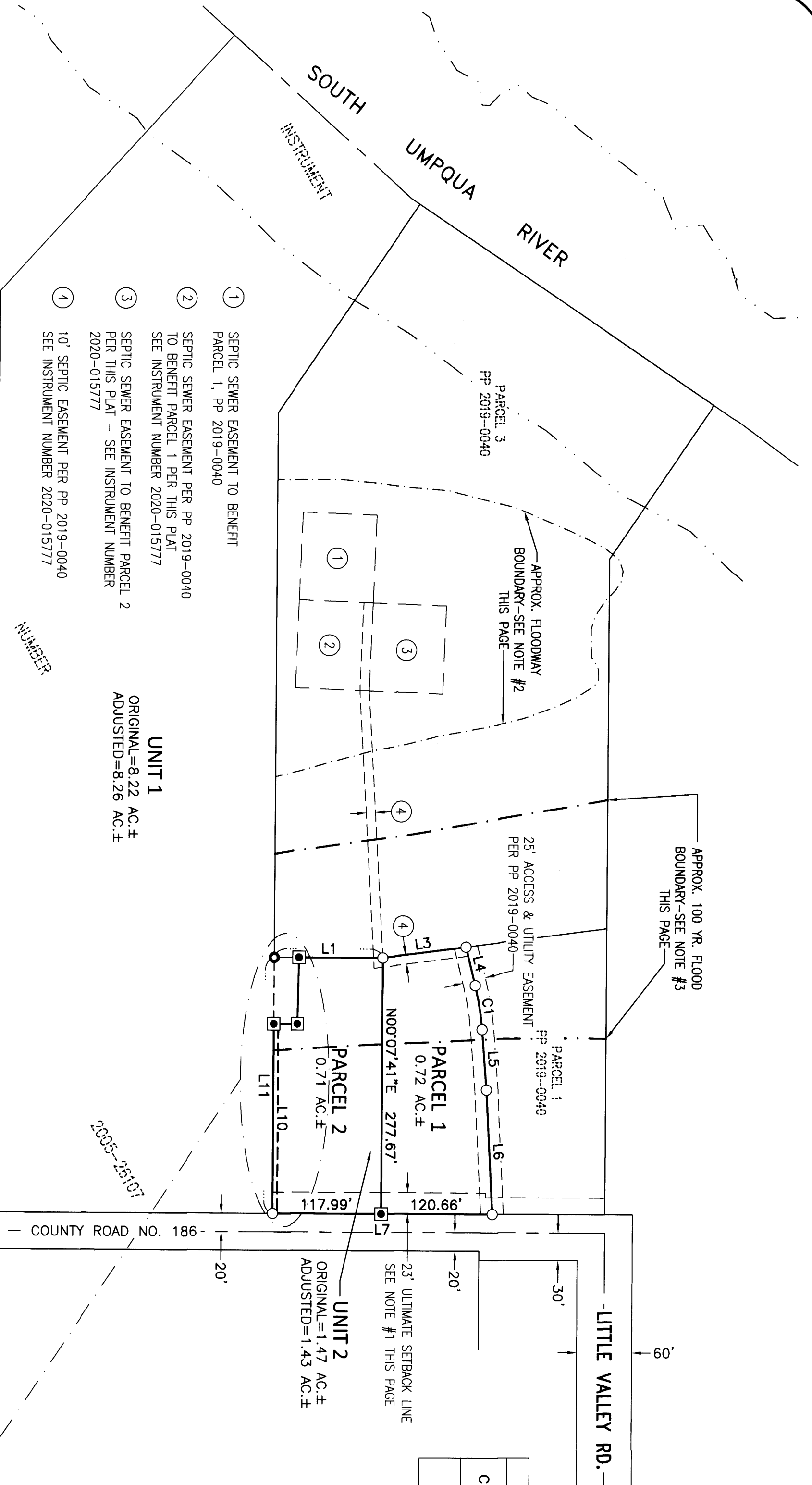


Douglas County Official Records  
 Daniel J. Loomis, County Clerk  
 2020-016097  
 00521238202000160970020020 09/17/2020 12:39:51 PM  
 PLAT-PAR Cnt=1 SIn=40 JIGOODWI  
 This is a no fee document  
**NO FEE**



CURVE TABLE				
CURVE	CHORD	RADIUS	CURVE LENGTH	DELTA
C1	N09°01'08"W 48.42'	300.00' (300.00')	48.47' (48.47')	9°15'27" (9°15'27")

LINE TABLE	
LINE	COURSE
1	N89°51'55"W 117.99' (N89°51'55"W 117.99')
2	N89°51'55"W 27.36' (N82°31'08"E 91.27')
3	N82°31'08"E 91.27' (N13°38'51"W 42.89')
4	N13°38'51"W 42.89' (N13°38'51"W 42.89')
5	N04°23'24"W 65.68' (N04°23'24"W 65.68')
6	N02°53'33"W 135.02' (N02°53'33"W 135.02')
7	S89°51'55"E 238.65' (S89°51'55"E 238.65')
8	S01°12'47"W 72.05' (S89°53'24"E 26.00')
9	S89°53'24"E 26.00' (N00°07'41"E 205.62')
10	N00°07'41"E 205.62' (N00°07'41"E 277.67')
11	N00°07'41"E 277.67' (N00°07'41"E 277.67')

**EASEMENTS OF RECORD**  
 ALL EASEMENTS OF RECORD LISTED IN A PRELIMINARY TITLE REPORT PREPARED BY WESTERN TITLE & ESCROW, ORDER NO. W10198175, DATED AUGUST 28, 2020 ARE SHOWN ON THIS PLAT WITH THE EXCEPTION OF THE FOLLOWING:  
 1. SEPTIC SEWER EASEMENT TO BENEFIT PARCEL 1, PP 2019-0040  
 2. SEPTIC SEWER EASEMENT PER PP 2019-0040 SEE INSTRUMENT NUMBER 2020-015777  
 3. SEPTIC SEWER EASEMENT TO BENEFIT PARCEL 2 PER THIS PLAT - SEE INSTRUMENT NUMBER 2020-015777  
 4. 10' SEPTIC EASEMENT PER PP 2019-0040 SEE INSTRUMENT NUMBER 2020-015777

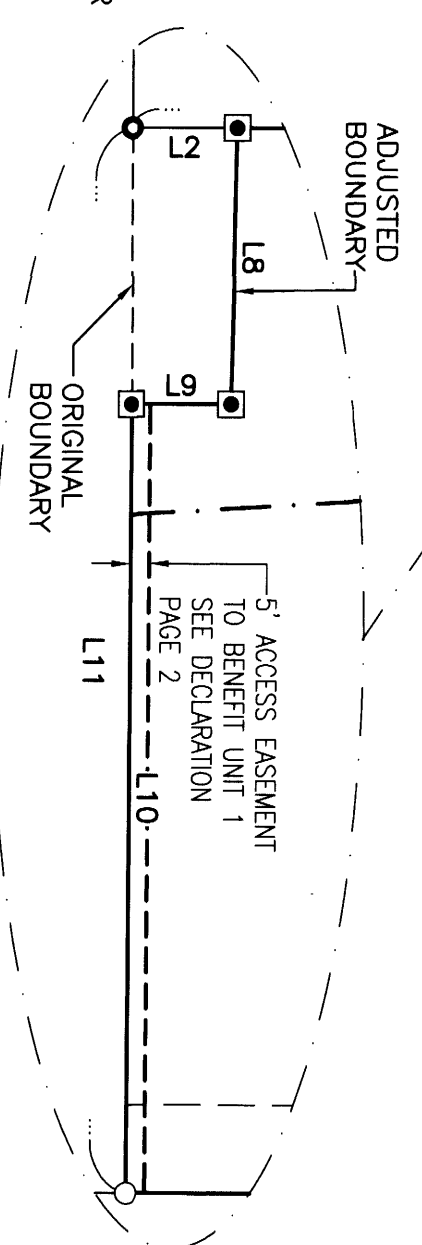
**NOTES**  
 1. NO STRUCTURE, OTHER THAN A FENCE OR A SIGN SHALL BE LOCATED CLOSER THAN 23 FEET FROM THE RIGHT-OF-WAY FOR 231.43 FEET OF THE SOUTHWEST PROPERTY LINE WHERE THE RIGHT-OF-WAY WIDTH OF THE ROAD EQUALS 40 FEET TOTAL.  
 2. 100 YEAR FLOOD (ZONE AE) & FLOODWAY DATA DEPICTED ON THIS SURVEY ARE FROM F.E.M.A. F.I.R.M. PANEL #41019C1720F EFFECTIVE 2/17/2010.

**LEGEND**  
 ○ FD. 5/8" IRON ROD PER PP 2019-0040  
 ● FD. MAG NAIL PER PP 2019-0040  
 ■ SET 5/8" X 30" IRON ROD W/YELLOW PLASTIC CAP STAMPED "E ENGINEERING"  
 ( ) RECORD INFORMATION PER PP 2019-0040

**RECORDING:**  
 PROPERTY LINE ADJUSTMENT DEED RECORDED AS INSTRUMENT NUMBER 2020-12441, DOUGLAS COUNTY CLERK'S RECORDS.

**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

**DETAIL**  
 SCALE: 1" = 50'  
 5' ACCESS EASEMENT TO BENEFIT UNIT 1 SEE DECLARATION PAGE 2



**BOUNDARY LINE ADJUSTMENT**  
 LYING IN THE S.E. 1/4 OF SEC. 34, THE S.W. 1/4 OF SEC. 35 T27S, R6W AND IN THE N.E. 1/4 OF SEC. 3, T28S, R6W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

**REGISTERED PROFESSIONAL LAND SURVEYOR**  
 OREGON  
 JULY 10, 2018  
 DEREK ALLEN FIBEL  
 77656  
 EXPIRES: 12/31/21

**LAND PARTITION AND BOUNDARY LINE ADJUSTMENT**

**REGISTERED PROFESSIONAL LAND SURVEYOR**  
 OREGON  
 JULY 10, 2018  
 DEREK ALLEN FIBEL  
 77656  
 EXPIRES: 12/31/21

**i.e. ENGINEERING**  
 809 SE Pine Street  
 Roseburg, Oregon 97470  
 PHONE (541) 673-0166  
 FAX (541) 440-9392  
 email@ieengineering.com

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

PAGE: 1 OF 2  
 JOB NO: 2325-14\_T2  
 DATE: 9/16/2020

2020-0035 A

2020-0035 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.

THAT TRACT DESCRIBED AS UNIT 2, INSTRUMENT NUMBER 2020-012441, DOUGLAS COUNTY CLERK'S RECORDS.

NARRATIVE:

THE PURPOSE OF THIS MAP IS TO ADJUST THE BOUNDARY OF PARCEL 2, PARTITION PLAT NO. 2019-0040 DUE TO AN EXISTING BARN ENCROACHMENT AND PARTITION THE REMAINDER AS SHOWN.

MONUMENTS ON PARCEL 2, PP 2019-0040 WERE FOUND AND HELD. MONUMENTS WERE SET TO DELINEATE THE ADJUSTED BOUNDARY AND NEW PARCEL CORNERS 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.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT JERRY L. TABOR BUILDING INC. 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 5-FOOT ACCESS EASEMENT AS SHOWN ON PAGE 1 OF THIS PLAT TO BENEFIT UNIT 1 OF THIS PLAT AND DEDICATES SAID EASEMENT TO GEORGE R. INSLEY, JEANNE A. INSLEY AND CHRISTINA H. GREEN, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

9/15/2020

BENJAMIN H. TATONE, VICE PRESIDENT  
JERRY L. TABOR BUILDING, INC.

DATE

ACKNOWLEDGMENT:

STATE OF OREGON }  
COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 15 DAY OF SEPTEMBER, 2020, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BENJAMIN H. TATONE, AS VICE PRESIDENT OF JERRY L. TABOR BUILDING, INC., WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

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

APPROVALS:

9/17/2020  
DATE

DOUGLAS COUNTY PLANNING DIRECTOR

9/17/2020  
DATE

DOUGLAS COUNTY SURVEYOR

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

9/17/2020  
DATE

DOUGLAS COUNTY TAX COLLECTOR

FILED THIS 17 DAY OF September, 2020, 12:39 O'CLOCK AM/PM

09/17/2020  
DATE

DOUGLAS COUNTY CLERK



PLANNING DEPARTMENT FILE NO. 20-019

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

  
OREGON  
JULY 10, 2018  
DEREK ALLEN FEIGEL  
77555

EXPIRES: 12/31/21

2020-0035 B



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: 2 OF 2  
JOB NO: 2325-14\_T2  
DATE: 9/16/2020

**LAND PARTITION AND  
BOUNDARY LINE ADJUSTMENT**

LYING IN THE S.E. 1/4 OF SEC. 34, THE S.W. 1/4 OF SEC. 35 T27S, R6W AND  
IN THE N.E. 1/4 OF SEC. 3, T28S, R6W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON