

2020-0028 A

**LEGEND**

- FOUND 5/8" IRON ROD AS NOTED
- FOUND 5/8" IRON ROD PER PP 2019-0036
- SET 5/8" X 30" IRON ROD W/YELLOW PLASTIC CAP STAMPED "IE ENGINEERING"
- ( ) RECORD INFORMATION PER PP 2019-0036
- (( )) RECORD INFORMATION PER M64-70

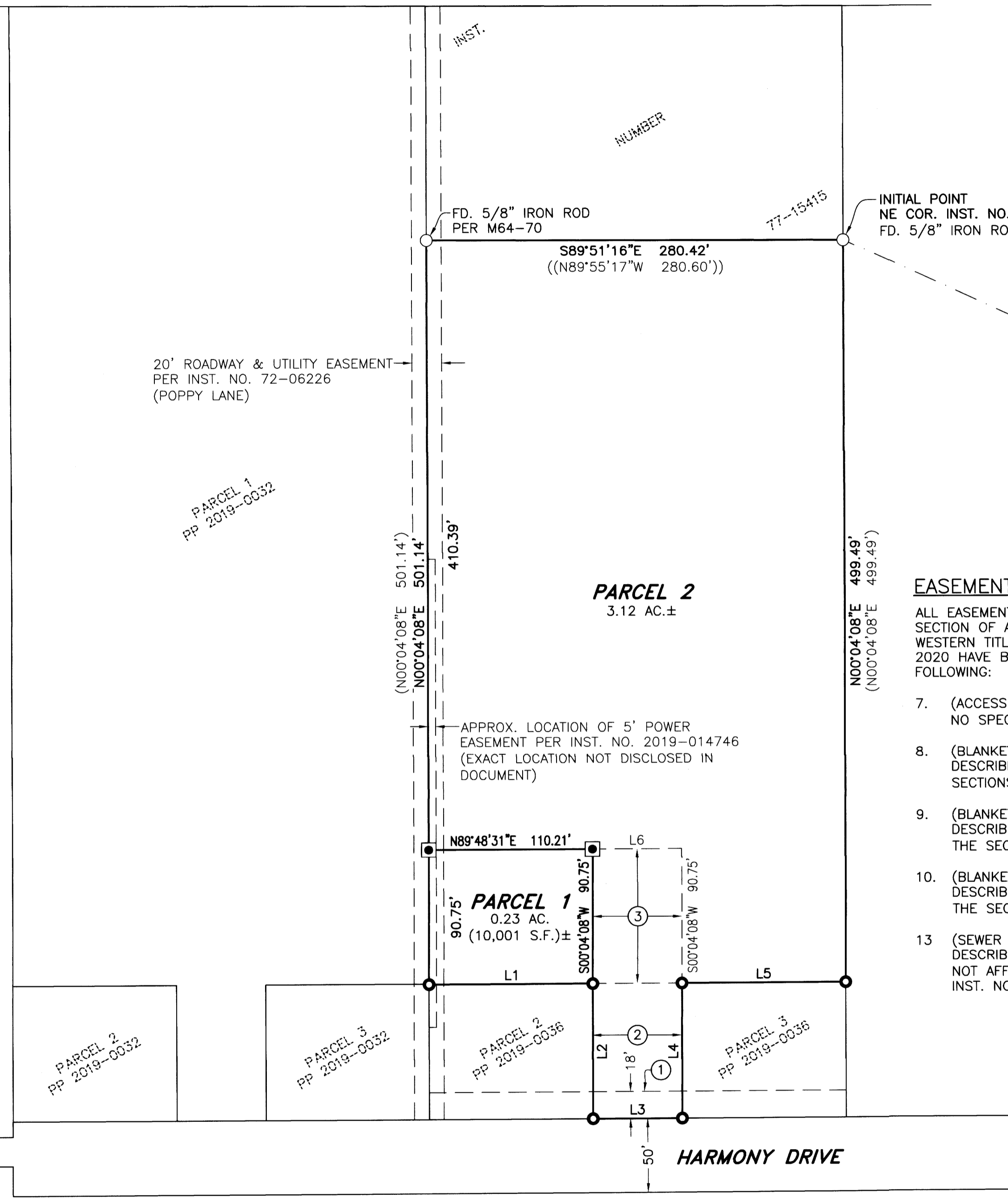
**BASIS OF BEARING:**

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

LINE TABLE	
LINE	COURSE
1	N89°48'31"E 110.21' (N89°48'31"E 110.21')
2	S00°04'08"W 90.75' (S00°04'08"W 90.75')
3	N89°48'31"E 60.00' (N89°48'31"E 60.00')
4	S00°04'08"W 90.75' (S00°04'08"W 90.75')
5	N89°48'31"E 110.21' (N89°48'31"E 110.21')
6	N89°48'31"E 60.00'

**NOTES**

- ① 18-FOOT ULTIMATE SETBACK LINE
- ② 60-FOOT ACCESS & UTILITY EASEMENT PER PP 2019-0036
- ③ 60-FOOT ACCESS & UTILITY EASEMENT TO BENEFIT PARCEL 1 AND PARCEL 3



**EASEMENTS OF RECORD**

ALL EASEMENTS OF RECORD LISTED UNDER THE ENCUMBRANCES SECTION OF AN OWNERSHIP AND ENCUMBRANCES REPORT PREPARED BY WESTERN TITLE & ESCROW, ORDER NO. WT0191729 DATED JUNE 3, 2020 HAVE BEEN SHOWN ON THIS PLAT, WITH THE EXCEPTION OF THE FOLLOWING:

- 7. (ACCESS EASEMENT THAT REFERENCES "WAGON ROAD" WITH NO SPECIFIC LOCATION) BOOK 73, PAGE 604
- 8. (BLANKET POWER EASEMENT WITH NO SPECIFIC LOCATION DESCRIBED, OTHER THAN A PORTION OF ALIQUOT PARTS OF SECTIONS IN WHICH IT LIES) VOLUME 159, PAGE 89
- 9. (BLANKET POWER EASEMENT WITH NO SPECIFIC LOCATION DESCRIBED, OTHER THAN A PORTION OF ALIQUOT PART OF THE SECTION IN WHICH IT LIES) INST. NO. 70-00750
- 10. (BLANKET POWER EASEMENT WITH NO SPECIFIC LOCATION DESCRIBED, OTHER THAN A PORTION OF ALIQUOT PART OF THE SECTION IN WHICH IT LIES) INST. NO. 71-01324
- 13. (SEWER DRAINFIELD EASEMENT WITH NO SPECIFIC LOCATION DESCRIBED, OTHER THAN NORTH-HALF OF PROPERTY - DOES NOT AFFECT PORTION BEING PARTITIONED PER THIS PLAT) INST. NO. 77-15416

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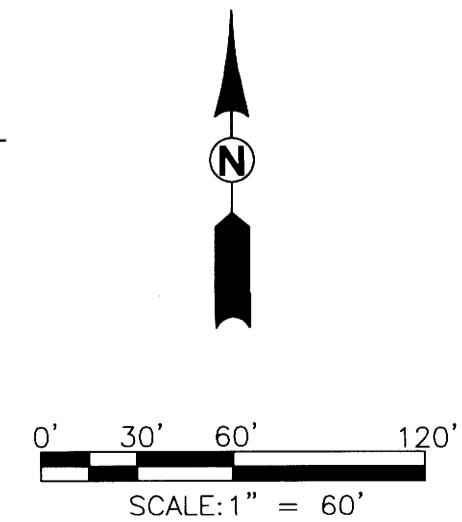


809 SE Pine Street  
Roseburg, Oregon 97470  
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FAX (541) 440-9392  
iemail@ieengineering.com

SURVEYED FOR:  
BEN TATONE  
1780 NW HUGHWOOD DR.  
ROSEBURG, OR 97471

PAGE: 1 OF 2  
JOB NO: 2325-13\_T4  
DATE: 6/30/2020

**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

2020-0028 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 2019-0036, 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 2019-0036. 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. 20-018

**DECLARATION:**

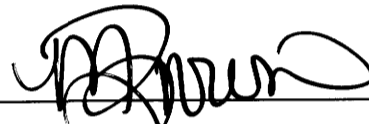
KNOW ALL PEOPLE BY THESE PRESENTS THAT TATONE ESTATES, LLC IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THIS PARTITION PLAT TO BE PREPARED AND THE PROPERTY PARTITIONED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES. DECLARANT ALSO HEREBY CREATES THE 60-FOOT ACCESS & UTILITY EASEMENT FOR THE BENEFIT OF PARCEL 1 AND PARCEL 3 AS SHOWN HEREON.

 6/29/2020  
BENJAMIN H. TATONE, SOLE MEMBER DATE  
TATONE ESTATES, LLC


**ACKNOWLEDGMENT:**

STATE OF OREGON }  
COUNTY OF DOUGLAS }ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 29TH DAY OF JUNE, 2020, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BENJAMIN H. TATONE, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

  
NOTARY: MARQUITA BROWN  
NOTARY PUBLIC - OREGON  
COMMISSION NO.: 968987  
MY COMMISSION EXPIRES: 11/26/2021

**APPROVALS:**


 6/29/2020  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

 6/29/2020  
DOUGLAS COUNTY SURVEYOR DATE

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

 06/30/2020  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 30<sup>th</sup> DAY OF JUNE, 2020, 9:20 O'CLOCK  
AM/PM

 6/30/2020  
DOUGLAS COUNTY CLERK DATE



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

  
OREGON  
JULY 10, 2018  
DEREK ALLEN FEIGEL  
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EXPIRES: 12/31/21

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**i.e.**  
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