

2020-0021 A

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

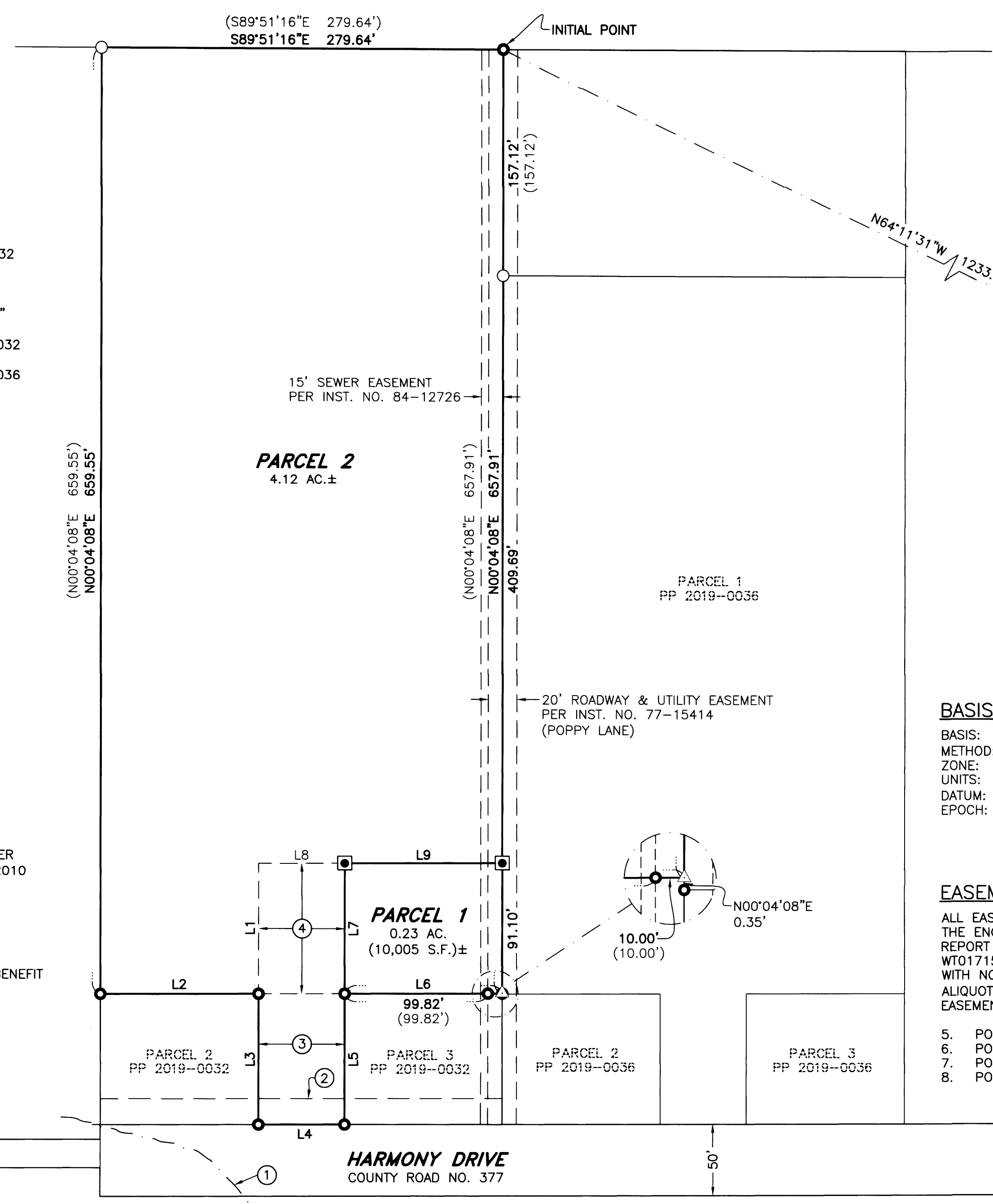
**LEGEND**

- 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:**

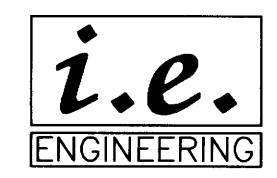
BASIS: O.C.R.S. (OREGON COORDINATE REFERENCE SYSTEM)  
 METHOD: O.R.G.N. (OREGON REAL-TIME GNSS NETWORK)  
 ZONE: COTTAGE GROVE - CANYONVILLE  
 UNITS: INTERNATIONAL FEET  
 DATUM: NAD 83 (2011)  
 EPOCH: 2010.00

**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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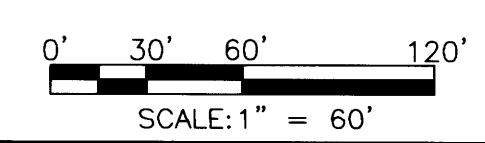


809 SE Pine Street  
 Roseburg, Oregon 97470  
 PHONE (541) 673-0166  
 FAX (541) 440-9392  
 iemail@ieengineering.com

**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*  
**OREGON**  
 JULY 10, 2018  
**DEREK ALLEN FEIGEL**  
 77555

EXPIRES: 12/31/21