

**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 IN INSTRUMENT NUMBER 2020-010870, DOUGLAS COUNTY DEED RECORDS.

**NARRATIVE:**

THE PURPOSE OF THIS MAP IS TO PARTITION THE ABOVE-DESCRIBED TRACT INTO 2 PARCELS, AS SHOWN.

IT IS UNCLEAR FROM M1-14 IF THE CORNERS OF THIS TRACT WERE SET PER THAT SURVEY. A 5/8" IRON ROD WAS FOUND AT THE SOUTHWEST CORNER, WHICH FITS THE 5/8" IRON ROD FOUND AT THE NORTHWEST CORNER VERY WELL FOR DEED AND RECORD SURVEY DISTANCE, THEREFORE I HELD BOTH MONUMENTS. WE FOUND THE SAME 3/4" IRON PIPE AT THE NORTHWEST CORNER OF THE TRACT AS SHOWN ON PP 2003-0087. I HELD THE MONUMENT SET PER PP 2003-0087, AS IT IS IN HARMONY WITH OTHER SURVEYS AND THE DEED CALL. THE NORTHEAST AND SOUTHEAST CORNERS WERE ESTABLISHED PER M162-24.

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.

**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**

THE ONLY EASEMENT OF RECORD LISTED IN A PRELIMINARY TITLE REPORT PREPARED BY WESTERN TITLE & ESCROW, ORDER NO. WT0191638, REVISION 1, DATED JUNE 2, 2020 IS A POWER EASEMENT RECORDED AUGUST 18, 1958, RECORDER'S NO. 251807, VOLUME 278, PAGE 105. I AM UNABLE TO PLOT THIS EASEMENT DUE TO LACK OF INFORMATION IN THE DOCUMENT.

**APPROVALS:**

*[Signature]* 3/4/2021  
 DOUGLAS COUNTY PLANNING DIRECTOR DATE

*[Signature]* 3/4/2021  
 DOUGLAS COUNTY SURVEYOR DATE

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

*[Signature]* 3-8-21  
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 8<sup>th</sup> DAY OF MARCH, 2021, 8:49 O'CLOCK AM/PM

*[Signature]* 3/8/2021  
 DOUGLAS COUNTY CLERK DATE

ZONING: R-1 (SINGLE FAMILY RESIDENTIAL)  
 COMP. PLAN: RMD (MEDIUM DENSITY RESIDENTIAL)  
 WATER: ROBERTS CREEK WATER DISTRICT  
 SEWER: GREEN SANITARY

PLANNING DEPARTMENT FILE NO. 20-045

Douglas County Official Records  
 Daniel J. Loomis, County Clerk 2021-005363  
 NO FEE  
 00534728202100053630010011  
 PLAT-PAR Cnt=1 Stn=33 HAJOHNST  
 This is a no fee document  
 03/08/2021 08:49:23 AM

**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 DRAINAGE EASEMENT ON PARCEL 1 TO BENEFIT PARCEL 2 AS SHOWN HEREON.

*[Signature]* 2/15/2021  
 BENJAMIN H. TATONE, VICE PRESIDENT DATE  
 JERRY L. TABOR BUILDING, INC.

**ACKNOWLEDGMENT:**

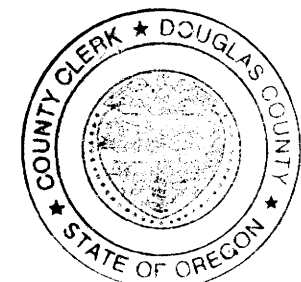
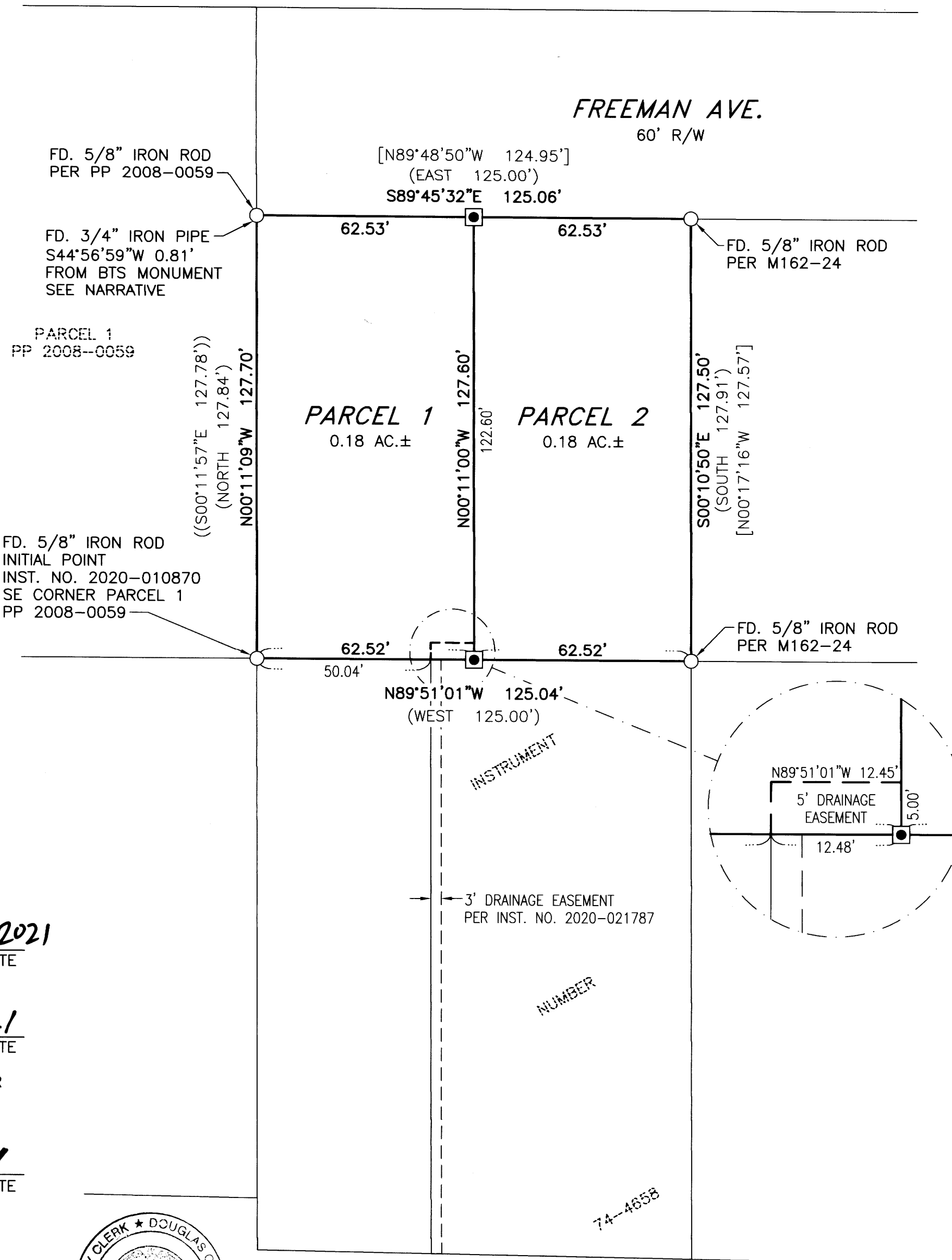
STATE OF OREGON }  
 COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 15<sup>th</sup> DAY OF February, 2021, 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.

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

**LEGEND**

- FOUND MONUMENT AS NOTED
- SET 5/8" X 30" IRON ROD W/YELLOW PLASTIC CAP STAMPED "IE ENGINEERING"
- ( ) RECORD INFORMATION PER DEED INSTRUMENT NO. 2020-010870
- (( )) RECORD INFORMATION PER PP 2008-0059
- [ ] RECORD INFORMATION PER M162-24
- [[ ]] RECORD INFORMATION PER CS 47/103-2



2021-0009

2021-0009

	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: 1 OF 1 JOB NO: 2325-13_T4 DATE: 2/15/2021	<b>LAND PARTITION</b> LYING IN THE SE 1/4 OF THE SE 1/4 OF SECTION 10, TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON	0' 15' 30' 60' SCALE: 1" = 30' REGISTERED PROFESSIONAL LAND SURVEYOR  OREGON JULY 10, 2018 DEREK ALLEN FEIGEL 77555 EXPIRES: 12/31/21
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