

2020-0005 A

Douglas County Official Records 2020-001234
Daniel J. Loomis, County Clerk



NO FEE

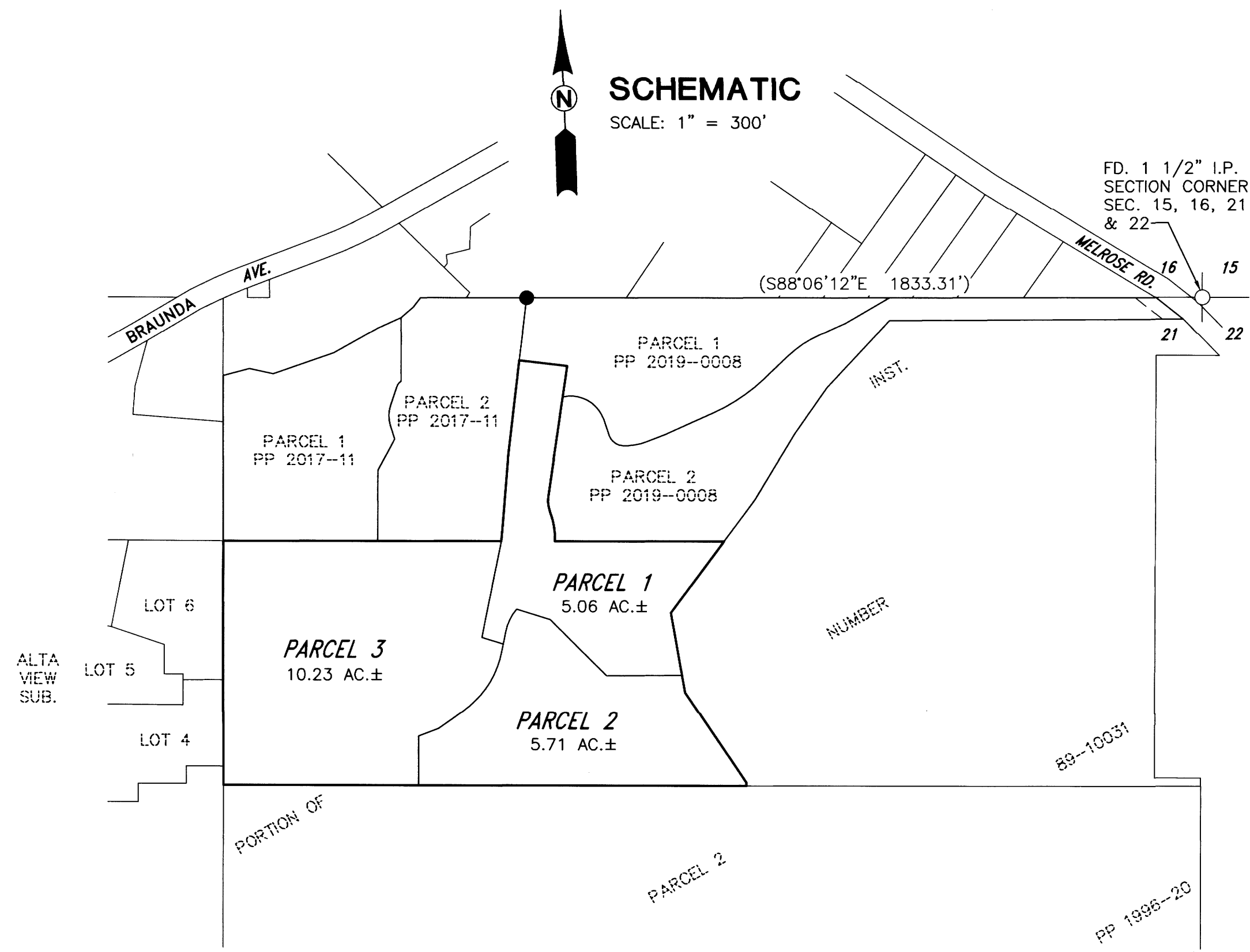
PLAT-PAR Cnt=1 Stn=41 DDWILKIN 01/13/2020 02:35:40 PM
This is a no fee document

SCHEMATIC

SCALE: 1" = 300'



FD. 1 1/2" I.P.
SECTION CORNER
SEC. 15, 16, 21
& 22



SHEET INDEX

- PAGE 1 OVERALL SCHEMATIC & EASTERLY ACCESS
- PAGE 2 MAIN PLAT
- PAGE 3 EXISTING EASEMENT INFORMATION, LINE & CURVE TABLES, SURVEYOR'S CERTIFICATE, NARRATIVE, DECLARATION, APPROVALS AND MISC. INFORMATION

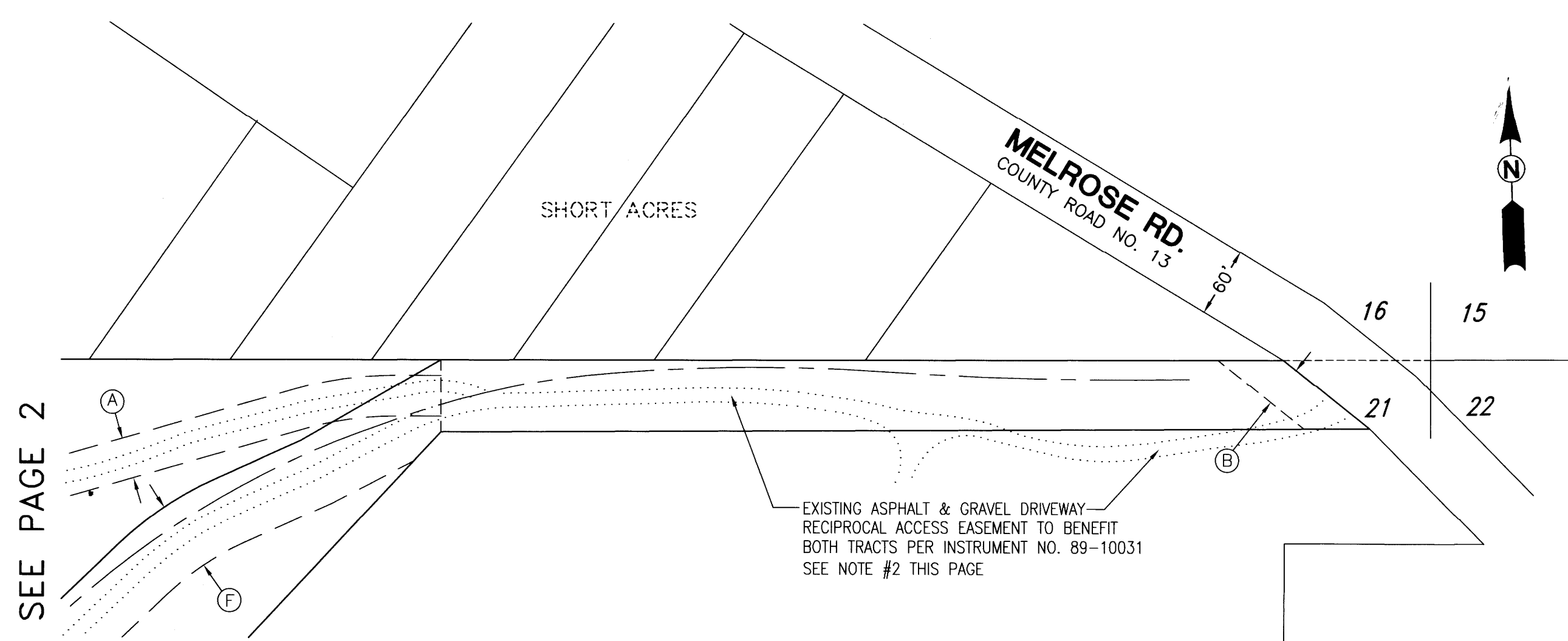
LEGEND

- FD. 5/8" IRON ROD
- FD. IRON PIPE AS NOTED
- () RECORD INFO. PER PP 2017-0011

NOTES

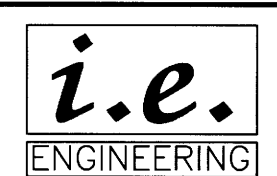
1. THE BASIS OF BEARING FOR THIS PLAT IS THE OREGON STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) USING THE NAD 83 (2011) EPOCH 2010.00 DATUM REALIZATION PER THE O.R.G.N. (OREGON REAL-TIME GNSS NETWORK) WITH THE FOLLOWING SCALE FACTOR AND CONVERGENCE ANGLE AT THE SECTION CORNER COMMON TO SECTIONS 15, 16, 21 & 22:

SCALE FACTOR: .9998949
CONVERGENCE ANGLE: -1°56'33.29"
2. A PORTION OF THE EXISTING DRIVEWAY SHOWN IS CONSTRUCTED ON THE TRACT SOUTHERLY AND EASTERLY OF THE TRACT BEING PARTITIONED PER THIS PLAT (INST. NO. 89-10031). FOR THIS REASON, THERE IS A 60' WIDE RECIPROCAL ACCESS EASEMENT RECORDED IN SAID DEED TO BENEFIT BOTH TRACTS.
3. SEE PAGE 3 FOR EXISTING EASEMENT INFORMATION.



SEE PAGE 2

2020-0005 A

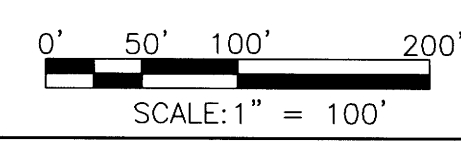


809 SE Pine Street
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SURVEYED FOR:
ROBERT IMHOF
4039 FOREST VIEW DR.
WASHOUGAL, WA 98671

PAGE: 1 OF 3
JOB NO: 2781-01_T5
DATE: 12/30/2019

LAND PARTITION
LYING IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 27 SOUTH,
RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON



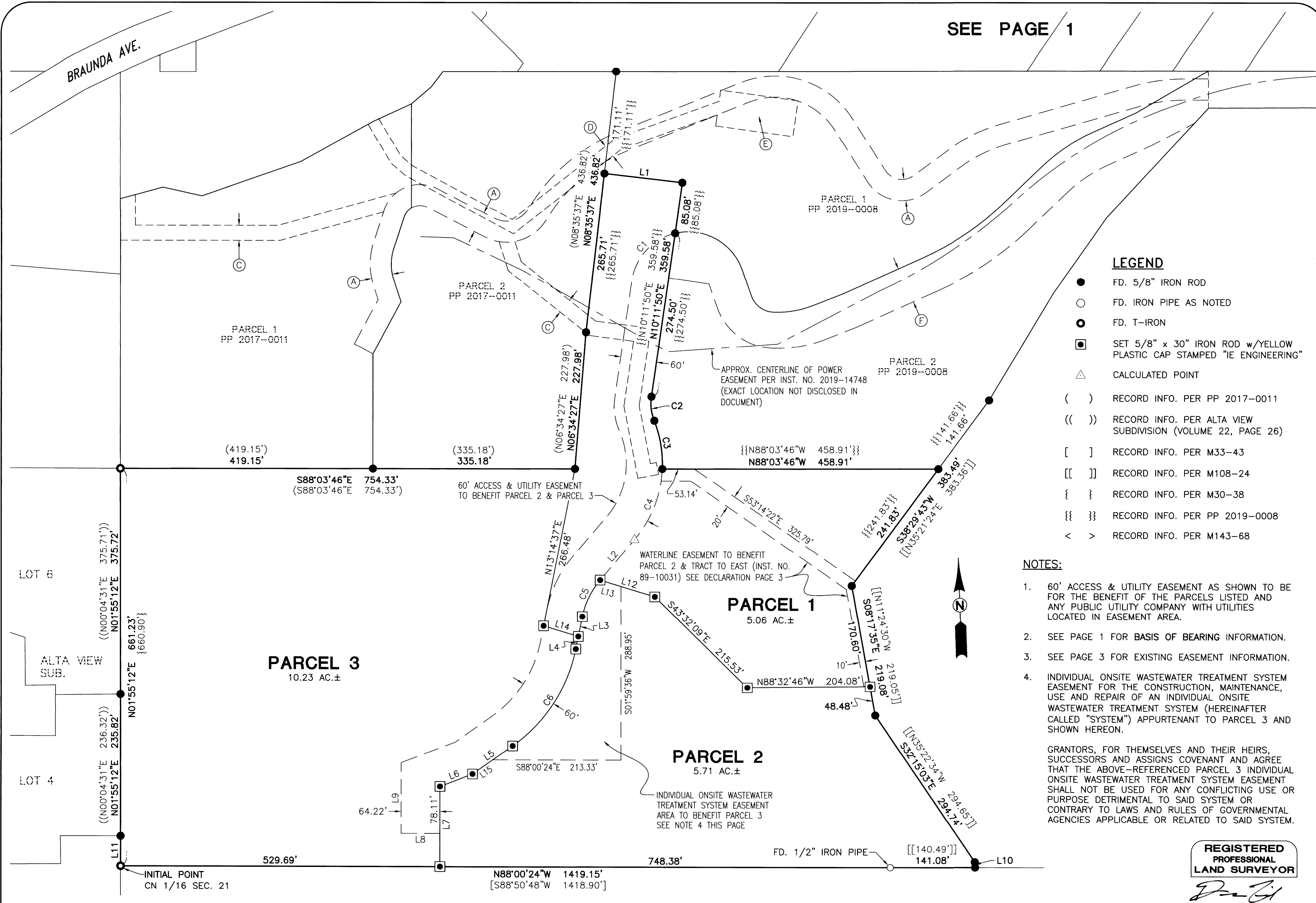
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Derek Allen Feigel

OREGON
JULY 10, 2018
DEREK ALLEN FEIGEL
77555

EXPIRES: 12/31/21

SEE PAGE 1



LEGEND

- FD. 5/8" IRON ROD
- FD. IRON PIPE AS NOTED
- FD. T-IRON
- SET 5/8" x 30" IRON ROD w/YELLOW PLASTIC CAP STAMPED "IE ENGINEERING"
- △ CALCULATED POINT
- () RECORD INFO. PER PP 2017-0011
- (()) RECORD INFO. PER ALTA VIEW SUBDIVISION (VOLUME 22, PAGE 26)
- [] RECORD INFO. PER M33-43
- [[]] RECORD INFO. PER M108-24
- { } RECORD INFO. PER M30-38
- {} RECORD INFO. PER PP 2019-0008
- < > RECORD INFO. PER M143-68

NOTES:

1. 60' ACCESS & UTILITY EASEMENT AS SHOWN TO BE FOR THE BENEFIT OF THE PARCELS LISTED AND ANY PUBLIC UTILITY COMPANY WITH UTILITIES LOCATED IN EASEMENT AREA.
2. SEE PAGE 1 FOR BASIS OF BEARING INFORMATION.
3. SEE PAGE 3 FOR EXISTING EASEMENT INFORMATION.
4. INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, USE AND REPAIR OF AN INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM (HEREINAFTER CALLED "SYSTEM") APPURTENANT TO PARCEL 3 AND SHOWN HEREON.

GRANTORS, FOR THEMSELVES AND THEIR HEIRS, SUCCESSORS AND ASSIGNS COVENANT AND AGREE THAT THE ABOVE-REFERENCED PARCEL 3 INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM EASEMENT SHALL NOT BE USED FOR ANY CONFLICTING USE OR PURPOSE DETRIMENTAL TO SAID SYSTEM OR CONTRARY TO LAWS AND RULES OF GOVERNMENTAL AGENCIES APPLICABLE OR RELATED TO SAID SYSTEM.

REGISTERED PROFESSIONAL LAND SURVEYOR

Derek Allen Feigel
DEREK ALLEN FEIGEL
 JULY 10, 2018
77555

EXPIRES: 12/31/21

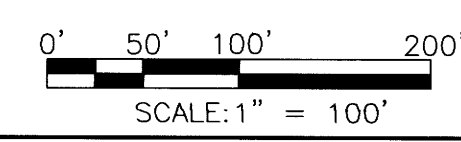


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 DATE: 12/30/2019

LAND PARTITION
 LYING IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 27 SOUTH,
 RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON



2020-0005 C

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.

PARCEL 3, PARTITION PLAT NUMBER 2019-0008, DOUGLAS COUNTY, OREGON PLAT RECORDS.

NARRATIVE:

THE PURPOSE OF THIS MAP IS TO PARTITION THE ABOVE-DESCRIBED TRACT INTO 3 PARCELS, AS SHOWN. THE BOUNDARY FOR THIS SURVEY WAS ESTABLISHED PER PARTITION PLAT NUMBER 2019-0008. MONUMENTS WERE SET TO DELINEATE THE NEW PARCELS WITHIN THIS BOUNDARY AS SHOWN.

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

EASEMENTS OF RECORD:

ALL EXISTING EASEMENTS OF RECORD CONTAINED IN A PRELIMINARY TITLE REPORT PERFORMED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED 6-17-06, FILE NO. 7391-2651847 THAT ARE LOCATED ON OR ADJACENT TO THE TRACT BEING PARTITIONED PER THIS PLAT ARE SHOWN, WITH THE EXCEPTION OF A RESOURCE MANAGEMENT EASEMENT RECORDED AS INSTRUMENT NUMBER 90-04911 (BLANKET EASEMENT PROHIBITING OBJECTION TO CONDITIONS RELATED TO COMMERCIAL AGRICULTURAL AND FOREST OPERATIONS ON ADJACENT LANDS). ADDITIONAL EASEMENTS HAVE BEEN RECORDED SINCE THE ABOVE-REFERENCED TITLE REPORT WAS ISSUED AND ARE SHOWN ON THIS PLAT.

EXISTING EASEMENTS/SETBACKS

- (A) 35' ACCESS & UTILITY EASEMENT PER PP 2017-0011
- (B) ULTIMATE SETBACK LINE - NO STRUCTURE, OTHER THAN A FENCE OR SIGN SHALL BE LOCATED BEYOND SETBACK LINE
- (C) 25' WATERLINE EASEMENT PER PP 2017-0011
- (D) 20' UTILITY EASEMENT PER INST. NO. 97-15767 (ALSO SHOWN ON M120-60)
- (E) DRAINFIELD EASEMENT PER INST. NO. 97-15767 (ALSO SHOWN ON M120-60)
- (F) 60' ACCESS & UTILITY EASEMENT PER PP 2019-0008

ZONING: 5R
COMP. PLAN: RR5
WATER: UMPQUA BASIN WATER ASSOCIATION
SEWER: SEPTIC

PLANNING DEPARTMENT FILE NO. 19-028

CURVE TABLE				
CURVE	CHORD	RADIUS	ARC	DELTA
C1	S44°23'17"W 106.77'	95.00'	113.38'	68°22'54"
C2	S04°40'16"E 40.54'	79.00'	41.00'	29°44'10"
C3	N07°32'55"W 81.02'	195.00'	81.62'	23°58'51"
C4	N23°22'55"E 126.59'	195.00'	128.92'	37°52'49"
C5	S27°49'33"W 67.58'	135.00'	68.31'	28°59'31"
C6	N35°02'46"E 192.41'	260.00'	197.09'	43°25'57"

LINE TABLE	
LINE	COURSE
1	S81°24'23"E 130.40' {{S81°24'23"E 130.40'}}
2	N42°19'19"E 88.21'
3	N13°19'48"E 33.66'
4	N13°19'48"E 21.36'
5	S56°45'45"W 81.45'
6	N70°50'15"E 57.81'
7	S01°59'36"W 133.10'
8	S88°00'24"E 64.22'
9	S01°59'36"W 117.59'
10	S01°19'40"E 8.98' [[N01°16'17"W 9.06']]
11	N01°55'12"E 49.69' <N00°05'26"E 50.00'>
12	S71°06'15"E 95.01'
13	S71°06'15"E 36.44'
14	S71°12'21"E 60.36'
15	S56°45'45"W 40.73'

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT ROBERT A. IMHOF 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 AND THE INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM EASEMENT ON PARCEL 2 TO BENEFIT PARCEL 3 AS SHOWN HEREON.

DECLARANT ALSO HEREBY CREATES THE VARIABLE WIDTH WATERLINE EASEMENT AS SHOWN ON PAGE 2 OF THIS PLAT TO BENEFIT PARCEL 2 AND THAT TRACT DESCRIBED IN INSTRUMENT NUMBER 89-10031 AND DEDICATES SAID EASEMENT TO RONALD E. BYERS AND PENNY C. BYERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

Robert A. Imhof 01-10-2020
ROBERT A. IMHOF DATE

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF DOUGLAS }ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 10 DAY OF January, 2020, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ROBERT A. IMHOF, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

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

APPROVALS:

[Signature] 1/2/2020
DOUGLAS COUNTY PLANNING DIRECTOR DATE

[Signature] 1/2/2020
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 1/13/2020
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 13 DAY OF January, 2020, 3:06 PM CLOCK AM/PM

[Signature] 1-13-2020
DOUGLAS COUNTY CLERK, Deputy DATE



REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]
OREGON
JULY 10, 2018
DEREK ALLEN FEIGEL
77555

EXPIRES: 12/31/21



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