

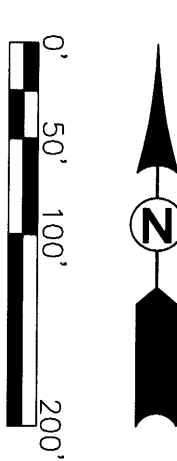
**i.e.**  
ENGINEERING

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

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

PAGE: 1 OF 2  
JOB NO: 2325-14  
DATE: 12/10/2019

LAND PARTITION  
LYING IN THE S.E. 1/4 OF SEC. 34, THE S.W. 1/4 OF SEC. 35 T27S, R6W AND IN THE N.E. 1/4 OF SEC. 3, T28S, R6W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON



REGISTERED  
LAND SURVEYOR  
DEREK ALLEN FIEGEL  
JULY 10, 2018  
75655  
EXPIRES: 12/31/19

ZONE: RS & FG  
COMP. PLAN: RMD & AGG  
WATER: ROBERTS CREEK WATER  
SEWER: SEPTIC (DRAINFIELDS)

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

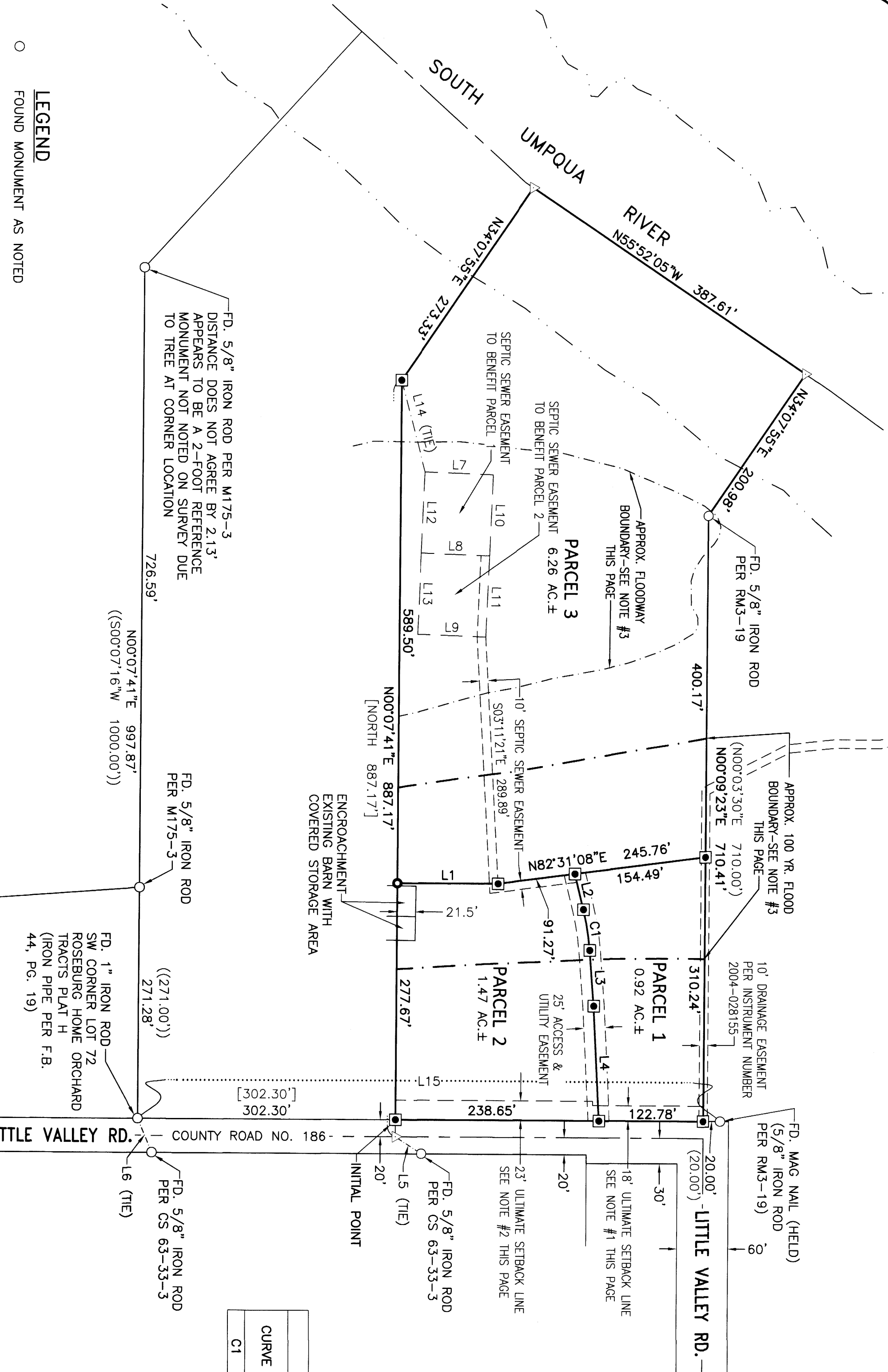
NOTES:  
1. NO STRUCTURE, OTHER THAN A FENCE OR A SIGN SHALL BE LOCATED CLOSER THAN 18 FEET FROM THE RIGHT-OF-WAY FOR 130 FEET OF THE SOUTHEAST PROPERTY LINE WHERE THE RIGHT-OF-WAY WIDTH OF THE ROAD EQUALS 50 FEET TOTAL.  
2. NO STRUCTURE, OTHER THAN A FENCE OR A SIGN SHALL BE LOCATED CLOSER THAN 23 FEET FROM THE RIGHT-OF-WAY FOR 231.43 FEET OF THE SOUTHWEST PROPERTY LINE WHERE THE RIGHT-OF-WAY WIDTH OF THE ROAD EQUALS 40 FEET TOTAL.  
3. 100 YEAR FLOOD (ZONE AE) & FLOODWAY DATA DEPICTED ON THIS SURVEY ARE FROM F.E.M.A. F.I.R.M. PANEL #41019C1720F EFFECTIVE 2/17/2010.

- LEGEND**
- FOUND MONUMENT AS NOTED
  - ◻ SET 5/8" X 30" IRON ROD W/YELLOW PLASTIC CAP STAMPED "IE ENGINEERING"
  - SET MAG NAIL WITH STAINLESS STEEL WASHER IN CONCRETE PAD
  - △ CALCULATED POINT
  - ( ) RECORD INFORMATION PER RM3-19
  - (( )) RECORD INFORMATION PER M175-3
  - [ ] RECORD INFORMATION PER DEED INST. NO. 2019-007654

**EASEMENTS OF RECORD**

A PRELIMINARY TITLE REPORT PREPARED BY WESTERN TITLE & ESCROW, ORDER NO. W10165208, REVISION 3 DATED MAY 6, 2019 LISTS THE FOLLOWING SURVEY RELATED EXCEPTION:

13. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
- GRANTED TO: RON G. POTEET AND ANITA R. POTEET  
PURPOSE: DRAINAGE EASEMENT  
RECORDING DATE: NOVEMBER 22, 2004  
RECORDING NO.: 2004-028155



**LINE TABLE**

LINE	COURSE	LENGTH	BEARING
1	N89°51'55\"W	117.99'	
2	N1°3'38'51\"W	42.89'	
3	N04°23'24\"W	65.68'	
4	N02°53'33\"W	135.02'	
5	S57°01'41\"E	36.47'	
6	S22°34'01\"E	42.93'	
7	N87°43'14\"W	80.00'	
8	N87°43'14\"W	80.00'	
9	N87°43'14\"W	80.00'	
10	N02°16'46\"E	95.00'	
11	N02°16'46\"E	95.00'	
12	N02°16'46\"E	95.00'	
13	N02°16'46\"E	95.00'	
14	S14°42'24\"E	110.94'	
15	S89°51'55\"E	683.73'	
	S89°50'31\"E	683.64'	
	(N89°56'40\"W	683.68'	

**CURVE TABLE**

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH	DELTA
C1	N09°01'08\"W	48.42'	300.00'	48.47'	9°15'27\"

Douglas County Official Records  
Daniel J. Loomis, County Clerk  
2019-019548  
NO FEE  
00502024201900195480020020 12/16/2019 02:34:22 PM  
PLAT PAR C1=1 S1=33 HALDHNS1  
This is a no fee document

2019-0040 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 SOUTHEAST QUARTER OF SECTION 34, THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 27 SOUTH RANGE 6 WEST AND IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 72, PLAT H, ROSEBURG HOME ORCHARD TRACTS, AS RECORDED IN VOLUME 3, PAGE 21, PLAT RECORDS OF DOUGLAS COUNTY; THENCE ALONG THE NORTH RIGHT-OF-WAY BOUNDARY OF LITTLE VALLEY ROAD (COUNTY ROAD NUMBER 186), SOUTH 89°51'55" EAST, 302.30 FEET TO THE TRUE POINT OF BEGINNING, BEING THE SOUTHWEST CORNER OF THAT TRACT DESCRIBED IN INSTRUMENT NUMBER 2019-007654, DEED RECORDS OF DOUGLAS COUNTY; THENCE ALONG THE WEST LINE OF SAID INSTRUMENT NUMBER 2019-007654, NORTH 0°07'41" EAST, 867.17 FEET TO A 5/8" IRON ROD; THENCE NORTH 34°07'55" EAST, 273.33 FEET TO THE CENTER OF THE SOUTH UMPQUA RIVER; THENCE ALONG SAID CENTER OF RIVER, SOUTH 55°52'05" EAST, 387.61 FEET; THENCE SOUTH 34°07'55" WEST, 200.98 FEET TO A 5/8" IRON ROD MARKING THE NORTHEAST CORNER OF SAID LOT 72, PLAT H, ROSEBURG HOME ORCHARD TRACTS; THENCE ALONG THE EAST LINE OF SAID LOT 72, SOUTH 0°09'23" WEST, 710.41 FEET TO A 5/8" IRON ROD ON SAID NORTH RIGHT-OF-WAY OF LITTLE VALLEY ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY, NORTH 89°51'55" WEST, 361.43 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 8.65 ACRES, MORE OR LESS.

**NARRATIVE:**

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


MONUMENTS FOUND ON THE NORTH RIGHT-OF-WAY OF LITTLE VALLEY ROAD WERE HELD AS SHOWN. ALTHOUGH THE MAG NAIL ON THE EAST END IS NOT OF RECORD, DISTANCE AND BEARING FIT WELL WITH RM3-19. THE EAST LINE OF THE TRACT WAS ESTABLISHED BY HOLDING RECORD DISTANCE ALONG SAID NORTH RIGHT-OF-WAY OF LITTLE VALLEY ROAD PER RM3-19 FROM SAID MAG NAIL AND HOLDING THE MONUMENT FOUND ON THE NORTH END OF THE LINE PER SAID RM3-19. THE WEST LINE OF LOT 72, PLAT H, ROSEBURG HOME ORCHARD TRACTS WAS ESTABLISHED PER M175-3. MONUMENTS PER SAID M175-3 ON THIS LINE WERE FOUND AND HELD. THE MONUMENT ON THE NORTH END OF THIS LINE WAS FOUND TO BE OUT OF POSITION AS SHOWN, BUT THE BEARING AGREED WITH SAID SURVEY AND THERE IS AN EXISTING TREE AT THE CORNER LOCATION, WHICH INDICATES IT MAY HAVE BEEN A REFERENCE MONUMENT THAT WAS NOT NOTED ON SAID SURVEY. THE WEST LINE OF THE TRACT WAS CALCULATED BY HOLDING RECORD DISTANCE PER DEED (INSTRUMENT NUMBER 2019-007654) ON SAID NORTH RIGHT-OF-WAY OF LITTLE VALLEY ROAD AND HOLDING THE BEARING ON SAID WEST LINE OF LOT 72, PLAT H, ROSEBURG HOME ORCHARD TRACTS. THE NORTH END OF THE TRACT WAS CALCULATED BY INTERSECTING THE CENTERLINE OF THE NON-NAVIGABLE SOUTH UMPQUA RIVER AT 90° ANGLES. SAID CENTERLINE OF THE SOUTH UMPQUA RIVER WAS LOCATED PER AERIAL IMAGE.

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.

PLANNING DEPARTMENT FILE NO. 19-047

**DECLARATION:**


KNOW ALL PEOPLE BY THESE PRESENTS THAT JERRY L. TABOR BUILDING INC. 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 25-FOOT ACCESS & UTILITY EASEMENT AND SEPTIC SEWER EASEMENTS FOR THE BENEFIT OF PARCEL 2 AND PARCEL 3 AS SHOWN HEREON.

  
BENJAMIN H. TATONE, VICE PRESIDENT  
JERRY L. TABOR BUILDING, INC. DATE 12/10/2019

**ACKNOWLEDGMENT:**


STATE OF OREGON }  
COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 10<sup>th</sup> DAY OF DECEMBER, 2019, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BENJAMIN H. TATONE, AS VICE PRESIDENT OF JERRY L. TABOR BUILDING, INC., 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:**

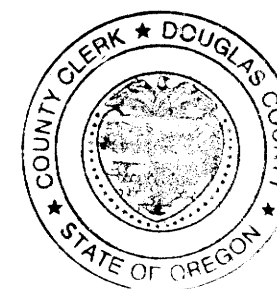
  
DOUGLAS COUNTY PLANNING DIRECTOR DATE 12/12/19

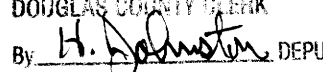
  
DOUGLAS COUNTY SURVEYOR DATE 12/12/2019

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

  
DOUGLAS COUNTY TAX COLLECTOR DATE 12/16/19

FILED THIS 16<sup>th</sup> DAY OF DECEMBER, 2019, 2:34 O'CLOCK AM/PM



DOUGLAS COUNTY CLERK  
By  DEPUTY  
DOUGLAS COUNTY CLERK DATE 12/16/19

REGISTERED PROFESSIONAL LAND SURVEYOR

  
OREGON  
JULY 10, 2018  
DEREK ALLEN FEIGEL  
77555

EXPIRES: 12/31/19

2019-0040 B

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