

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.

Michelle Nelson 1/13/2020  
DOUGLAS COUNTY TAX COLLECTOR DATE

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

By Debra Wilkins 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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SURVEYED FOR:  
ROBERT IMHOF  
4039 FOREST VIEW DR.  
WASHOUGAL, WA 98671

PAGE: 3 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

2020-0005 C