

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:

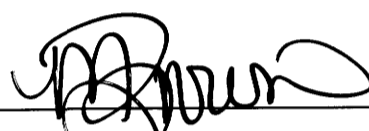
KNOW ALL PEOPLE BY THESE PRESENTS THAT TATONE ESTATES, LLC IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THIS PARTITION PLAT TO BE PREPARED AND THE PROPERTY PARTITIONED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES.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


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


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:

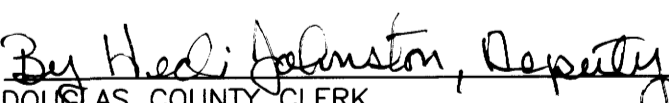

DOUGLAS COUNTY PLANNING DIRECTOR
6/29/2020
DATE


DOUGLAS COUNTY SURVEYOR
6/29/2020
DATE

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


DOUGLAS COUNTY TAX COLLECTOR
06/30/2020
DATE

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


DOUGLAS COUNTY CLERK
6/30/2020
DATE



REGISTERED
PROFESSIONAL
LAND SURVEYOR


OREGON
JULY 10, 2018
DEREK ALLEN FEIGEL
77555

EXPIRES: 12/31/21

2020-0028 B



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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: 2 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