



LEGEND

- SET 5/8"x30" IRON ROD w/CAP STAMPED "IE ENG."
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- △ CALCULATED POINT
- () RECORD DATA PER 1995-0082 UNLESS OTHERWISE NOTED
- (()) RECORD DATA PER 1993-0034
- [] RECORD DATA PER 1992-0081

FIELD CREW: SAM COREY AND RYAN PALMER
 OFFICE: NEIL HIBBS
 DRAFTING: MICHAEL JONES

REFERENCE MAPS: 1995-0082, M8-26, 1992-0081, VOL. 336, PG. 742, VOL. 248, PG. 472, M102-5, 1993-0034

ZONING: R-1

WATER: CITY OF YONCALLA

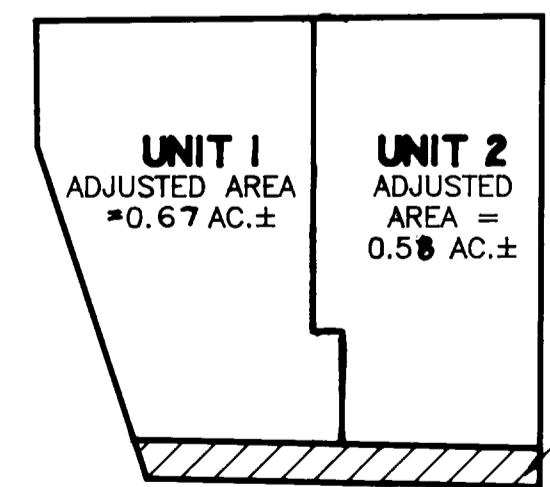
SEWER: CITY OF YONCALLA

EASEMENTS TO BE RESERVED FOR THE BENEFIT OF PARCEL 1 IF UNIT 2 IS EVER SOLD

[R = 61.86']
 [L = 98.71']
 [DELTA = 91°25'24"]
 [LC = N44°52'12"E 88.56']
 R = 61.86'
 L = 98.68'
 DELTA = 91°24'05"
 N44°50'48"E 88.55'

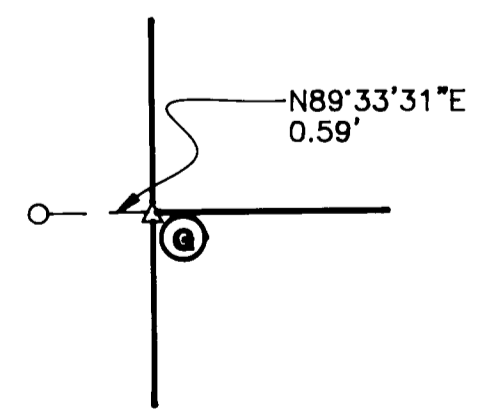
((R = 89.60'))
 ((L = 142.79'))
 ((LC = N45°56'14"E 128.15'))
 ((DELTA = 91°18'27"))
 R = 89.60'
 L = 142.73'
 N45°48'46"E 128.11'
 DELTA = 91°16'28"

N38°28'45"W 46.11'
 (N38°30'07"W 46.07')

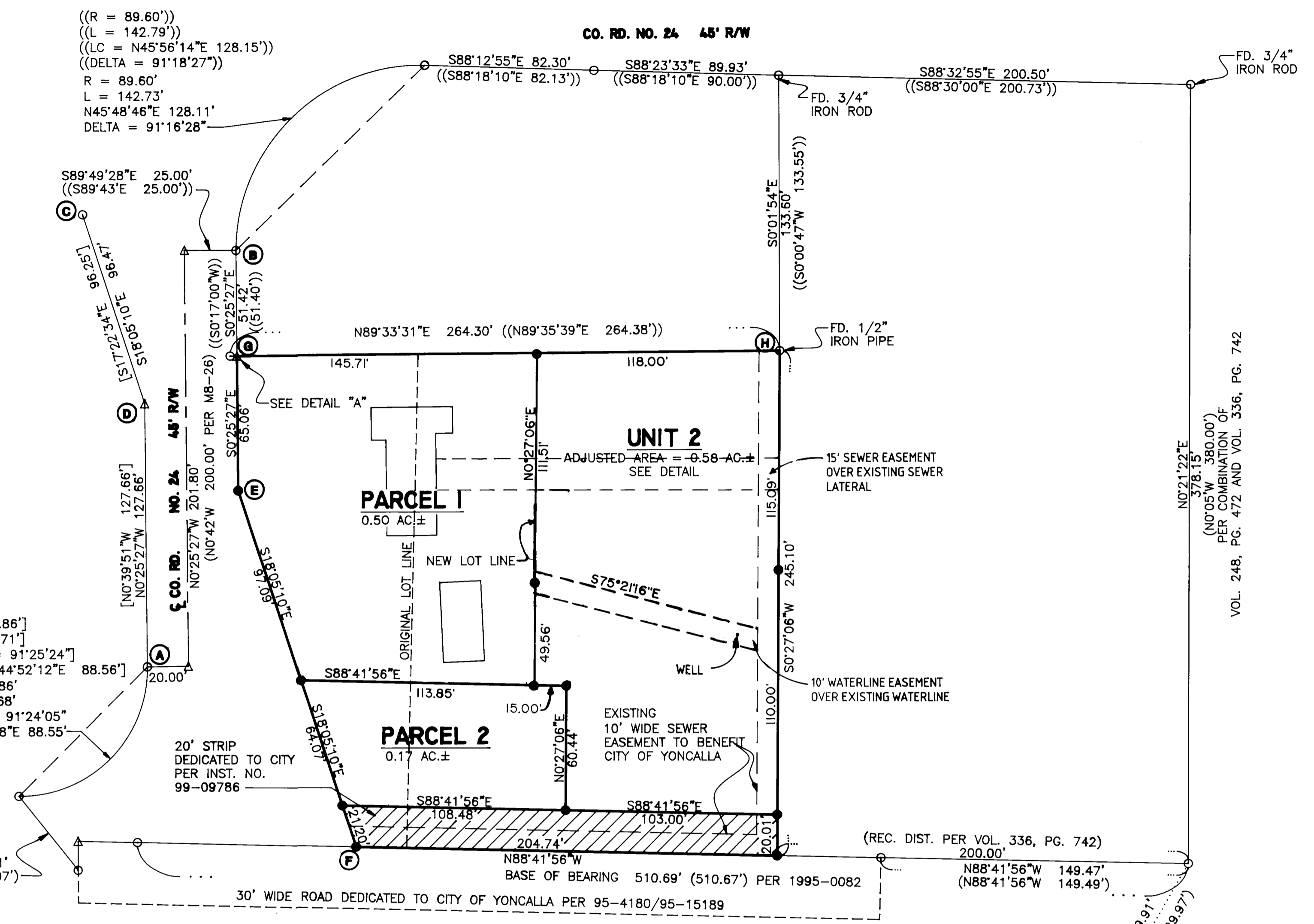


BOUNDARY LINE ADJUSTMENT DETAIL
 SCALE: 1" = 100'

*NOTE: WATERLINE TO SERVICE UNIT 2 WILL BE INSTALLED IN NORTH 1/2 OF 20' DEDICATED STRIP - PER CITY OF YONCALLA



DETAIL "A"
 SCALE: 1" = 1'



FD. 5/8" I.R.
 SW COR. DLC 40
 STATE PLANE
 714768.09
 1261150.56

VOL. 248, PG. 472 AND VOL. 336, PG. 742
 PER COMBINATION OF
 (N0°05'W 380.00')

99-26327

<p>REGISTERED PROFESSIONAL LAND SURVEYOR</p> <p><i>J. Neil Hibbs</i></p> <p>OREGON JANUARY 12, 1988 F.N.E.L. 18888 52988</p> <p>EXPIRES: 6/30/1999</p>	<p>BOUNDARY LINE ADJUSTMENT AND LAND PARTITION</p> <p>LYING IN THE SE 1/4 OF SECTION 4, T23S, R5W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON</p>	
	<p>SURVEYED FOR: MELVIN AND LILLIE FINCH P.O. BOX 516 YONCALLA, OR 97499</p>	<p>SURVEYED BY: 741 S.E. Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392</p>
<p>SCALE: 1" = 40'</p>	<p>DATE: APRIL, 1999</p>	<p>DWG. BY: MLJ JOB NO. 1623-01 PAGE: 1 OF 2</p>

SURVEYOR'S CERTIFICATE

I, F. NEIL HIBBS, BEING DULY SWORN, DEPOSE AND SAY 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.

BEGINNING AT 5/8" IRON ROD THAT BEARS N 30° 08' 22" E 1429.91 FEET AND N 88° 41' 56" W 200.00 FEET FROM THE SOUTHWEST CORNER OF DLC 40; THENCE N 88° 41' 56" W 204.74 FEET ALONG THE NORTHERLY EDGE OF THE 30 FOOT DEDICATED ROAD PER 95-4180 AND 95-15189 TO A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 24; THENCE N 18° 05' 10" W 182.36 FEET ALONG SAID RIGHT-OF-WAY TO A 5/8" IRON ROD; THENCE N 0° 25' 27" W 65.06 FEET ALONG SAID RIGHT-OF-WAY TO A POINT ON THE SOUTHERLY BOUNDARY OF THAT LAND DESCRIBED IN BOOK 508, PAGE 821 OF THE DEED RECORDS OF DOUGLAS COUNTY; ~~THENCE N 89° 33' 31" E 0.59 FEET ALONG SAID SOUTHERN BOUNDARY TO A 5/8" IRON ROD;~~ THENCE N 89° 33' 31" E 263.71 FEET ALONG SAID SOUTHERLY BOUNDARY TO A 1/2" IRON PIPE ON THE WESTERLY BOUNDARY OF THAT LAND DESCRIBED IN VOLUME 248, PAGE 472 OF THE DEED RECORDS OF DOUGLAS COUNTY; THENCE S 0° 27' 06" W 245.10 FEET ALONG THE WESTERN BOUNDARY OF THOSE LANDS DESCRIBED IN VOLUME 248, PAGE 472 AND VOLUME 336, PAGE 742 TO A 5/8" IRON ROD, THE PLACE OF BEGINNING AND CONTAINING 1.34 ACRES, MORE OR LESS, EXCEPTING THE SOUTHERLY 20 FEET OF DESCRIBED LANDS, SAID 20 FEET STRIP HAVING BEEN DEDICATED TO THE CITY OF YONCALLA PER INSTRUMENT NO. 99-09786. ALL LYING IN THE SE 1/4 OF SECTION 4, TOWNSHIP 23 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO MAKE A BOUNDARY LINE ADJUSTMENT BETWEEN TWO LOTS OF RECORD AND TO PARTITION ONE OF THE ADJUSTED LOTS. THE SOUTHEAST CORNER OF UNIT 2 WAS ESTABLISHED ON LINE BETWEEN FOUND MONUMENTS AT RECORD DISTANCE FROM THE MONUMENT FOUND AT THE SOUTHEAST CORNER OF THAT LAND DESCRIBED IN VOLUME 336, PAGE 742 OF THE DEED RECORDS OF DOUGLAS COUNTY. FOUND MONUMENTS ON EITHER SIDE OF COUNTY ROAD NO. 24 FIT WITHIN THEMSELVES FAIRLY WELL BUT DID NOT GIVE RIGHT-OF-WAY EDGES THAT WERE PARALLEL. MONUMENTS "A" AND "B" WERE HELD WITH RECORD DISTANCES BEING HELD FROM BOTH TO CREATE CENTERLINE. THE NORTHWEST CORNER OF SUBJECT PROPERTY WAS THEN CALCULATED BY EXTENDING THE LINE BETWEEN FOUND MONUMENTS ON THE NORTHERN BOUNDARY WESTERLY TO A POINT 25.00 FEET OFF OF THE COMPUTED CENTERLINE. POINT "E" WAS ESTABLISHED AT A POINT 30.00 FEET OFF OF AN EXTENSION OF THE LINE BETWEEN POINTS "C" AND "D" AND 25.00 FEET OFF OF THE COMPUTED CENTERLINE PER MAP 8-26 OF THE PLAT RECORDS OF DOUGLAS COUNTY. POINT "F" WAS ESTABLISHED AT A POINT THAT IS AN EXTENSION OF A LINE FROM POINT "E" THAT IS PARALLEL TO THE LINE BETWEEN POINTS "C" AND "D" THAT IS ALSO ON THE NORTHERLY BOUNDARY OF THE 30 FOOT DEDICATED ROAD PER 95-4180 AND 95-15189. THE SOUTHERLY 20 FEET OF SUBJECT PROPERTY WAS THEN DEDICATED TO THE CITY OF YONCALLA PER INSTRUMENT NO. 99-09786 OF THE DEED RECORDS OF DOUGLAS COUNTY.

APPROVALS

Ed Moran Deputy DOUGLAS COUNTY SURVEYOR 10-23-99 DATE

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

Paul Sherman Deputy DOUGLAS COUNTY TAX COLLECTOR 10-26-99 DATE

FILED THIS DAY OF 27, 1999, 8:31 O'CLOCK AM BY Doyle Shaver Jr. DOUGLAS COUNTY CLERK by Call Engle Deputy 10-27-99 DATE

Mabelle Mae Donald 9/21/99 DATE PLANNING COMMISSION CHAIRPERSON, CITY OF YONCALLA

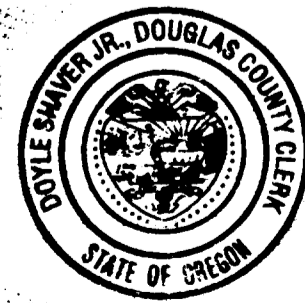
Candy Lewis 9-21-99 DATE PLANNING SECRETARY, CITY OF YONCALLA

STATE OF OREGON | 99
COUNTY OF DOUGLAS |
I, DOYLE SHAVER JR., COUNTY CLERK AND
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY
THAT THIS INSTRUMENT WAS RECORDED

99 OCT 27 AM 8:31

DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Call Engle Deputy
DATE



99-26327

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT MELVIN, LILLIE FINCH AND KAREN DALE CHILTON ARE THE OWNERS OF THE LANDS PRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED INTO PARCELS AS SHOWN AND HAVE DEDICATED THE SOUTHERLY 20' TO THE CITY OF YONCALLA PER INSTRUMENT NO. 99-09786.

Melvin Finch 4-19-99 DATE
MELVIN FINCH

Lillie Finch 4-19-99 DATE
LILLIE FINCH

KAREN DALE CHILTON
SEE CONSENT AFFIDAVIT AS RECORDED IN BOOK 1652, PAGE 695 (INSTR. NO. 99-26326)

ACKNOWLEDGMENT

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 19TH DAY OF APRIL 1999, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED MELVIN AND LILLIE FINCH, WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

F. Neil Hibbs
MY COMMISSION EXPIRES: 1-19-2003



99-26327

REGISTERED PROFESSIONAL LAND SURVEYOR OREGON JANUARY 12, 1999 F. NEIL HIBBS 62000 EXPIRES: 6/30/1999	BOUNDARY LINE ADJUSTMENT AND LAND PARTITION LYING IN THE SE 1/4 OF SECTION 4, T23S, R5W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON	
	SURVEYED FOR: MELVIN AND LILLIE FINCH P.O. BOX 516 YONCALLA, OR 97499	SURVEYED BY: 741 S.E. Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392
SCALE: NO SCALE		DATE: APRIL, 1999