

2019-0032 A

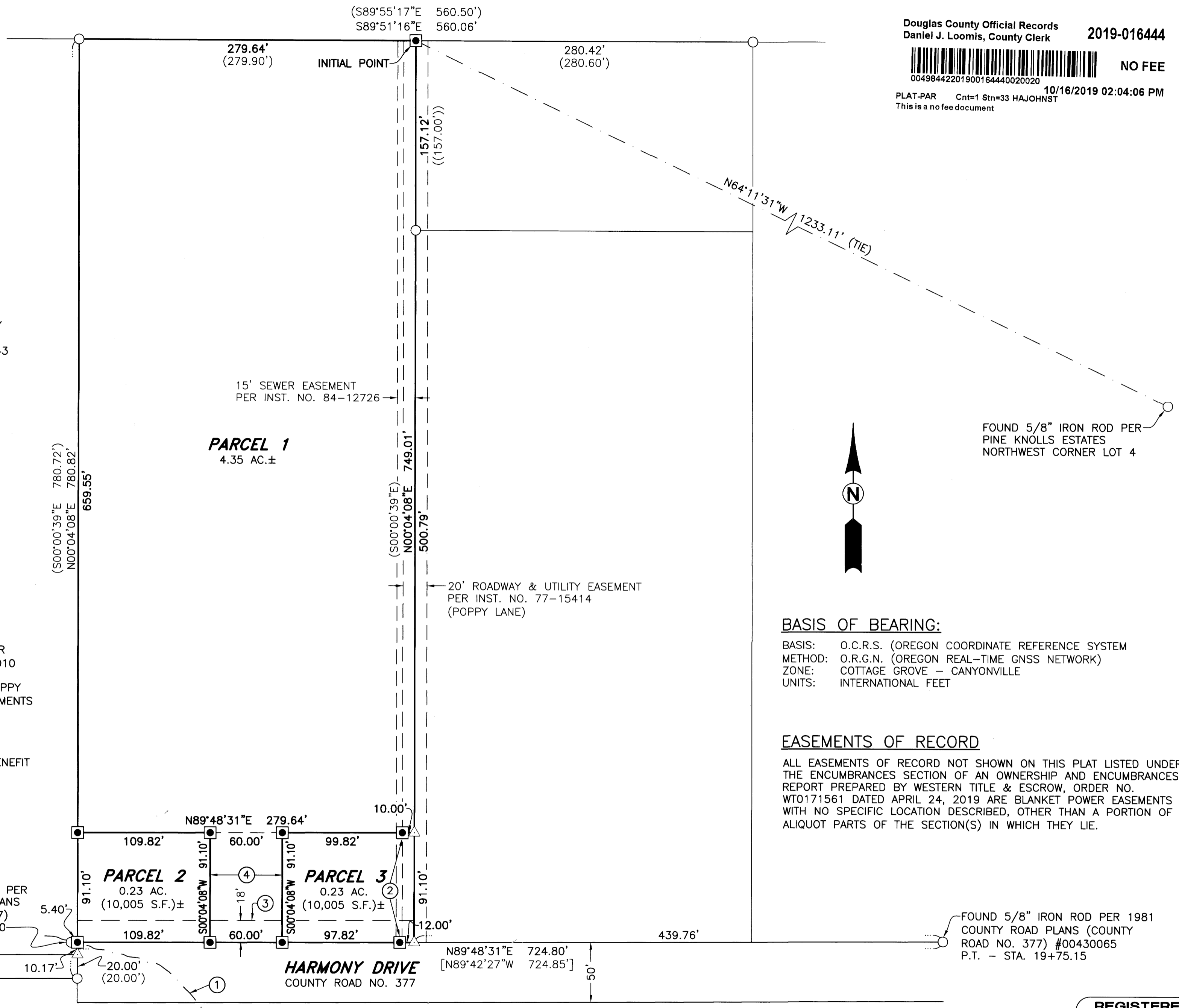
Douglas County Official Records  
Daniel J. Loomis, County Clerk 2019-016444  
NO FEE  
00498442201900164440020020  
PLAT-PAR Cnt=1 Stn=33 HAJOHNST 10/16/2019 02:04:06 PM  
This is a no fee document

**LEGEND**

- FOUND 5/8" IRON ROD
- SET 5/8" X 30" IRON ROD W/YELLOW PLASTIC CAP STAMPED "IE ENGINEERING"
- △ CALCULATED POINT ONLY
- ( ) RECORD INFORMATION PER M40-25A
- (( )) RECORD INFORMATION PER M64-70
- [ ] RECORD INFORMATION PER 1981 COUNTY ROAD PLANS - COUNTY ROAD NO. 377 SHEET 5 OF 7 #00430065 & #00140043

**NOTES**

- ① APPROX. 100-YR. FLOODPLAIN BOUNDARY PER FEMA MAP #41019C1719F EFFECTIVE 2/17/2010
- ② CORNERS LAND IN TRAVELED SURFACE OF POPPY LANE (PRIVATE ROAD). SET REFERENCE MONUMENTS DUE TO EXTREMELY HARD ROCK BASE.
- ③ 18' ULTIMATE SETBACK LINE
- ④ 60-FOOT ACCESS & UTILITY EASEMENT TO BENEFIT PARCEL 2 AND PARCEL 3



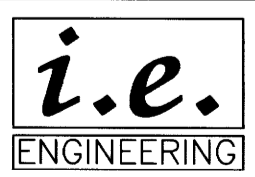
**BASIS OF BEARING:**

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

**EASEMENTS OF RECORD**

ALL EASEMENTS OF RECORD NOT SHOWN ON THIS PLAT LISTED UNDER THE ENCUMBRANCES SECTION OF AN OWNERSHIP AND ENCUMBRANCES REPORT PREPARED BY WESTERN TITLE & ESCROW, ORDER NO. WT0171561 DATED APRIL 24, 2019 ARE BLANKET POWER EASEMENTS WITH NO SPECIFIC LOCATION DESCRIBED, OTHER THAN A PORTION OF ALIQUOT PARTS OF THE SECTION(S) IN WHICH THEY LIE.

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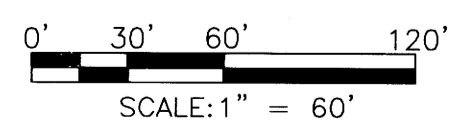


809 SE Pine Street  
Roseburg, Oregon 97470  
PHONE (541) 673-0166  
FAX (541) 440-9392  
iermail@ieengineering.com

**SURVEYED FOR:**  
BEN TATONE  
1780 NW HUGHWOOD DR.  
ROSEBURG, OR 97471

PAGE: 1 OF 2  
JOB NO: 2325-12  
DATE: 8/22/2019

**LAND PARTITION**  
LYING IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 28 SOUTH,  
RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON



**REGISTERED PROFESSIONAL LAND SURVEYOR**  
*Derek Allen Feigel*  
**OREGON**  
JULY 10, 2018  
**DEREK ALLEN FEIGEL**  
77555  
EXPIRES: 12/31/19

2019-0032 B

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.

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; SAID TRACT BEING ALL OF THAT TRACT DESCRIBED IN INSTRUMENT NUMBER 2004-29001, DEED RECORDS OF DOUGLAS COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 4, PINE KNOLLS ESTATES, AS RECORDED IN VOLUME 17, PAGE 26, DOUGLAS COUNTY PLAT RECORDS; THENCE NORTH 64°11'31" WEST, 1233.11 FEET TO A 5/8" IRON ROD ON THE NORTH LINE OF SAID SECTION 15, BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE EAST LINE OF SAID INSTRUMENT NUMBER 2004-29001, SOUTH 00°04'08" WEST, 749.01 FEET TO THE NORTH RIGHT-OF-WAY BOUNDARY OF HARMONY DRIVE (COUNTY ROAD NUMBER 377); THENCE ALONG SAID NORTH RIGHT-OF-WAY, SOUTH 89°48'31" WEST, 279.64 FEET TO A 5/8" IRON ROD; THENCE ALONG THE WEST LINE OF SAID INSTRUMENT NUMBER 2004-29001, NORTH 00°04'08" EAST, 750.65 FEET TO A 5/8" IRON ROD ON SAID NORTH LINE OF SECTION 15; THENCE ALONG SAID NORTH LINE OF SECTION 15, SOUTH 89°51'16" EAST, 279.64 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 4.81 ACRES, MORE OR LESS.

NARRATIVE:

THE PURPOSE OF THIS MAP IS TO PARTITION THE ABOVE-DESCRIBED TRACT INTO 3 PARCELS, AS SHOWN.

MONUMENTS OF RECORD WERE TIED AND HELD AS SHOWN. AN EXHAUSTIVE SEARCH YIELDED NO RESULTS FOR THE NORTHEAST CORNER OR ORIGINAL SOUTHEAST CORNER OF THE TRACT. HOLDING THE BEARING BETWEEN FOUND MONUMENTS ON THE WEST SIDE OF THE TRACT ON THE ONE MONUMENT FOUND ON THE EAST SIDE AND INTERSECTING THE NORTH LINE OF SECTION 15 AND THE NORTH RIGHT-OF-WAY OF HARMONY DRIVE YIELDED VERY CLOSE TO THE SAME RESULTS AS PROPORTIONING AND BENEFITS THE NEIGHBORING TRACT. AS STATED ON THE MAP, WE COULD NOT PENETRATE WHAT SEEMS TO BE BEDROCK UNDER THE TRAVELED WAY OF THE PRIVATE DRIVE (POPPY LANE), THEREFORE WE SET REFERENCE MONUMENTS FOR THE NORTHEAST AND SOUTHEAST CORNER OF PARCEL 3.

THIS SURVEY WAS PERFORMED BY DEREK FEIGEL AND DARRELL JONES USING TOPCON GPS AND DATA COLLECTION EQUIPMENT. OFFICE CALCULATIONS AND DRAFTING WERE PERFORMED BY DEREK FEIGEL.

ZONING: R-1 (SINGLE FAMILY RESIDENTIAL)  
COMP. PLAN: RMD (MEDIUM DENSITY RESIDENTIAL)  
WATER: ROBERTS CREEK WATER DISTRICT  
SEWER: GREEN SANITARY

PLANNING DEPARTMENT FILE NO. 18-075

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT EARL PENNINGTON JR. 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 2 AND PARCEL 3 AS SHOWN HEREON.

Earl Pennington Jr. 8/26/19  
EARL PENNINGTON JR. DATE

ACKNOWLEDGMENT:

STATE OF OREGON }  
COUNTY OF DOUGLAS }<sup>SS.</sup>

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 26 DAY OF

August, 2019, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED EARL PENNINGTON JR., 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] 10/7/19  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

[Signature] 10/8/2019  
DOUGLAS COUNTY SURVEYOR DATE

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

Michelle Nelson, Chief Deputy 10/16/19  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 16<sup>th</sup> DAY OF October, 2019, 2:04 O'CLOCK AM (P)

Douglas County Clerk By Hedi Jalmon 10/16/19  
DOUGLAS COUNTY CLERK DATE

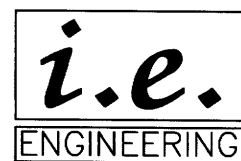


REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]  
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JULY 10, 2018  
DEREK ALLEN FEIGEL  
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EXPIRES: 12/31/19

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