

2020-0043 A

Douglas County Official Records
Daniel J. Loomis, County Clerk
2020-020118
NO FEE
00525762202000201180020023
11/19/2020 02:44:38 PM
PLAT-PAR Cnt=1 Stn=33 HAJHNST
This is a no fee document



- LEGEND**
- FOUND 5/8" IRON ROD AS NOTED
 - ⊙ FOUND IRON PIPE AS NOTED
 - SET 5/8" X 30" IRON ROD W/YELLOW PLASTIC CAP STAMPED "IE ENGINEERING"
 - () RECORD INFORMATION PER DEED INSTRUMENT NO. 2020-12777
 - (()) RECORD INFORMATION PER PP 1998-0028
 - [] RECORD INFORMATION PER PP 1995-0077
 - [[]] RECORD INFORMATION PER PP 2001-0090

BASIS OF BEARING:

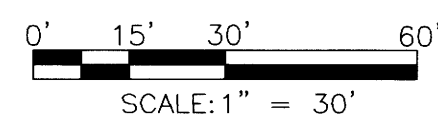
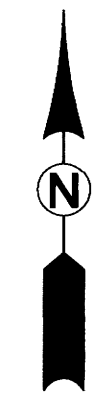
BASIS: O.C.R.S. (OREGON COORDINATE REFERENCE SYSTEM)
 METHOD: O.R.G.N. (OREGON REAL-TIME GNSS NETWORK)
 ZONE: COTTAGE GROVE - CANYONVILLE
 UNITS: INTERNATIONAL FEET
 DATUM: NAD 83 (2011)
 EPOCH: 2010.00

EASEMENTS OF RECORD

A PRELIMINARY TITLE REPORT PREPARED BY AMERITITLE, DATED JULY 21, 2020, FILE NO. 363659AM LISTED ONE EASEMENT OF RECORD AS FOLLOWS:

9. POWER EASEMENT GRANTED TO CALIFORNIA OREGON POWER COMPANY, RECORDED JANUARY 6, 1960 IN BOOK 290, PAGE 296, INSTRUMENT NO. 272090

NOTE: NOT SHOWN ON THIS PLAT. SPECIFIC LOCATION OF EASEMENT NOT DISCLOSED IN DOCUMENT.

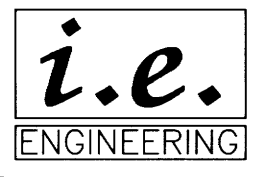


REGISTERED PROFESSIONAL LAND SURVEYOR

Derek Allen Feigel
OREGON
JULY 10, 2018
DEREK ALLEN FEIGEL
77555

EXPIRES: 12/31/21

2020-0043 A



809 SE Pine Street
Roseburg, Oregon 97470
PHONE (541) 673-0166
FAX (541) 440-9392
iemail@ieengineering.com

SURVEYED FOR:
CRAIG AVERY
2614 NW LOMA VISTA DR.
ROSEBURG, OR 97471

PAGE: 1 OF 2
JOB NO: 2526-10
DATE: 11/9/2020

LAND PARTITION
LYING IN THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 28 SOUTH,
RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

2020-0043 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.

ALL OF THAT TRACT DESCRIBED IN INSTRUMENT NUMBER 2020-012777, DEED RECORDS OF DOUGLAS COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD MARKING THE SOUTHEAST CORNER OF PARCEL 3, PARTITION PLAT NUMBER 1998-28, DOUGLAS COUNTY PLAT RECORDS; THENCE ALONG THE SOUTH BOUNDARY OF SAID PARTITION PLAT NUMBER 1998-28, SOUTH 89°45'09" EAST, 217.26 FEET TO A 1/2" IRON PIPE MARKING THE SOUTHEAST CORNER OF PARCEL 1 OF SAID PARTITION PLAT NUMBER 1998-28; SAID CORNER ALSO BEING ON THE WESTERLY RIGHT-OF-WAY BOUNDARY OF MELODY LANE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY OF MELODY LANE, SOUTH 00°19'34" WEST, 107.71 FEET TO THE NORTHEAST CORNER OF PARCEL 2, PARTITION PLAT NUMBER 1995-77, DOUGLAS COUNTY PLAT RECORDS; THENCE ALONG THE NORTH BOUNDARY OF SAID PARTITION PLAT NUMBER 1995-77, SOUTH 89°55'20" WEST, 217.43 FEET TO THE NORTHWEST CORNER OF PARCEL 1 OF SAID PARTITION PLAT NUMBER 1995-77; SAID CORNER ALSO BEING ON THE EAST LINE OF PARCEL 2 OF A MINOR LAND PARTITION RECORDED IN BOOK 9, PAGE 21, DOUGLAS COUNTY SURVEY RECORDS; THENCE ALONG SAID EAST LINE OF PARCEL 2, BOOK 9, PAGE 21, NORTH 00°24'52" EAST, 108.95 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.54 ACRES, MORE OR LESS.

NARRATIVE:

THE PURPOSE OF THIS MAP IS TO PARTITION THE ABOVE-DESCRIBED TRACT INTO 3 PARCELS, AS SHOWN.

MONUMENTS OF RECORD FOUND ALONG THE NORTH BOUNDARY WERE HELD. MONUMENTS OF RECORD AT THE SOUTHEAST AND SOUTHWEST CORNERS ARE LOST. I FELT THE BEST EVIDENCE OF THE PRIOR LOCATION OF THESE MONUMENTS WAS PARTITION PLAT NO. 1995-0077. RECORD DISTANCE FROM MONUMENTS AT THE SOUTHWEST AND NORTHEAST CORNER OF PARCEL 1 OF SAID PARTITION PLAT NO. 1995-0077 WAS USED TO CALCULATE THE SOUTHEAST CORNER OF THE TRACT. I THEN PROJECTED THE SOUTH LINE RECORD DISTANCE PER PARCEL 2 OF SAID PARTITION PLAT NO. 1995-0077 TO CALCULATE THE SOUTHEAST CORNER OF THE TRACT. MONUMENTS WERE THEN SET 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: R1 - SINGLE FAMILY RESIDENTIAL
COMP. PLAN: RMD - MEDIUM DENSITY RESIDENTIAL
WATER: ROBERTS CREEK WATER DISTRICT
SEWER: GREEN SANITARY

PLANNING DEPARTMENT FILE NO. 20-063

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT CRAIG B. AVERY 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 VARIABLE WIDTH ACCESS & UTILITY EASEMENT FOR THE BENEFIT OF PARCEL 1 AND PARCEL 2 AS SHOWN HEREON.

CA / 11/9/20
CRAIG B. AVERY DATE

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 9 DAY OF November, 2020, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED CRAIG B. AVERY, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

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

APPROVALS:

MD / 11/19/2020
DOUGLAS COUNTY PLANNING DIRECTOR DATE

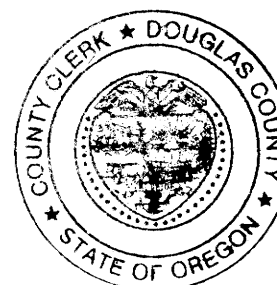
Kurt O de Kort / Nov. 19, 2020
DOUGLAS COUNTY SURVEYOR DATE

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

Melissa Helm, Deputy / 11/19/2020
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 19th DAY OF November, 2020, 2:44 O'CLOCK
AM/PM

Hadi Salimata Deputy / 11/19/2020
DOUGLAS COUNTY CLERK DATE



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