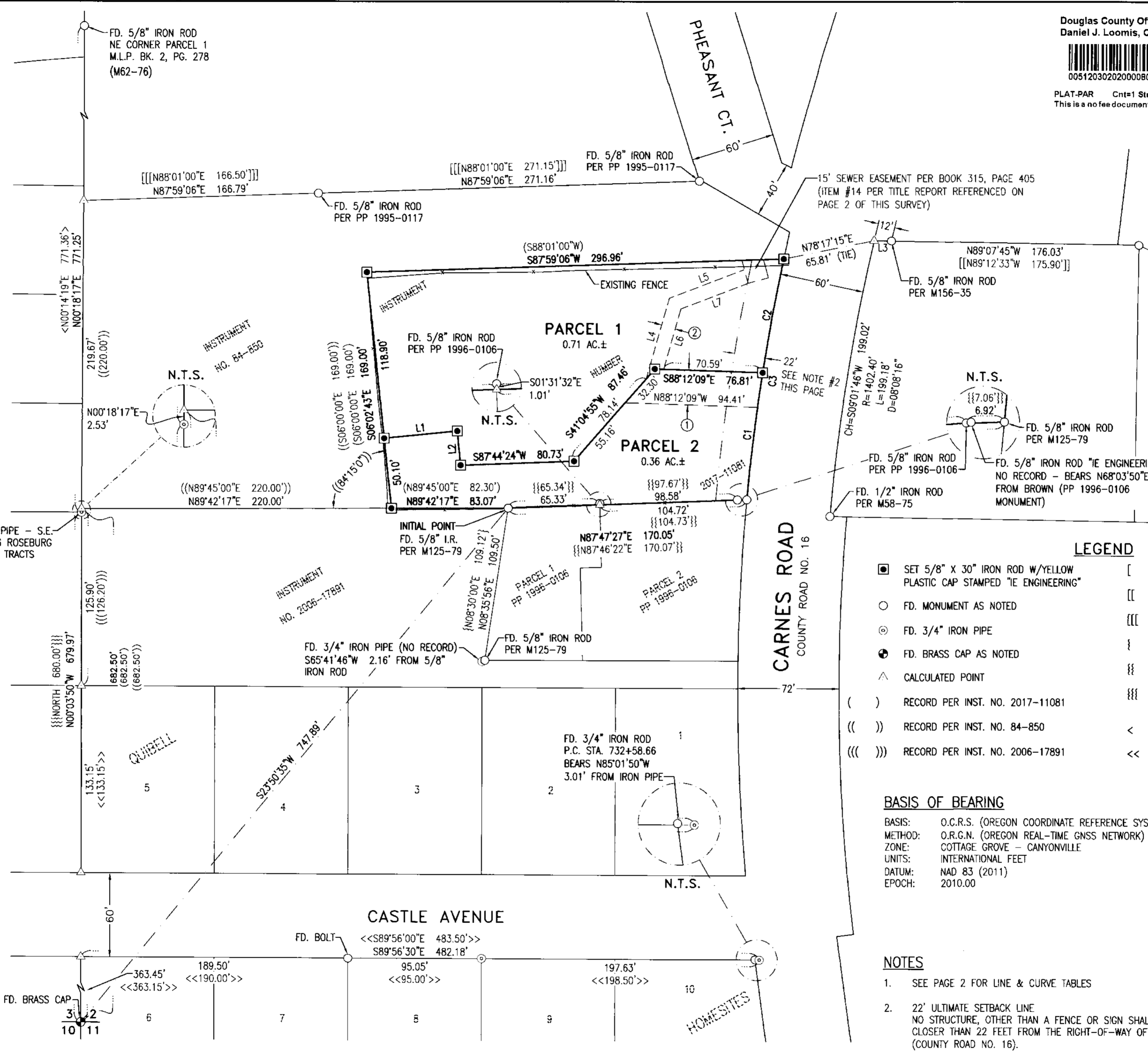


2020-0015 A

2020-0015 A

Douglas County Official Records
 Daniel J. Loomis, County Clerk 2020-008020
 NO FEE
 00512030202000080200020021
 05/07/2020 02:01:55 PM
 PLAT-PAR Cnt=1 Str=33 HAJOHNST
 This is a no fee document



- EASEMENTS**
- ① 25' ACCESS & UTILITY EASEMENT TO BENEFIT PARCEL 1
 - ② 10' SEWER EASEMENT TO BENEFIT PARCEL 2

LEGEND

■	SET 5/8" X 30" IRON ROD W/YELLOW PLASTIC CAP STAMPED "IE ENGINEERING"	[]	RECORD PER M58-75
○	FD. MONUMENT AS NOTED	[[]]	RECORD PER M156-35
⊙	FD. 3/4" IRON PIPE	[[[]]]	RECORD PER PP 1995-0117
●	FD. BRASS CAP AS NOTED	{ }	RECORD PER M125-79
△	CALCULATED POINT	{ }	RECORD PER PP 1996-0106
()	RECORD PER INST. NO. 2017-11081	{ }	RECORD PER PLAT H, ROSEBURG HOME ORCHARD TRACTS (VOL. 3, PG. 21)
(())	RECORD PER INST. NO. 84-850	< >	RECORD PER M62-76
((()))	RECORD PER INST. NO. 2006-17891	<< >>	RECORD PER QUIBELL HOMESITES (VOL. 8, PG. 21)

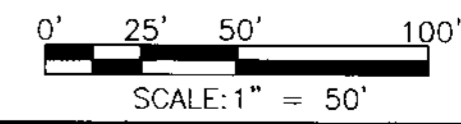
BASIS OF BEARING

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
 DATUM: NAD 83 (2011)
 EPOCH: 2010.00

- NOTES**
1. SEE PAGE 2 FOR LINE & CURVE TABLES
 2. 22' ULTIMATE SETBACK LINE NO STRUCTURE, OTHER THAN A FENCE OR SIGN SHALL BE LOCATED CLOSER THAN 22 FEET FROM THE RIGHT-OF-WAY OF CARNES ROAD (COUNTY ROAD NO. 16).

REGISTERED PROFESSIONAL LAND SURVEYOR

Derek Allen Feigel
DEREK ALLEN FEIGEL
 JULY 10, 2018
 77555



EXPIRES: 12/31/21



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

SURVEYED FOR:
 DALE FARMER
 365 W. ORIOLE
 ROSEBURG, OR 97471

PAGE: 1 OF 2
 JOB NO: 2053-05
 DATE: 5/4/2020

LAND PARTITION
 LYING IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 28 SOUTH,
 RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

2020-0015 B

NARRATIVE:

THE PURPOSE OF THIS MAP IS TO PARTITION THE ABOVE-DESCRIBED TRACT INTO 2 PARCELS, AS SHOWN.

THE WESTERLY RIGHT-OF-WAY OF CARNES ROAD WAS CALCULATED BY HOLDING RECORD DISTANCE FROM THE EASTERLY RIGHT-OF-WAY, WHICH WAS CALCULATED BY HOLDING THE 1/2" IRON ROD PER M58-75 AND RECORD DISTANCE FROM THE 5/8" IRON ROD PER M156-35 AS SHOWN. INTERSECTING THIS WITH THE SOUTH LINE OF MY CLIENT'S TRACT IS WITHIN 0.02' OF THE MONUMENT FOUND AT THE SOUTHEAST CORNER.

THE DESCRIPTIONS CONTAINED IN THE DEED FOR MY CLIENT'S TRACT (INSTRUMENT NUMBER 2017-11081) AND THE ADJACENT TRACT (INSTRUMENT NUMBER 84-850) HAVE SIGNIFICANT MISCLOSURES. SAID 2017-11081 DOES NOT CLOSE BY 2.54 FEET IN A SOUTHEASTERLY DIRECTION AND 84-850 DOES NOT CLOSE BY 1.08 FEET IN A SOUTHWESTERLY DIRECTION. I BELIEVE THIS CONTRIBUTES TO SOME DISCREPANCIES IN BOTH DISTANCE AND LINES OF OCCUPATION DISCOVERED AND STATED IN THE REST OF THIS NARRATIVE.

THE NORTHEAST, NORTHWEST AND SOUTHWEST CORNERS OF MY CLIENT'S TRACT ARE COMMON TO THE ADJACENT TRACT (INSTRUMENT NUMBER 84-850). I BEGAN ESTABLISHING THESE CORNERS BY FIRST ESTABLISHING THE SOUTHWEST CORNER OF SAID 84-850 USING RECORD DISTANCE PER SAID DEED ALONG THE WEST LINE OF SECTION 2 AS SHOWN. THIS IS IN HARMONY WITH THE TRACT TO THE SOUTH (INSTRUMENT NUMBER 2006-17891), THE SOUTHWEST CORNER OF WHICH WAS CALCULATED USING RECORD DISTANCE FROM MONUMENTS OF RECORD PER QUIBELL HOMESITES FOUND ALONG THE SOUTH RIGHT-OF-WAY OF CASTLE AVENUE.

THE SOUTH LINE OF SAID INSTRUMENT NUMBER 84-850 AND THE WEST END OF THE SOUTH LINE OF MY CLIENT'S TRACT WAS THEN ESTABLISHED BY PROJECTING A LINE FROM SAID SOUTHWEST CORNER OF INSTRUMENT NUMBER 84-850 TO THE 5/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF PARCEL 1, PARTITION PLAT 1996-0106. THIS RESULTS IN SAID LINE BEING WELL NORTH OF MY CLIENT'S FENCE LINE.

THE SOUTHWEST CORNER OF MY CLIENT'S TRACT WAS THEN CALCULATED BY HOLDING RECORD DISTANCE ALONG THIS LINE PER SAID INSTRUMENT NUMBER 84-850, WHICH RESULTS IN SAID CORNER BEING WELL INSIDE THE FENCE LINE (2.71 FEET).

THE NORTHWEST CORNER OF THE TRACT WAS THEN CALCULATED BY HOLDING RECORD ANGLE PER SAID INSTRUMENT NUMBER 84-850 AND RECORD DISTANCE PER BOTH TRACTS AS SHOWN. THIS RESULTS IN SAID CORNER BEING NORTH OF THE FENCE LINE, BUT SINCE BOTH DEEDS SHARE THE SAME DISTANCE, I FELT THAT IT WAS MY ONLY OPTION.

I THEN HELD THE BEARING BETWEEN MONUMENTS OF RECORD FOUND ALONG THE NORTH LINE OF SAID INSTRUMENT NUMBER 84-850 AND INTERSECTED SAID WESTERLY RIGHT-OF-WAY OF CARNES ROAD TO ESTABLISH THE NORTHEAST CORNER OF MY CLIENT'S TRACT.

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.

ZONING: RS (SUBURBAN RESIDENTIAL)
COMP. PLAN: RMD (MEDIUM DENSITY RESIDENTIAL)
WATER: ROBERTS CREEK WATER DISTRICT
SEWER: GREEN SANITARY DISTRICT

PLANNING DEPARTMENT FILE NO. 19-054

100 YEAR FLOOD DATA:

ALTHOUGH THE TRACT BEING PARTITIONED PER THIS PLAT DOES LIE WITHIN ZONE AE PER FEMA MAP NUMBER 41019C1720F DATED 2/17/2010, A LETTER OF MAP AMENDMENT (LOMA) DATED 2/24/2017 EXCLUDES THE SUBJECT PROPERTY FROM BEING LOCATED IN ANY SPECIAL FLOOD HAZARD AREA.

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.

ALL OF THAT TRACT DESCRIBED IN INSTRUMENT NUMBER 2017-11081, DOUGLAS COUNTY CLERK'S RECORDS; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 5/8" IRON ROD MARKING THE NORTHWEST CORNER OF PARCEL 1, PARTITION PLAT NUMBER 1996-0106, PLAT RECORDS OF DOUGLAS COUNTY, FROM WHICH THE SECTION CORNER COMMON TO SECTIONS 2, 3, 10 AND 11, TOWNSHIP 28 SOUTH, RANGE 6 WEST BEARS SOUTH 23°50'35" WEST, 747.89 FEET; THENCE ALONG THE NORTH LINE OF SAID PARTITION PLAT 1996-0106, NORTH 87°47'27" EAST, 170.05 FEET TO A 5/8" IRON ROD MARKING THE NORTHEAST CORNER OF PARCEL 2 OF SAID PARTITION PLAT 1996-0106; SAID CORNER ALSO BEING ON THE WESTERLY RIGHT-OF-WAY BOUNDARY OF CARNES ROAD (COUNTY ROAD NUMBER 16); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY OF CARNES ROAD, ALONG A 1462.40-FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS NORTH 8°36'58" EAST, 173.48 FEET, AN ARC DISTANCE OF 173.58 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY OF CARNES ROAD, ALONG THE SOUTH BOUNDARY OF THAT TRACT DESCRIBED IN INSTRUMENT NUMBER 84-850, DOUGLAS COUNTY CLERK'S RECORDS, SOUTH 87°59'06" WEST, 296.96 FEET TO A 5/8" IRON ROD MARKING THE NORTHWEST CORNER OF SAID INSTRUMENT NUMBER 2017-11081; THENCE ALONG THE EAST BOUNDARY OF SAID INSTRUMENT NUMBER 84-850, SOUTH 06°02'43" EAST, 169.00 FEET TO A 5/8" IRON ROD MARKING THE SOUTHWEST CORNER OF SAID INSTRUMENT NUMBER 2017-11081; SAID CORNER ALSO BEING ON THE NORTH BOUNDARY OF THAT TRACT DESCRIBED IN INSTRUMENT NUMBER 2006-17891, DOUGLAS COUNTY CLERK'S RECORDS; THENCE ALONG SAID NORTH BOUNDARY OF INSTRUMENT NUMBER 2006-17891, NORTH 89°42'17" EAST, 83.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.07 ACRES, MORE OR LESS.

EASEMENTS OF RECORD:

THE FOLLOWING SURVEY RELATED EXCEPTIONS LISTED IN A PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. 7391-3275463 DATED JULY 18, 2019 HAVE BEEN ADDRESSED AS FOLLOWS:

- 12. RIGHT OF WAY GRANTED TO THE CALIFORNIA OREGON POWER COMPANY. (NOT SHOWN ON THIS SURVEY. LOCATION OF RIGHT-OF-WAY NOT DISCLOSED.)
- 13. RIGHT OF WAY GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY. (NOT SHOWN ON THIS SURVEY. LOCATION OF RIGHT OF WAY NOT DISCLOSED.)
- 14. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: BOOK 315, PAGE 405, RECORDER'S NO. 310219 GREEN SANITARY DISTRICT SEWER AND RELATED FACILITIES (SHOWN ON SHEET 1 OF THIS SURVEY)

IN FAVOR OF:
FOR:
(SHOWN ON SHEET 1 OF THIS SURVEY)



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT DALE E. FARMER 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 FOR THE BENEFIT OF PARCEL 1 AND THE 10-FOOT SEWER EASEMENT FOR THE BENEFIT OF PARCEL 2 AS SHOWN HEREON.

Dale E. Farmer 5/4/2020
DALE E. FARMER DATE

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF DOUGLAS }ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 4TH DAY OF MAY, 2020, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DALE E. FARMER, 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] 5/7/2020
DOUGLAS COUNTY PLANNING DIRECTOR DATE

[Signature] 5/7/2020
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 05/07/2020
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 7th DAY OF MAY, 2020, 2:01 O'CLOCK AM (PM)
DOUGLAS COUNTY CLERK
By: [Signature] DEPUTY
DOUGLAS COUNTY CLERK DATE 5/7/2020

LINE TABLE	
LINE	COURSE
1	S84°08'27"W 52.29'
2	N05°51'33"W 24.35'
3	S89°07'45"E 12.28'

CURVE TABLE				
CURVE	CHORD	RADIUS	CURVE LENGTH	DELTA
C1	S07°00'19"W 91.33'	1462.40'	91.35'	3°34'44"
C2	S10°24'20"W 82.22'	1462.40'	82.23'	3°13'18"
C3	S08°36'58"W 173.48'	1462.40'	173.58'	6°48'02"

REGISTERED PROFESSIONAL LAND SURVEYOR

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

EXPIRES: 12/31/21

2020-0015 B



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SURVEYED FOR:
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PAGE: 2 OF 2
JOB NO: 2053-05
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LAND PARTITION

LYING IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON