

2020-0021 A

Douglas County Official Records
Daniel J. Loomis, County Clerk 2020-009996
NO FEE
0051427620200099960020020
06/10/2020 02:38:11 PM
PLAT-PAR Cnt=1 Stn=33 HAJOHNST
This is a no fee document

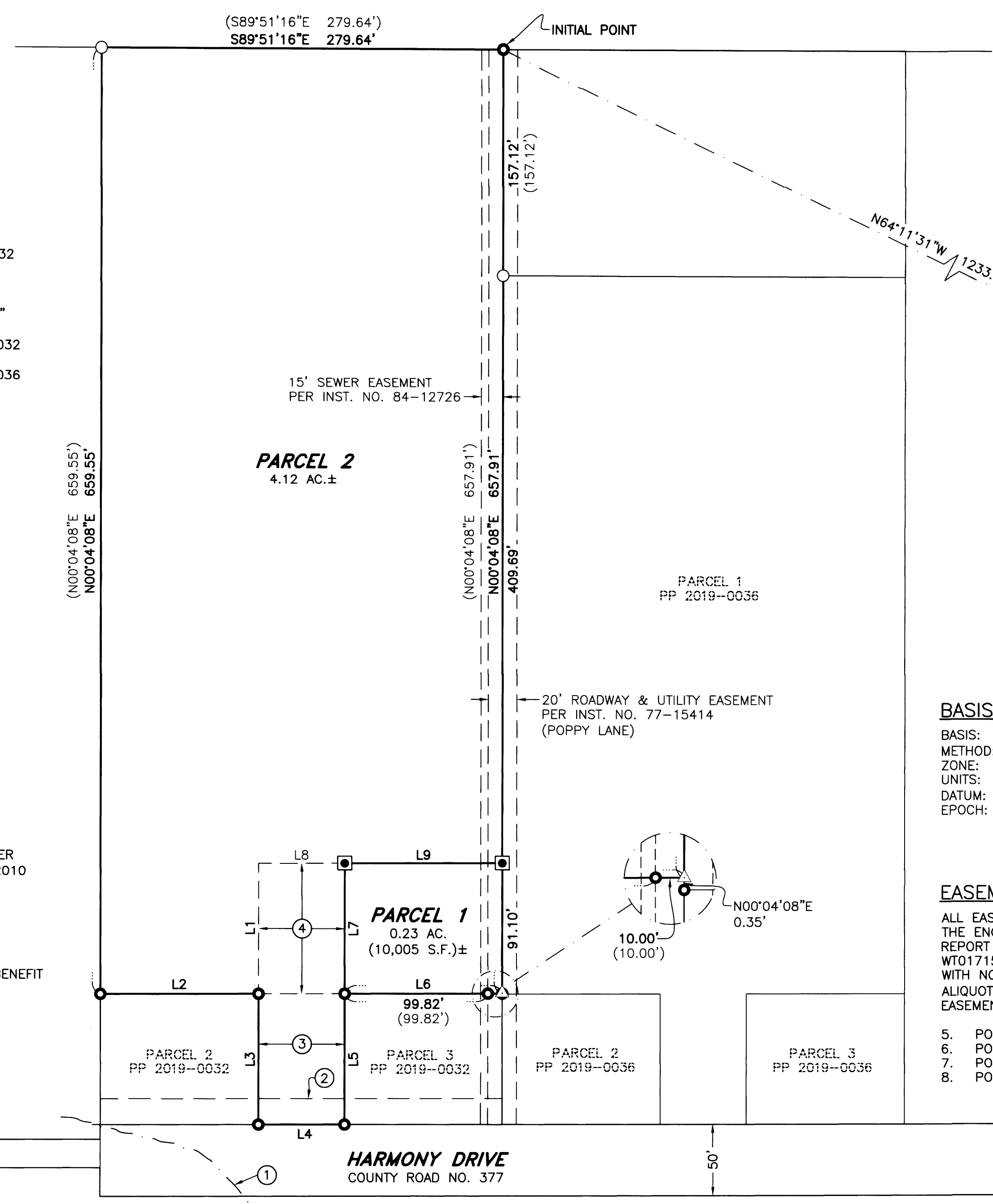
LEGEND

- FOUND 5/8" IRON ROD
- SET 5/8" IRON ROD PER PP 2019-0032 & PP 2019-0036
- SET 5/8" X 30" IRON ROD W/YELLOW PLASTIC CAP STAMPED "IE ENGINEERING"
- () RECORD INFORMATION PER PP 2019-0032
- (()) RECORD INFORMATION PER PP 2019-0036

LINE TABLE	
LINE	COURSE
1	S00°04'08"W 91.10'
2	N89°48'31"E 109.82' (N89°48'31"E 109.82')
3	S00°04'08"W 91.10' (S00°04'08"W 91.10')
4	N89°48'31"E 60.00' (N89°48'31"E 60.00')
5	S00°04'08"W 91.10' (S00°04'08"W 91.10')
6	N89°48'31"E 109.82' (N89°48'31"E 109.82')
7	S00°04'08"W 91.10'
8	N89°48'31"E 60.00'
9	N89°48'31"E 109.82'

NOTES

- ① APPROX. 100-YR. FLOODPLAIN BOUNDARY PER FEMA MAP #41019C1719F EFFECTIVE 2/17/2010
- ② 18' ULTIMATE SETBACK LINE
- ③ 60' ACCESS & UTILITY EASEMENT PER PP 2019-0032
- ④ 60-FOOT ACCESS & UTILITY EASEMENT TO BENEFIT PARCEL 2 AND PARCEL 3



BASIS OF BEARING:

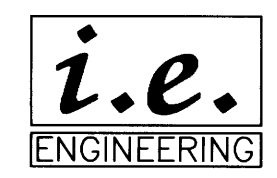
BASIS: O.C.R.S. (OREGON COORDINATE REFERENCE SYSTEM)
 METHOD: O.R.G.N. (OREGON REAL-TIME GNSS NETWORK)
 ZONE: COTTAGE GROVE - CANYONVILLE
 UNITS: INTERNATIONAL FEET
 DATUM: NAD 83 (2011)
 EPOCH: 2010.00

EASEMENTS OF RECORD

ALL EASEMENTS OF RECORD NOT SHOWN ON THIS PLAT LISTED UNDER THE ENCUMBRANCES SECTION OF AN OWNERSHIP AND ENCUMBRANCES REPORT PREPARED BY WESTERN TITLE & ESCROW, ORDER NO. WT0171561 DATED APRIL 24, 2019 ARE BLANKET POWER EASEMENTS WITH NO SPECIFIC LOCATION DESCRIBED, OTHER THAN A PORTION OF ALIQUOT PARTS OF THE SECTION(S) IN WHICH THEY LIE. SAID EASEMENTS LISTED AS FOLLOWS:

- 5. POWER EASEMENT PER BOOK 159, PAGE 89
- 6. POWER EASEMENT PER INSTRUMENT NUMBER 70-750
- 7. POWER EASEMENT PER INSTRUMENT NUMBER 71-1324
- 8. POWER EASEMENT PER INSTRUMENT NUMBER 72-8908

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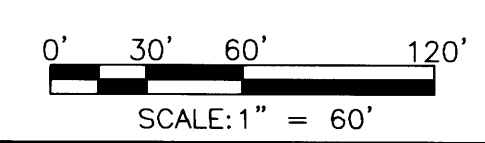


809 SE Pine Street
 Roseburg, Oregon 97470
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SURVEYED FOR:
 BEN TATONE
 1780 NW HUGHWOOD DR.
 ROSEBURG, OR 97471

PAGE: 1 OF 2
 JOB NO: 2325-12_T2
 DATE: 5/26/2020

LAND PARTITION
 LYING IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 28 SOUTH,
 RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON



**REGISTERED
 PROFESSIONAL
 LAND SURVEYOR**

Derek Allen Feigel
DEREK ALLEN FEIGEL
 JULY 10, 2018
77555

EXPIRES: 12/31/21

2020-0021 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.

PARCEL 1, PARTITION PLAT NUMBER 2019-0032, DOUGLAS COUNTY, OREGON PLAT RECORDS.

NARRATIVE:

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

THE BOUNDARY FOR THIS PLAT WAS ESTABLISHED PER PARCEL 1, PARTITION PLAT NUMBER 2019-0032. MONUMENTS WERE SET WITHIN SAID BOUNDARY TO DELINEATE THE NEW PARCELS AS SHOWN.

THIS SURVEY WAS PERFORMED BY JEREMY LEONARD AND RENDEN HEICHEL USING TOPCON GPS AND DATA COLLECTION EQUIPMENT. OFFICE CALCULATIONS AND DRAFTING WERE PERFORMED BY DEREK FEIGEL.

ZONING: R-1 (SINGLE FAMILY RESIDENTIAL)
COMP. PLAN: RMD (MEDIUM DENSITY RESIDENTIAL)
WATER: ROBERTS CREEK WATER DISTRICT
SEWER: GREEN SANITARY

PLANNING DEPARTMENT FILE NO. 20-017

APPROVALS:

[Signature] 6/9/2020
DOUGLAS COUNTY PLANNING DIRECTOR DATE

[Signature] 6/9/2020
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 6/10/2020
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 10th DAY OF JUNE, 2020, 2:38 O'CLOCK AM/PM

[Signature] 6/10/2020
DOUGLAS COUNTY CLERK DATE



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT EARL PENNINGTON JR. 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 AS SHOWN HEREON.

[Signature] 6/27/20
EARL PENNINGTON JR. DATE

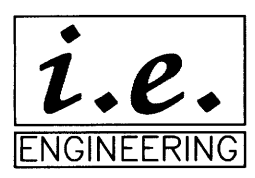
ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF DOUGLAS }ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 27 DAY OF May, 2020, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED EARL PENNINGTON JR., WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

[Signature]
NOTARY: ELAINE ESTHER BERG
NOTARY PUBLIC - OREGON
COMMISSION NO.: 972256
MY COMMISSION EXPIRES: MARCH 12, 2022

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LYING IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 28 SOUTH,
RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON



EXPIRES: 12/31/21