

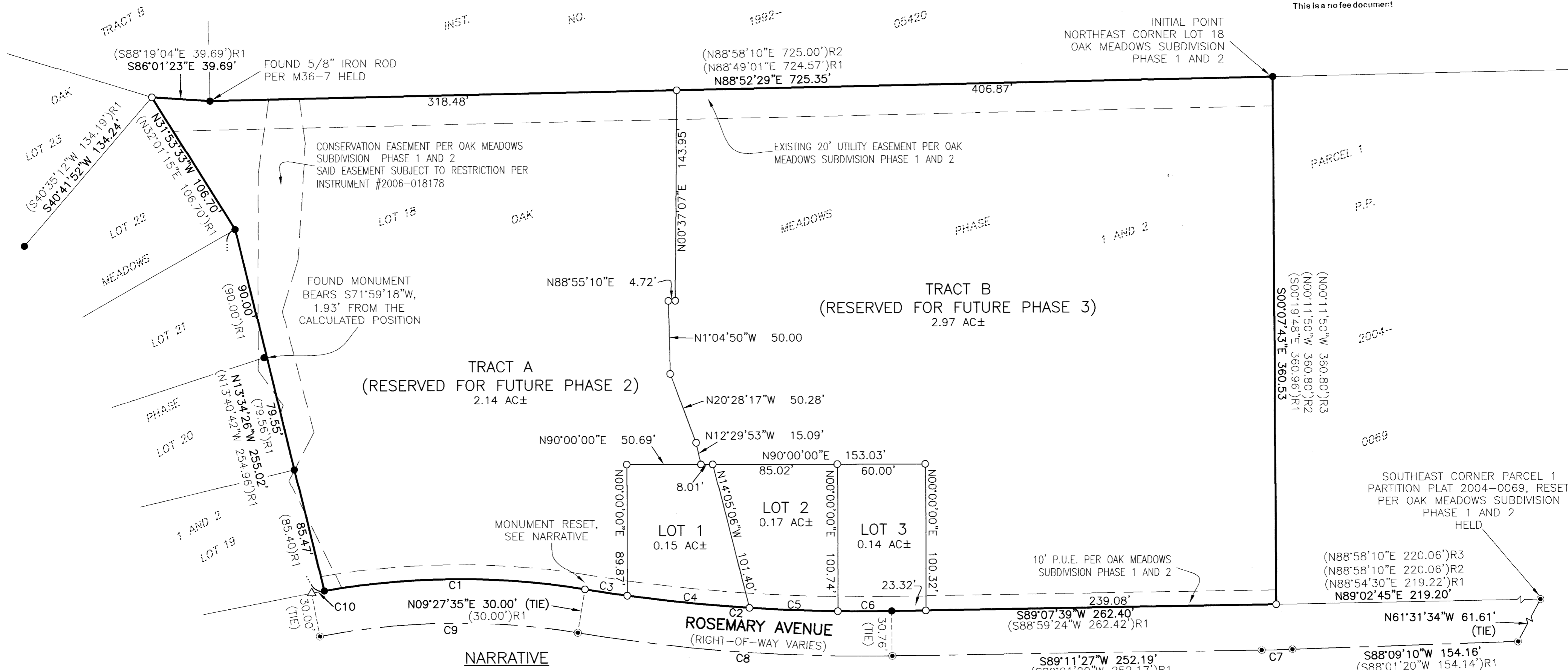
OREGANO SUBDIVISION PHASE 1
 LOCATED IN THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 22,
 TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN,
 DOUGLAS COUNTY, OREGON

APRIL 24, 2023

Douglas County Official Records 2023-004779
 Daniel J. Loomis, County Clerk



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 PLAT-SUB Cnt=1 Stn=17 KGSTUTZM
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NARRATIVE

THE PURPOSE OF THIS MAP IS TO SUBDIVIDE LOT 18 OF OAK MEADOWS SUBDIVISION PHASE 1 AND 2, VOLUME 22, PAGE 59, PLAT RECORDS OF DOUGLAS COUNTY, INTO THREE LOTS AND TWO TRACTS, AS SHOWN. THE PROCEDURE WAS AS FOLLOWS:

MONUMENTS OF RECORD WERE FOUND AND HELD AS SHOWN. THE NORTHWEST CORNER OF SAID LOT 18 WAS ESTABLISHED BY DISTANCE-DISTANCE INTERSECT PER SAID OAK MEADOWS SUBDIVISION PHASE 1 AND 2 FROM THE FOUND MONUMENT AT THE EASTERLY CORNER OF LOT 21 AND LOT 22 OF SAID OAK MEADOWS SUBDIVISION PHASE 1 AND 2 AND THE SOUTHWEST CORNER OF INSTRUMENT NUMBER 1992-005420, DEED RECORDS OF DOUGLAS COUNTY. THE SOUTHEAST CORNER OF SAID LOT 18 WAS ESTABLISHED BY HOLDING RECORD ANGLES AT THE SOUTHEAST CORNER OF LOT 18 AND PROPORTIONING THE DISTANCE PER SAID OAK MEADOWS SUBDIVISION PHASE 1 AND 2 BETWEEN A MONUMENT FOUND ON THE NORTHERLY RIGHT-OF-WAY OF ROSEMARY AVENUE BEING ON THE SOUTHERLY BOUNDARY OF SAID LOT 18 AND THE SOUTHEAST CORNER OF PARCEL 1, PARTITION PLAT 2004-0069, PLAT RECORDS OF DOUGLAS COUNTY. THE MISSING MONUMENT ON THE SOUTHERLY BOUNDARY OF LOT 18 WAS ESTABLISHED BY HOLDING RECORD DISTANCE FROM THE FOUND CENTERLINE MONUMENT AND EXTENDING NORTHERLY THE BEARING FROM THE CENTERLINE CURVE'S (C9) EASTERLY RADIAL LINE 30.00 FEET TO IT'S POINT OF TANGENCY AS SHOWN. MONUMENTS WERE SET TO ESTABLISH THE NEW LOTS AND TRACTS AS SHOWN.

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

LEGEND

- - DENOTES FOUND 5/8" IRON ROD PER OAK MEADOWS SUBDIVISION PHASE 1 AND 2, VOLUME 22, PAGE 59, PLAT RECORDS OF DOUGLAS COUNTY
- ⊙ - DENOTES FOUND ALUMINUM CAP PER OAK MEADOWS SUBDIVISION PHASE 1 AND 2, VOLUME 22, PAGE 59, PLAT RECORDS OF DOUGLAS COUNTY
- - DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING"
- △ - DENOTES CALCULATED POSITION, NOTHING FOUND OR SET
- ()R1 - DENOTES RECORD PER OAK MEADOWS SUBDIVISION PHASE 1 AND 2, VOLUME 22, PAGE 59, PLAT RECORDS OF DOUGLAS COUNTY
- ()R2 - DENOTES RECORD PER PARTITION PLAT 2002-0026, PLAT RECORDS OF DOUGLAS COUNTY
- ()R3 - DENOTES RECORD PER PARTITION PLAT 2004-0069, PLAT RECORDS OF DOUGLAS COUNTY

CURVE TABLE				
CURVE	CHORD	RADIUS	CURVE LENGTH	DELTA
C1	S89°48'14"W 177.79'	530.00'	178.63'	19°18'41"
(R1)	(S85°38'50"W 177.77')	(530.00')	(178.62')	(19°18'34")
C2	S85°51'36"E 209.77'	1170.00'	210.05'	10°17'11"
(R1)	(S85°59'05"E 209.68')	(1170.00')	(209.96')	(10°16'55")
C3	S81°25'49"E 29.15'	1170.00'	29.15'	1°25'39"
C4	S84°11'48"E 83.81'	1170.00'	83.82'	4°06'18"
C5	S87°43'40"E 60.39'	1170.00'	60.39'	2°57'27"
C6	N89°53'43"E 36.69'	1170.00'	36.69'	1°47'48"
C7	N88°36'43"E 20.98'	1200.00'	20.98'	1°00'06"
(R1)	(N88°31'20"E 20.94')	(1200.00')	(20.94')	(01°00'00")
C8	S85°38'55"E 214.96'	1200.00'	215.25'	10°16'39"
(R1)	(S85°50'17"E 215.02')	(1200.00')	(215.30')	(10°16'48")
C9	S89°19'37"W 175.93'	500.00'	176.85'	20°15'55"
(R1)	(S89°09'52"W 176.01')	(500.00')	(176.93')	(20°16'28")
C10	S79°40'17"W 8.82'	530.00'	8.82'	0°57'14"
(R1)	(S79°30'36"W 8.93')	(530.00')	(8.93')	(0°57'56")

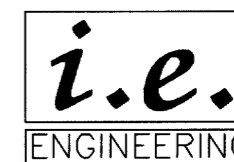


SCALE: 1"=50'
 SHEET 1 OF 2
 JOB NO. 2325-21

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 NOVEMBER 10, 2010
BRENT H. KNAPP
 8116

EXPIRES: 6/30/2023



CLIENT:
 BEN TATONE
 1780 NW HUGHWOOD DRIVE
 ROSEBURG, OR 97471
 809 SE Pine Street
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 PHONE (541) 673-0166
 FAX (541) 440-9392
 iemal@ieengineering.com

OREGANO SUBDIVISION PHASE 1
LOCATED IN THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 22,
TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN,
DOUGLAS COUNTY, OREGON
APRIL 24, 2023

EASEMENTS OF RECORD

THE FOLLOWING EASEMENT OF RECORD PER AN OWNER POLICY REPORT PREPARED BY WESTERN TITLE & ESCROW, ORDER NO. WT0244224-KAB, DATED JANUARY 20, 2023 AFFECT THE PROPERTY BEING SUBDIVIDED PER THIS PLAT:

7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

ENTITLED: GRANT OF RIGHT OF WAY
IN FAVOR OF: THE CALIFORNIA OREGON POWER COMPANY
PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION LINES
RECORDING DATE: MAY 22, 1935
RECORDING NO.: 95118 (VOLUME 96, PAGE 400)
SURVEY NOTE: BLANKET-TYPE EASEMENT

8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: SEWER LINE
RECORDING DATE: FEBRUARY 5, 1976
RECORDING NO.: 76-01659
SURVEY NOTE: BLANKET-TYPE EASEMENT

10. EASEMENTS, CONDITIONS, RESTRICTIONS AND NOTES AS DELINEATED ON THE RECORDED PLAT.

NAME OF PLAT: MINOR LAND PARTITION BOOK 5, PAGE 35
RECORDING DATE: APRIL 27, 1979
RECORDING NO.: 79-06775
SURVEY NOTE: SUBJECT PARCEL ACCESS IS VIA ROSEMARY AVENUE

11. DECLARATION AND COVENANT, INCLUDING TERMS AND PROVISIONS THEREOF.

RECORDING DATE: JULY 25, 2006
RECORDING NO.: 2006-18178

SURVEY NOTE: CONSERVATION EASEMENT PER OAK MEADOWS SUBDIVISION PHASE 1 AND 2 AS SHOWN HEREON

14. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

ENTITLED: DEED OF EASEMENT
IN FAVOR OF: PACIFIC POWER
PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION LINES
RECORDING DATE: SEPTEMBER 18, 2007
RECORDING NO.: 2007-20425

SURVEY NOTE: 10' PUBLIC UTILITY EASEMENT PER OAK MEADOWS SUBDIVISION PHASE 1 AND 2 SHOWN HEREON

15. EASEMENTS, CONDITIONS, RESTRICTIONS AND NOTES AS DELINEATED ON THE RECORDED PLAT.

NAME OF PLAT: OAK MEADOWS SUBDIVISION PHASE 1 AND 2
RECORDING DATE: SEPTEMBER 18, 2007
RECORDING NO.: 2007-020446

SURVEY NOTE: EASEMENTS PER OAK MEADOWS SUBDIVISION PHASE 1 AND 2 SHOWN HEREON

16. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

ENTITLED: PERMANENT SEWER EASEMENT
IN FAVOR OF: ROSEBURG URBAN SANITARY AUTHORITY PURPOSE: SEWER LINES AND RELATED FACILITIES
RECORDING DATE: SEPTEMBER 28, 2007
RECORDING NO.: 2007-021263

SURVEY NOTE: DOES NOT LIE WITHIN THE SUBJECT PARCEL

SURVEYOR'S CERTIFICATE

I, BRENT H. KNAPP, OREGON PROFESSIONAL LAND SURVEYOR NO. 81116, 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:

LOT 18, OAK MEADOWS SUBDIVISION PHASE 1 AND 2, AS RECORDED IN VOLUME 22, PAGE 59, DOUGLAS COUNTY PLAT RECORDS.

THE ABOVE DESCRIBED PROPERTY CONTAINS 5.57 ACRES (242,647.44 SQUARE FEET), MORE OR LESS.

DECLARATION AND DEDICATION

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 THE SAME TO BE SUBDIVIDED AND PLATTED BY THE NAME OF OREGANO SUBDIVISION PHASE 1 IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES..

BEN H. TATONE, MEMBER
TATONE ESTATES, LLC
4/24/23
DATE

ACKNOWLEDGMENT

STATE OF OREGON
COUNTY OF Douglas ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 24th DAY OF April, 2023, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BEN H. TATONE AS MEMBER OF TATONE ESTATES, LLC, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

ELAINE ESTHER BERG
NOTARY PUBLIC - OREGON
COMMISSION NO.: 1022478
MY COMMISSION EXPIRES: MARCH 06, 2026

APPROVALS

COMMUNITY DEVELOPMENT DIRECTOR
CITY OF ROSEBURG
04/27/2023
DATE

PUBLIC WORKS DIRECTOR
CITY OF ROSEBURG
5/2/23
DATE

PLANNING COMMISSION CHAIR
CITY OF ROSEBURG
5/1/23
DATE

DOUGLAS COUNTY SURVEYOR
5-2-23
DATE

DOUGLAS COUNTY ASSESSOR
5/2/23
DATE

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

DOUGLAS COUNTY TAX COLLECTOR
5-2-23
DATE

FILED THIS 3rd DAY OF May, 2023, 1:29 O'CLOCK AM/PM

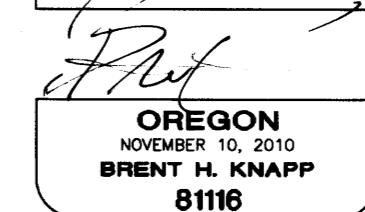
DOUGLAS COUNTY CLERK
5/3/23
DATE

DOUGLAS COUNTY COMMISSIONER
5-3-23
DATE

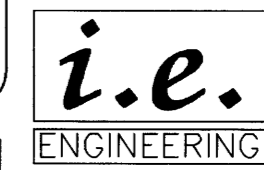
DOUGLAS COUNTY COMMISSIONER
5-3-23
DATE

DOUGLAS COUNTY COMMISSIONER
5-3-23
DATE

ZONE: MR-18
COMP. PLAN: MEDIUM-DENSITY MULTI-FAMILY RESIDENTIAL
WATER: CITY OF ROSEBURG
SEWER: ROSEBURG URBAN SANITARY AUTHORITY



EXPIRES: 6/30/2023



SHEET 2 OF 2
JOB NO. 2325-21

CLIENT:
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