

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

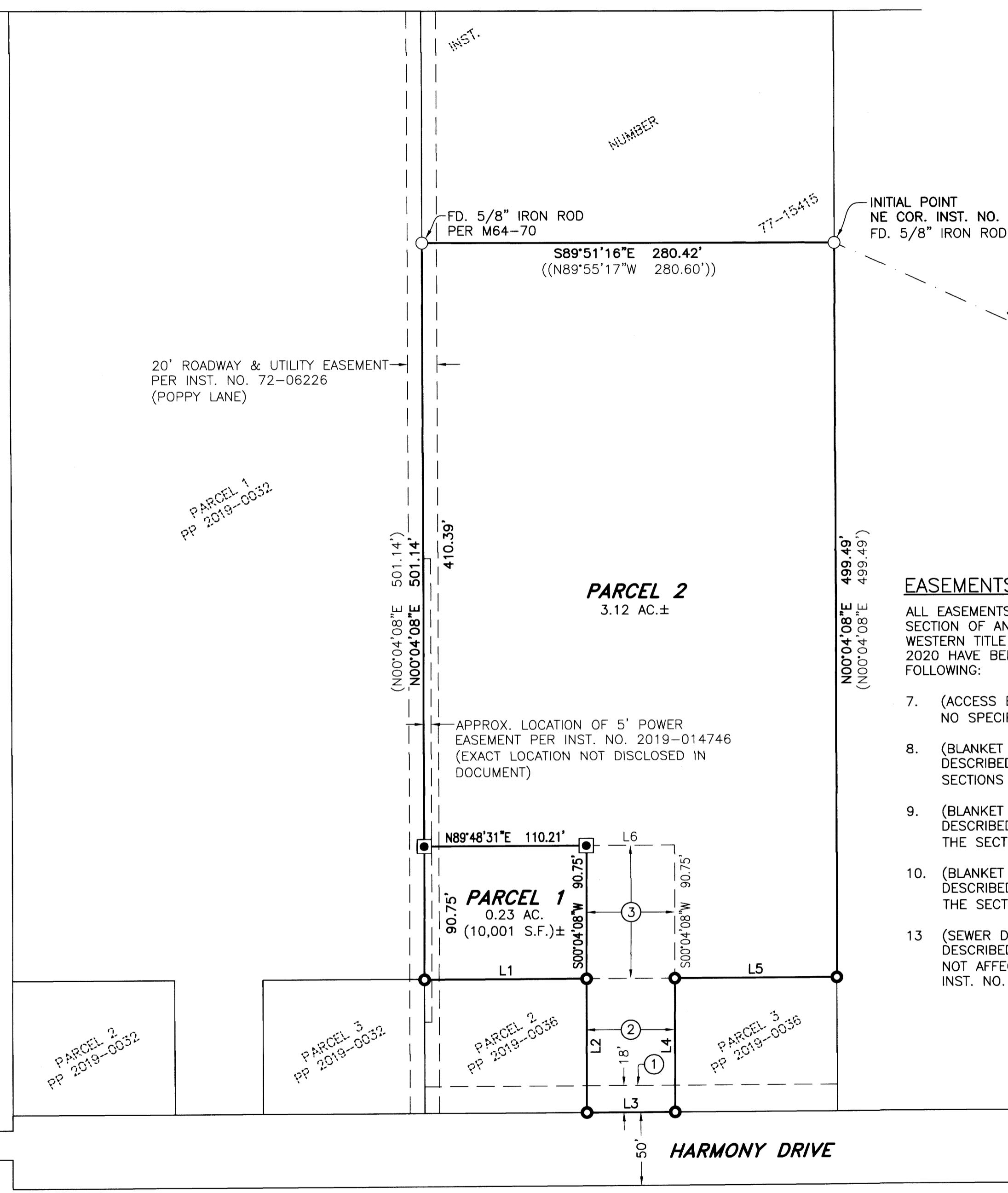
BASIS OF BEARING:

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

2020-0028 A

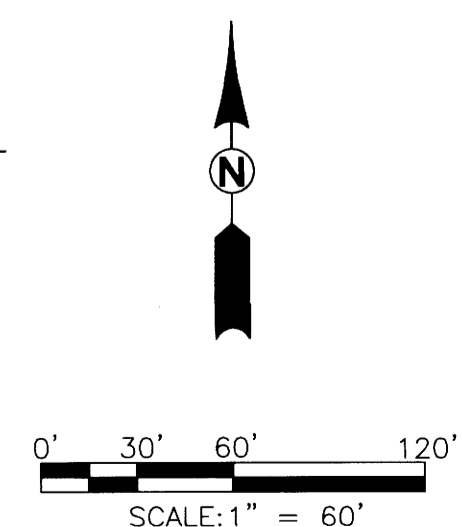


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SURVEYED FOR:
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PAGE: 1 OF 2
 JOB NO: 2325-13_T4
 DATE: 6/30/2020

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