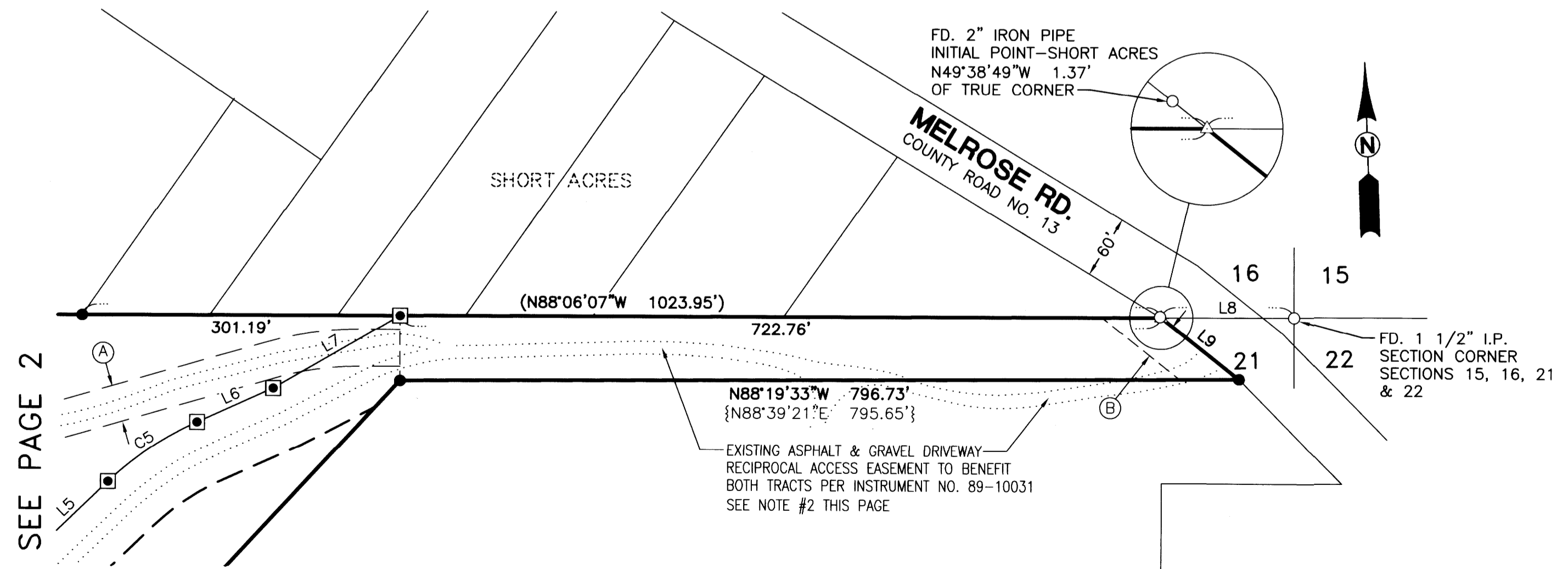
**EXISTING EASEMENTS/SETBACKS**

- (A) 35' ACCESS & UTILITY EASEMENT PER PP 2017-0011
- (B) ULTIMATE SETBACK LINE - NO STRUCTURE, OTHER THAN A FENCE OR SIGN SHALL BE LOCATED BEYOND SETBACK LINE



- LEGEND**
- FD. 5/8" IRON ROD
  - FD. IRON PIPE AS NOTED
  - FD. T-IRON
  - SET 5/8" x 30" IRON ROD w/YELLOW PLASTIC CAP STAMPED "IE ENGINEERING"
  - △ CALCULATED POINT
  - ( ) RECORD INFO. PER PP 2017-0011
  - (( )) RECORD INFO. PER PP 1990-0057
  - [ ] RECORD INFO. PER ALTA VIEW SUBDIVISION (VOLUME 22, PAGE 26)
  - [[ ]] RECORD INFO. PER M33-43
  - { } RECORD INFO. PER M108-24
  - {{ }} RECORD INFO. PER M30-38
  - < > RECORD INFO. PER M143-68

- NOTES**
1. THE BASIS OF BEARING FOR THIS PLAT IS THE OREGON STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) USING THE NAD 83 (2011) EPOCH 2010.00 DATUM REALIZATION PER THE O.R.G.N. (OREGON REAL-TIME GNSS NETWORK) WITH THE FOLLOWING SCALE FACTOR AND CONVERGENCE ANGLE AT THE SECTION CORNER COMMON TO SECTIONS 15, 16, 21 & 22:  
  
SCALE FACTOR: .9998949  
CONVERGENCE ANGLE: -1°56'33.29"
  2. A PORTION OF THE EXISTING DRIVEWAY SHOWN IS CONSTRUCTED ON THE TRACT SOUTHERLY AND EASTERLY OF THE TRACT BEING PARTITIONED PER THIS PLAT (INST. NO. 89-10031). FOR THIS REASON, THERE IS A 60' WIDE RECIPROCAL ACCESS EASEMENT RECORDED IN SAID DEED TO BENEFIT BOTH TRACTS.

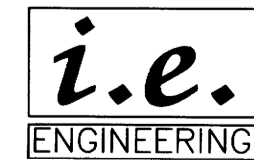
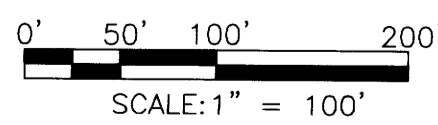


LINE	COURSE
8	S88°06'12"E 126.25' [[N88°39'21"E 128.10']]
9	S49°41'45"E 94.39' {S52°47'05"E 95.10'}

REGISTERED PROFESSIONAL LAND SURVEYOR

*Derek Allen Fiegel*  
DEREK ALLEN FIEGEL  
77555

EXPIRES: 12/31/19



809 SE Pine Street  
Roseburg, Oregon 97470  
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SURVEYED FOR:  
ROBERT IMHOF  
4039 FOREST VIEW DR.  
WASHOUGAL, WA 98671

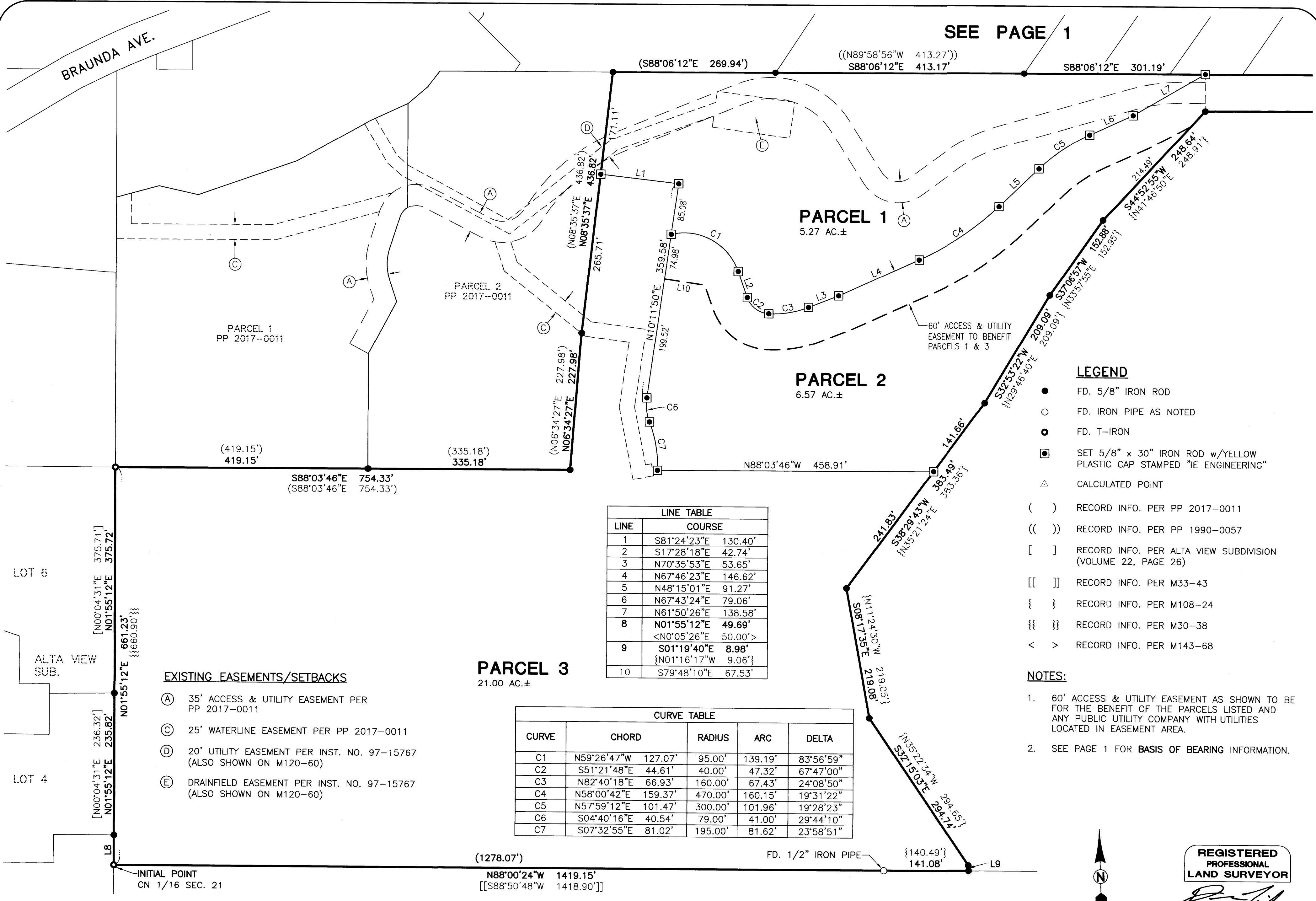
PAGE: 1 OF 3  
JOB NO: 2781-01\_T4  
DATE: 1-8-19

**LAND PARTITION**  
LYING IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 27 SOUTH,  
RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

2019-0008A

2019-0008A

SEE PAGE 1



LINE TABLE	
LINE	COURSE
1	S81°24'23"E 130.40'
2	S17°28'18"E 42.74'
3	N70°35'53"E 53.65'
4	N67°46'23"E 146.62'
5	N48°15'01"E 91.27'
6	N67°43'24"E 79.06'
7	N61°50'26"E 138.58'
8	N01°55'12"E 49.69'
9	S01°19'40"E 8.98'
	<N0°05'26"E 50.00'>
	{N01°16'17"W 9.06'}
10	S79°48'10"E 67.53'

CURVE TABLE				
CURVE	CHORD	RADIUS	ARC	DELTA
C1	N59°26'47"W 127.07'	95.00'	139.19'	83°56'59"
C2	S51°21'48"E 44.61'	40.00'	47.32'	67°47'00"
C3	N82°40'18"E 66.93'	160.00'	67.43'	24°08'50"
C4	N58°00'42"E 159.37'	470.00'	160.15'	19°31'22"
C5	N57°59'12"E 101.47'	300.00'	101.96'	19°28'23"
C6	S04°40'16"E 40.54'	79.00'	41.00'	29°44'10"
C7	S07°32'55"E 81.02'	195.00'	81.62'	23°58'51"

- EXISTING EASEMENTS/SETBACKS**
- (A) 35' ACCESS & UTILITY EASEMENT PER PP 2017-0011
  - (C) 25' WATERLINE EASEMENT PER PP 2017-0011
  - (D) 20' UTILITY EASEMENT PER INST. NO. 97-15767 (ALSO SHOWN ON M120-60)
  - (E) DRAINFIELD EASEMENT PER INST. NO. 97-15767 (ALSO SHOWN ON M120-60)

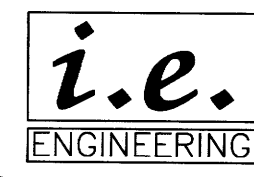
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- NOTES:**
- 60' ACCESS & UTILITY EASEMENT AS SHOWN TO BE FOR THE BENEFIT OF THE PARCELS LISTED AND ANY PUBLIC UTILITY COMPANY WITH UTILITIES LOCATED IN EASEMENT AREA.
  - SEE PAGE 1 FOR BASIS OF BEARING INFORMATION.

INITIAL POINT  
CN 1/16 SEC. 21

(1278.07')  
N88°00'24"W 1419.15'  
[[S88°50'48"W 1418.90']]

FD. 1/2" IRON PIPE {140.49'}  
141.08'

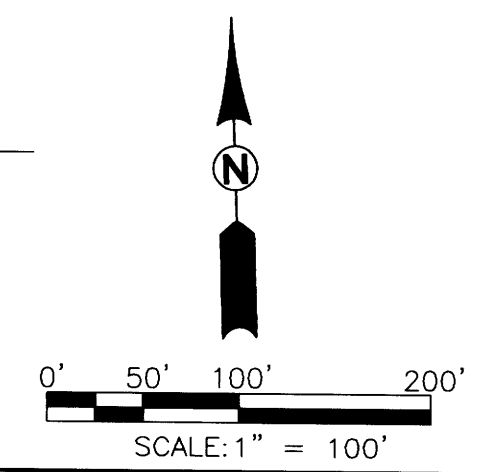


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**SURVEYED FOR:**  
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WASHOUGAL, WA 98671

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**LAND PARTITION**  
LYING IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 27 SOUTH,  
RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON



**REGISTERED PROFESSIONAL LAND SURVEYOR**

*Derek Allen Feigel*  
**DEREK ALLEN FEIGEL**  
JULY 10, 2018  
**77555**

EXPIRES: 12/31/19

2019-008C

SURVEYOR'S CERTIFICATE:

I, DEREK ALLEN FEIGEL, OREGON PROFESSIONAL LAND SURVEYOR NO. 77555, 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.

PARCEL 3, PARTITION PLAT NUMBER 2017-0011, DOUGLAS COUNTY, OREGON PLAT RECORDS.

NARRATIVE:

THE PURPOSE OF THIS MAP IS TO PARTITION THE ABOVE-DESCRIBED TRACT INTO 3 PARCELS, AS SHOWN. THE BOUNDARY FOR THIS SURVEY WAS ESTABLISHED PER PARTITION PLAT NUMBER 2017-0011. MONUMENTS WERE SET TO DELINEATE THE NEW PARCELS WITHIN THIS BOUNDARY AS SHOWN. THIS SURVEY WAS PERFORMED BY JEREMY LEONARD AND RICHARD OLSON USING TOPOCON GPS EQUIPMENT AND A TDS RANGER DATA COLLECTOR. OFFICE CALCULATIONS AND DRAFTING BY DEREK FEIGEL.

EASEMENTS OF RECORD:

ALL EXISTING EASEMENTS OF RECORD CONTAINED IN A PRELIMINARY TITLE REPORT PERFORMED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED 6-17-06, FILE NO. 7391-2651847 THAT ARE LOCATED ON OR ADJACENT TO THE TRACT BEING PARTITIONED PER THIS PLAT ARE SHOWN, WITH THE EXCEPTION OF A RESOURCE MANAGEMENT EASEMENT RECORDED AS INSTRUMENT NUMBER 90-04911 (BLANKET EASEMENT PROHIBITING OBJECTION TO CONDITIONS RELATED TO COMMERCIAL AGRICULTURAL AND FOREST OPERATIONS ON ADJACENT LANDS).

ZONING: 5R  
COMP. PLAN: RR5  
WATER: UMPQUA BASIN WATER ASSOCIATION  
SEWER: SEPTIC

PLANNING DEPARTMENT FILE NO. 17-049

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT ROBERT A. IMHOF IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THIS PARTITION PLAT TO BE PREPARED AND THE PROPERTY PARTITIONED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES. DECLARANT ALSO HEREBY CREATES THE 60-FOOT ACCESS & UTILITY EASEMENT FOR THE BENEFIT OF PARCEL 1 AND PARCEL 3 AS SHOWN HEREON.

Robert A. Imhof Jan. 14, 2019  
ROBERT A. IMHOF DATE

ACKNOWLEDGMENT:

STATE OF OREGON }  
COUNTY OF DOUGLAS }ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 14 DAY OF

January, 2019, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ROBERT A. IMHOF, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Elaine Berg  
NOTARY: ELAINE ESTHER BERG  
NOTARY PUBLIC - OREGON  
COMMISSION NO.: 972256  
MY COMMISSION EXPIRES: MARCH 12, 2022

APPROVALS:

[Signature] 4/9/19  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

[Signature] 4/09/2019  
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 4/9/19  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 9<sup>th</sup> DAY OF APRIL, 2019, 3:15 O'CLOCK AM/PM

[Signature] 4/9/19  
DOUGLAS COUNTY CLERK DATE

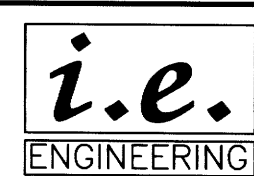


REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]  
OREGON  
JULY 10, 2018  
DEREK ALLEN FEIGEL  
77555

EXPIRES: 12/31/19

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