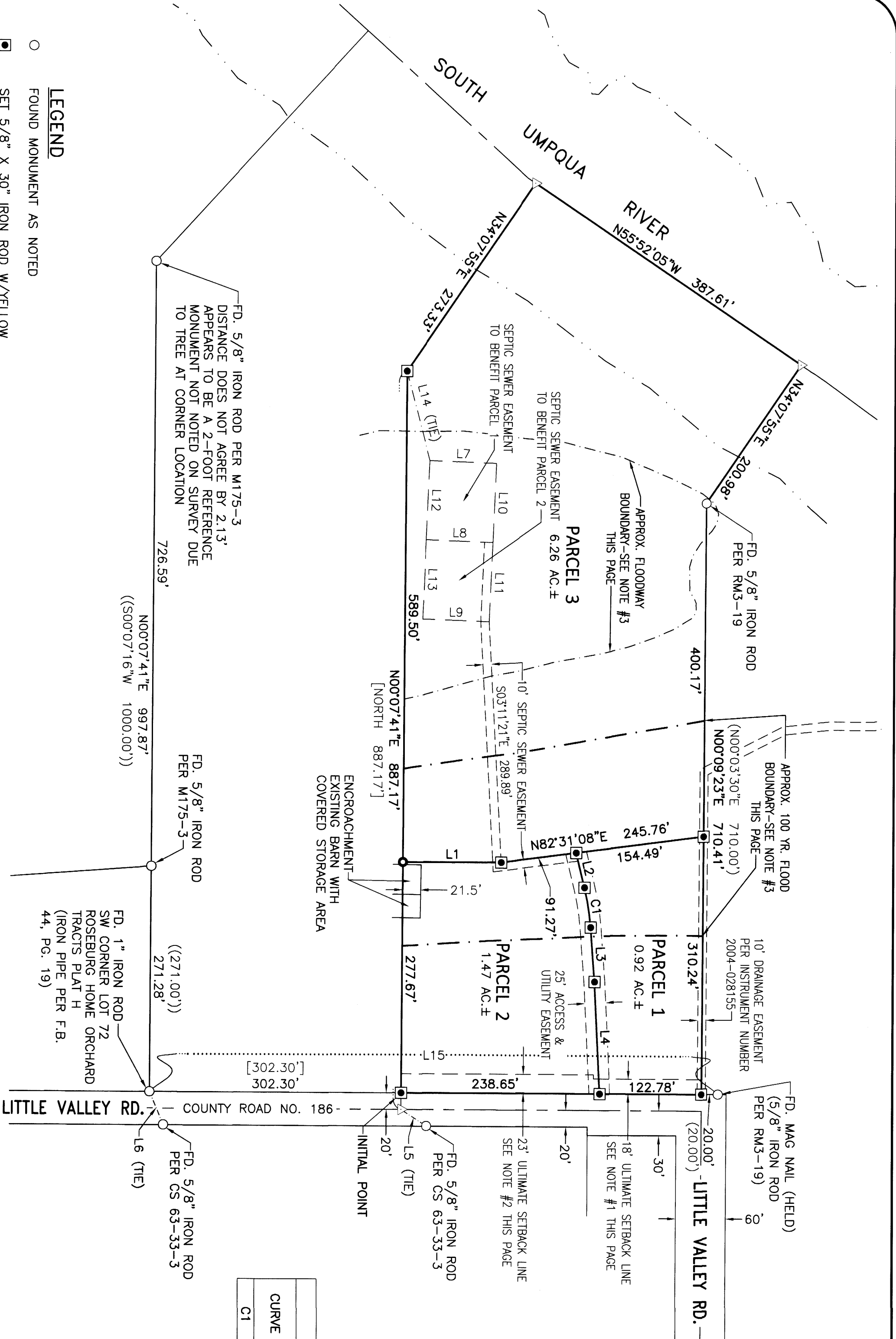


Douglas County Official Records  
 Daniel J. Loomis, County Clerk  
 2019-019548  
 NO FEE  
 00502024201900195480020020 12/16/2019 02:34:22 PM  
 PLAT PAR C1=1 S1=33 HALOHNST  
 This is a no fee document



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"

LINE TABLE

LINE	COURSE
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'))

**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

**SURVEYOR'S NOTE: PORTION OF EASEMENT AFFECTING THIS TRACT SHOWN ON PAGE 1 OF THIS SURVEY**

**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

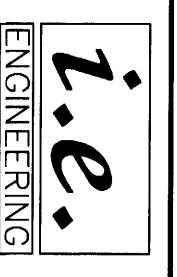
**NOTES**

- 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.
- 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.
- 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

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

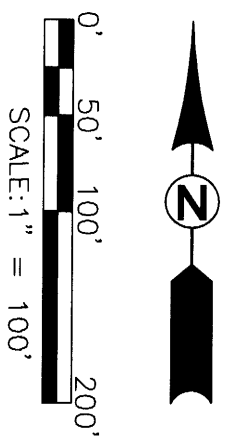


809 SE Pine Street  
 Roseburg, Oregon 97470  
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 FAX (541) 440-9392  
 Email: iee@ieengineering.com

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  
 OREGON  
 JULY 10, 2018  
 DEREK ALLEN FIEGEL  
 76565  
 EXPIRES: 12/31/19