

Douglas County Official Records  
Daniel J. Loomis, County Clerk  
2019-018803  
NO FEE  
00501173201900188030020021  
12/02/2019 10:09:53 AM  
PLAT-PAR Cnt=1 Str=33 HAJOHNST  
This is a no fee document

**LEGEND**

- FOUND 5/8" IRON ROD AS NOTED
- 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
- [[ ]] RECORD INFORMATION PER PARTITION PLAT NUMBER 2019-0032
- { } RECORD INFORMATION PER DEED (INST. NO. 2019-009495)

**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

LINE	COURSE
1	N89°48'31"E 110.21'
2	N89°48'31"E 110.21'
3	S00°04'08"W 90.75'
4	S00°04'08"W 90.75'



FOUND 5/8" IRON ROD PER 1981 COUNTY ROAD PLANS (COUNTY ROAD NO. 377) E.O.P. - STA. 27+00.00

(GATEWAY ROAD)

20'

PARCEL 2  
PP 2019-0032

PARCEL 3  
PP 2019-0032

[[273.04']]  
273.04'

[[12.00']]  
12.00'

5/8" IRON ROD PER PP 2019-0032

PARCEL 2  
0.23 AC.  
(10,001 S.F.)±

PARCEL 3  
0.23 AC.  
(10,001 S.F.)±

110.21'

60.00'

110.21'

159.33'

N89°48'31"E 724.79'  
[N89°42'27"W 724.85']

HARMONY DRIVE

FOUND 5/8" IRON ROD PER 1981 COUNTY ROAD PLANS (COUNTY ROAD NO. 377) #00430065 P.T. - STA. 19+75.15

(S89°55'17"E 560.50')  
S89°51'16"E 560.06'

279.64'  
(279.90')

5/8" IRON ROD PER PP 2019-0032

280.42'  
(280.60')

FD. 5/8" IRON ROD PER M40-25A

FD. 5/8" IRON ROD PER M64-70

INST.

157.12'  
((157.00'))

S89°51'16"E 280.42'  
((N89°55'17"W 280.60'))

157.12'  
((157.00'))

77-15415

INITIAL POINT NE COR. INST. NO. 2019-11192 FD. 5/8" IRON ROD PER M64-70

S67°16'00"E 374.51' (TIE)

FOUND 5/8" IRON ROD PER PINE KNOLLS ESTATES NORTHWEST CORNER LOT 4

**EASEMENTS OF RECORD**

ALL EASEMENTS OF RECORD LISTED UNDER THE SPECIAL EXCEPTIONS SECTION OF A PRELIMINARY TITLE REPORT PREPARED BY AMERITITLE, FILE NO. 295306AM DATED APRIL 30, 2019 HAVE BEEN SHOWN ON THIS PLAT, WITH THE EXCEPTION OF THE FOLLOWING:

- 9. (ACCESS EASEMENT THAT REFERENCES "WAGON ROAD" WITH NO SPECIFIC LOCATION) BOOK 73, PAGE 604
- 10. (BLANKET POWER EASEMENT WITH NO SPECIFIC LOCATION DESCRIBED, OTHER THAN A PORTION OF ALIQUOT PART OF THE SECTION IN WHICH IT LIES) INST. NO. 70-00750
- 11. (BLANKET POWER EASEMENT WITH NO SPECIFIC LOCATION DESCRIBED, OTHER THAN A PORTION OF ALIQUOT PART OF THE SECTION IN WHICH IT LIES) INST. NO. 71-01324

**NOTES**

- ① 18-FOOT ULTIMATE SETBACK LINE
- ② 60-FOOT ACCESS & UTILITY EASEMENT TO BENEFIT PARCEL 2 AND PARCEL 3

20' ROADWAY & UTILITY EASEMENT PER INST. NO. 72-06226 (POPPY LANE)

(S00°00'39"E 501.14')  
N00°04'08"E 749.01'

PARCEL 1  
3.35 AC.±

499.49'  
N00°04'08"E 747.36'  
{N00°00'39"W 746.86'}

REGISTERED PROFESSIONAL LAND SURVEYOR

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

EXPIRES: 12/31/19

0' 30' 60' 120'  
SCALE: 1" = 60'

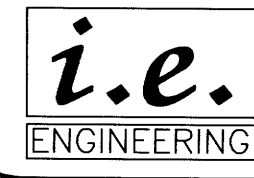
**LAND PARTITION**

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

PAGE: 1 OF 2  
JOB NO: 2325-13  
DATE: 11/19/2019

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

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



2019-0036 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 2019-11192, 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 67°16'00" WEST, 374.51 FEET TO A 5/8" IRON ROD MARKING THE NORTHEAST CORNER OF SAID INSTRUMENT NUMBER 2019-11192, BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE EAST LINE OF SAID INSTRUMENT NUMBER 2019-11192, SOUTH 00°04'08" WEST, 590.24 FEET TO A 5/8" IRON ROD ON 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, 280.42 FEET TO A 5/8" IRON ROD; THENCE ALONG THE WEST LINE OF SAID INSTRUMENT NUMBER 2019-11192, NORTH 00°04'08" EAST, 591.89 FEET TO A 5/8" IRON ROD ON THE SOUTH LINE OF THAT TRACT DESCRIBED IN INSTRUMENT NUMBER 1977-15415, DOUGLAS COUNTY DEED RECORDS; THENCE ALONG SAID SOUTH LINE OF INSTRUMENT NUMBER 1977-15415, SOUTH 89°51'16" EAST, 280.42 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 3.81 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. THE WEST LINE WAS ESTABLISHED PER PARTITION PLAT 2019-0032. THE SOUTHEAST CORNER WAS ESTABLISHED BY HOLDING THE BEARING ON THE WEST LINE AND INTERSECTING THE NORTH RIGHT-OF-WAY OF HARMONY LANE FROM THE MONUMENT FOUND AT THE NORTHEAST CORNER.

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

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT TATONE ESTATES, LLC 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.

  
BENJAMIN H. TATONE, SOLE MEMBER  
TATONE ESTATES, LLC

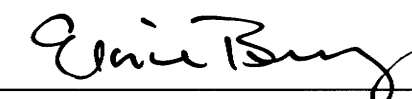
11-19-19  
DATE

ACKNOWLEDGMENT:

STATE OF OREGON }  
COUNTY OF DOUGLAS } ss.

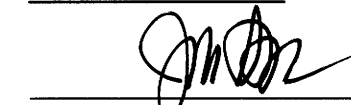
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 19 DAY OF

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



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

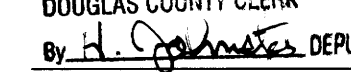
APPROVALS:

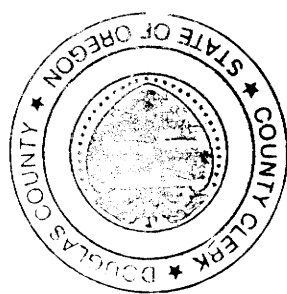
  
DOUGLAS COUNTY PLANNING DIRECTOR  
11/26/19  
DATE

  
DOUGLAS COUNTY SURVEYOR  
11/26/2019  
DATE

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

  
DOUGLAS COUNTY TAX COLLECTOR  
12/2/2019  
DATE

FILED THIS 2nd DAY OF December, 2019, 10:09 O'CLOCK (AM) PM  
DOUGLAS COUNTY CLERK  
By  DEPUTY  
DOUGLAS COUNTY CLERK  
12/2/19  
DATE



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

PLANNING DEPARTMENT FILE NO. 19-037

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 10, 2018  
DEREK ALLEN FEIGEL  
77555

EXPIRES: 12/31/19

2019-0036 B



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