

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'



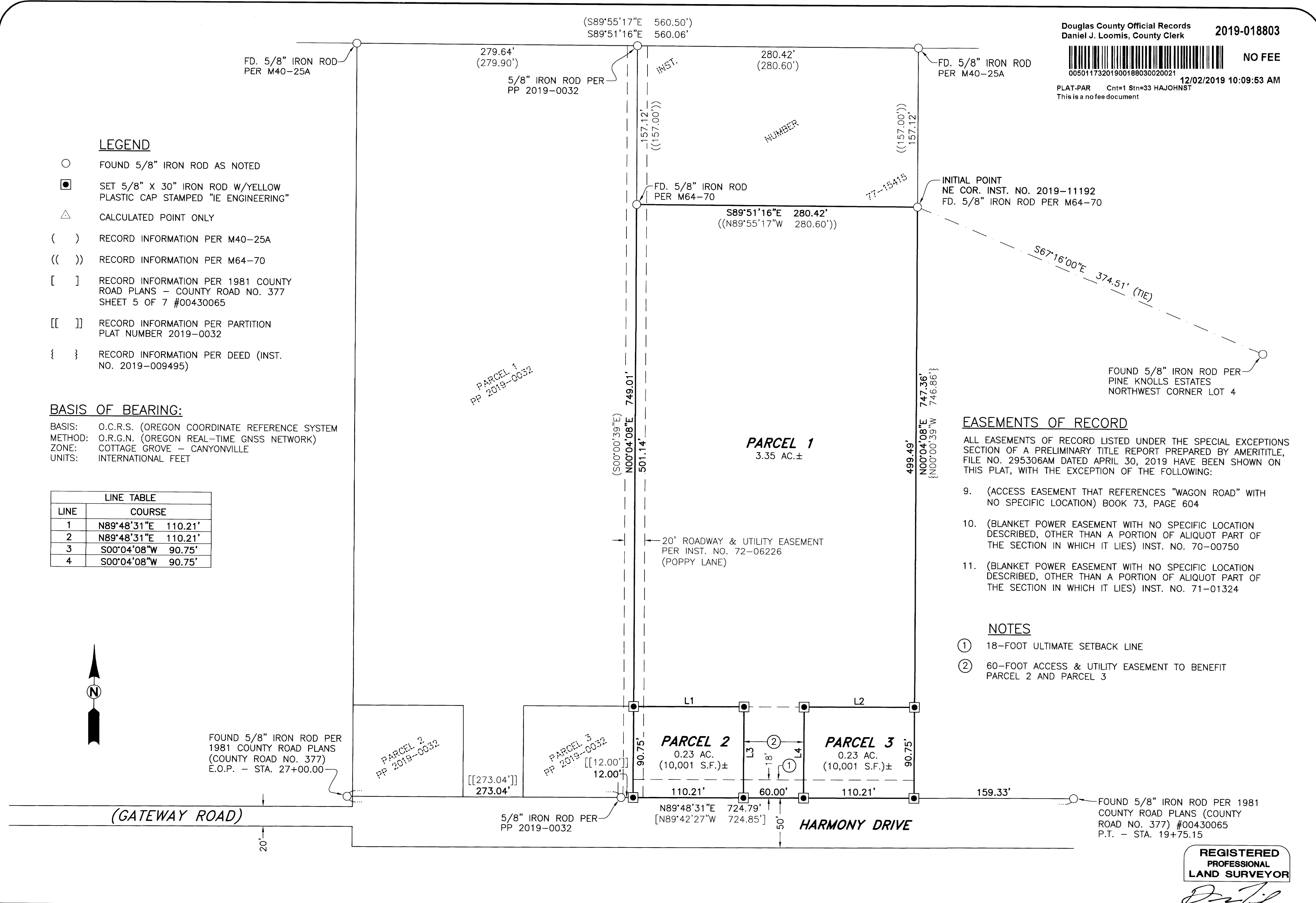
**EASEMENTS OF RECORD**

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



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

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

**REGISTERED PROFESSIONAL LAND SURVEYOR**

*Derek Allen Feigel*

OREGON  
 JULY 10, 2018  
 DEREK ALLEN FEIGEL  
 77555

EXPIRES: 12/31/19



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 Roseburg, Oregon 97470  
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 iemail@ieengineering.com

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

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

**LAND PARTITION**

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

