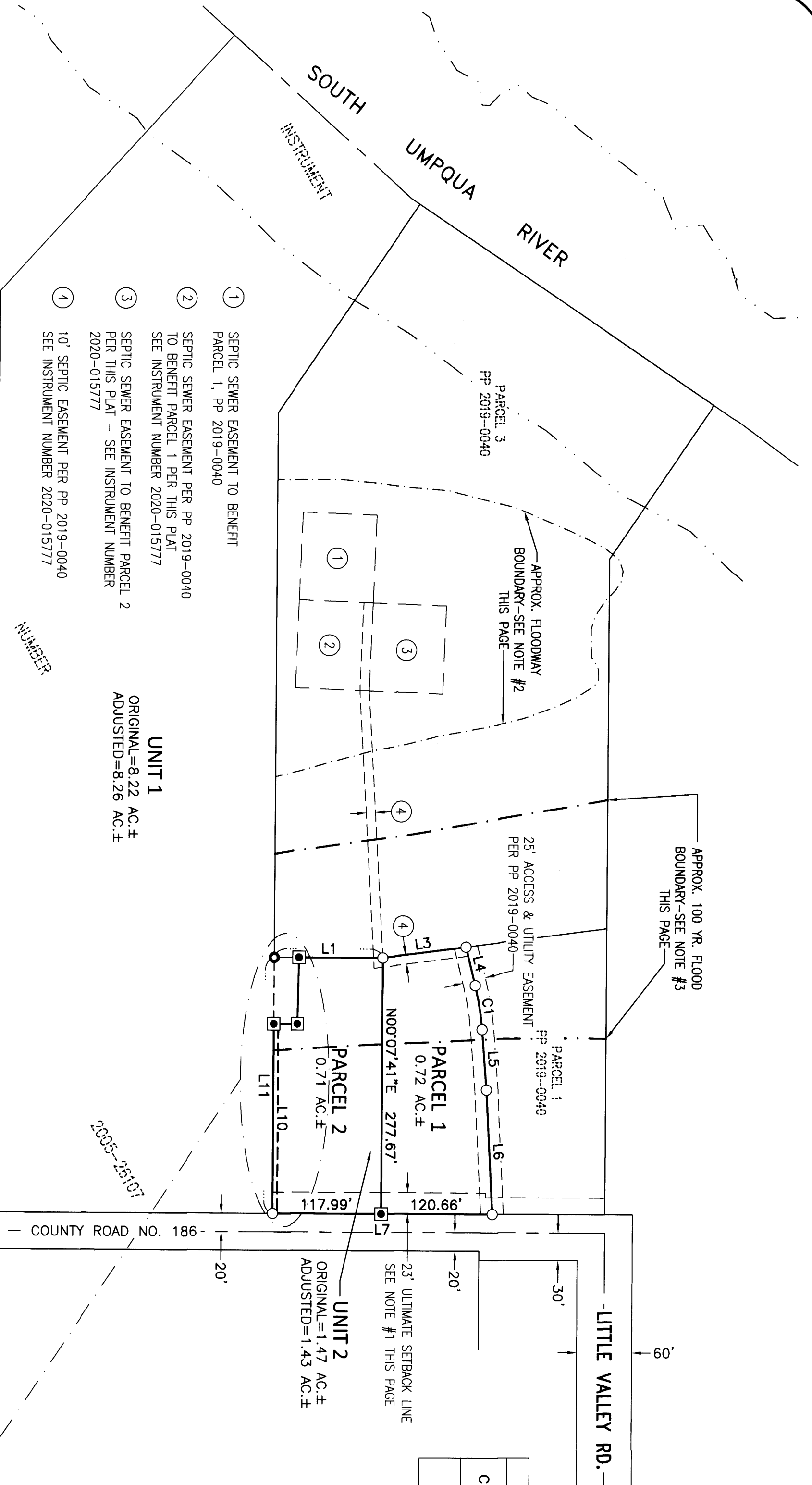
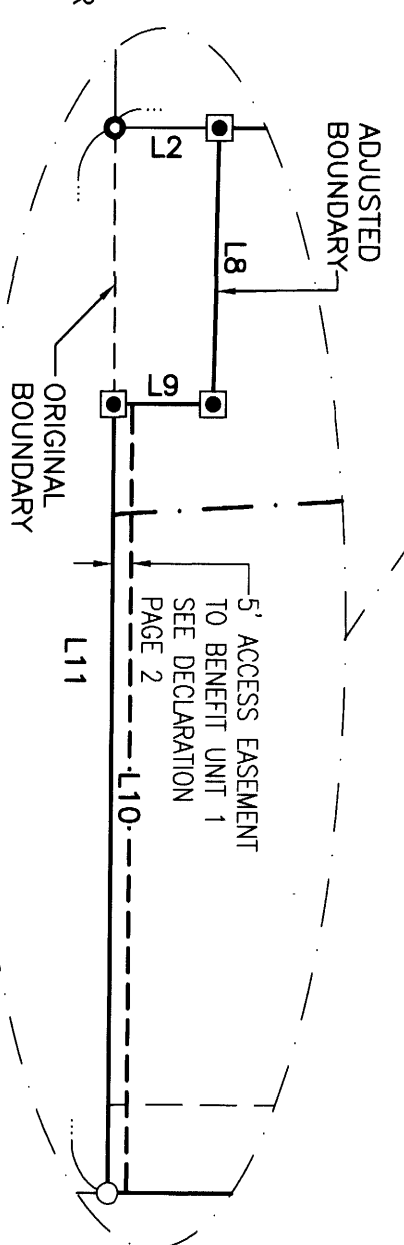


Douglas County Official Records
 Daniel J. Loomis, County Clerk
 2020-016097
 00521238202000160970020020 09/17/2020 12:39:51 PM
 PLAT-PAR Cnt=1 SIn=40 JIGOODWI
 This is a no fee document
NO FEE



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')



DETAIL
 SCALE: 1" = 50'

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:

- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT:
- ENTITLED: UNDERGROUND RIGHT OF WAY EASEMENT IN FAVOR OF: PACIFICORP ELECTRIC TRANSMISSION AND DISTRIBUTION LINES
 RECORDING DATE: NOVEMBER 8, 2019
 RECORDING NO.: 2019-017664
- SURVEYOR'S NOTE: EXACT LOCATION OF EASEMENT NOT DISCLOSED IN DOCUMENT. UNDERGROUND POWER LOCATED INSIDE EXISTING 25-FOOT ACCESS & UTILITY EASEMENT.

NOTES

- 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.
- 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

ZONE: RS & FG
 COMP PLAN: RMD & AGG
 WATER: ROBERTS CREEK WATER
 SEWER: SEPTIC (DRAINFIELDS)



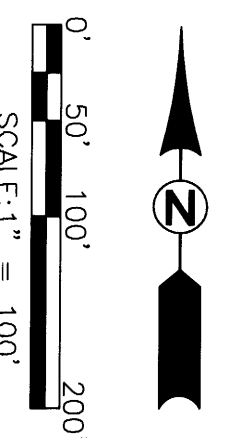
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 email@eenengineering.com

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

PAGE: 1 OF 2
 JOB NO: 2325-14_12
 DATE: 9/16/2020

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

LAND PARTITION AND BOUNDARY LINE ADJUSTMENT



REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
 JULY 10, 2018
 DERRICK ALLEN FIBEL
 77666
 EXPIRES: 12/31/21