

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:

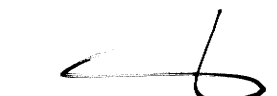
THE PURPOSE OF THIS MAP IS TO PARTITION THE ABOVE-DESCRIBED TRACT INTO 3 PARCELS, AS SHOWN.

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

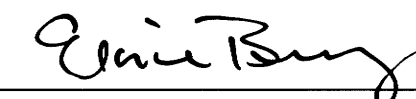
11-19-19
DATE

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF DOUGLAS } ss.

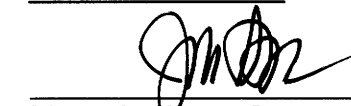
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 19 DAY OF

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

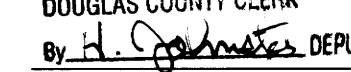
APPROVALS:

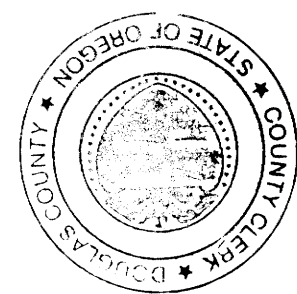

DOUGLAS COUNTY PLANNING DIRECTOR
11/26/19
DATE


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

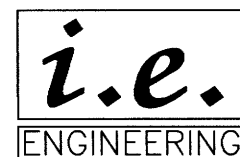
PLANNING DEPARTMENT FILE NO. 19-037

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 10, 2018
DEREK ALLEN FEIGEL
77555

EXPIRES: 12/31/19

2019-0036 B



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Roseburg, Oregon 97470
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SURVEYED FOR:
BEN TATONE
1780 NW HUGHWOOD DR.
ROSEBURG, OR 97471

PAGE: 2 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