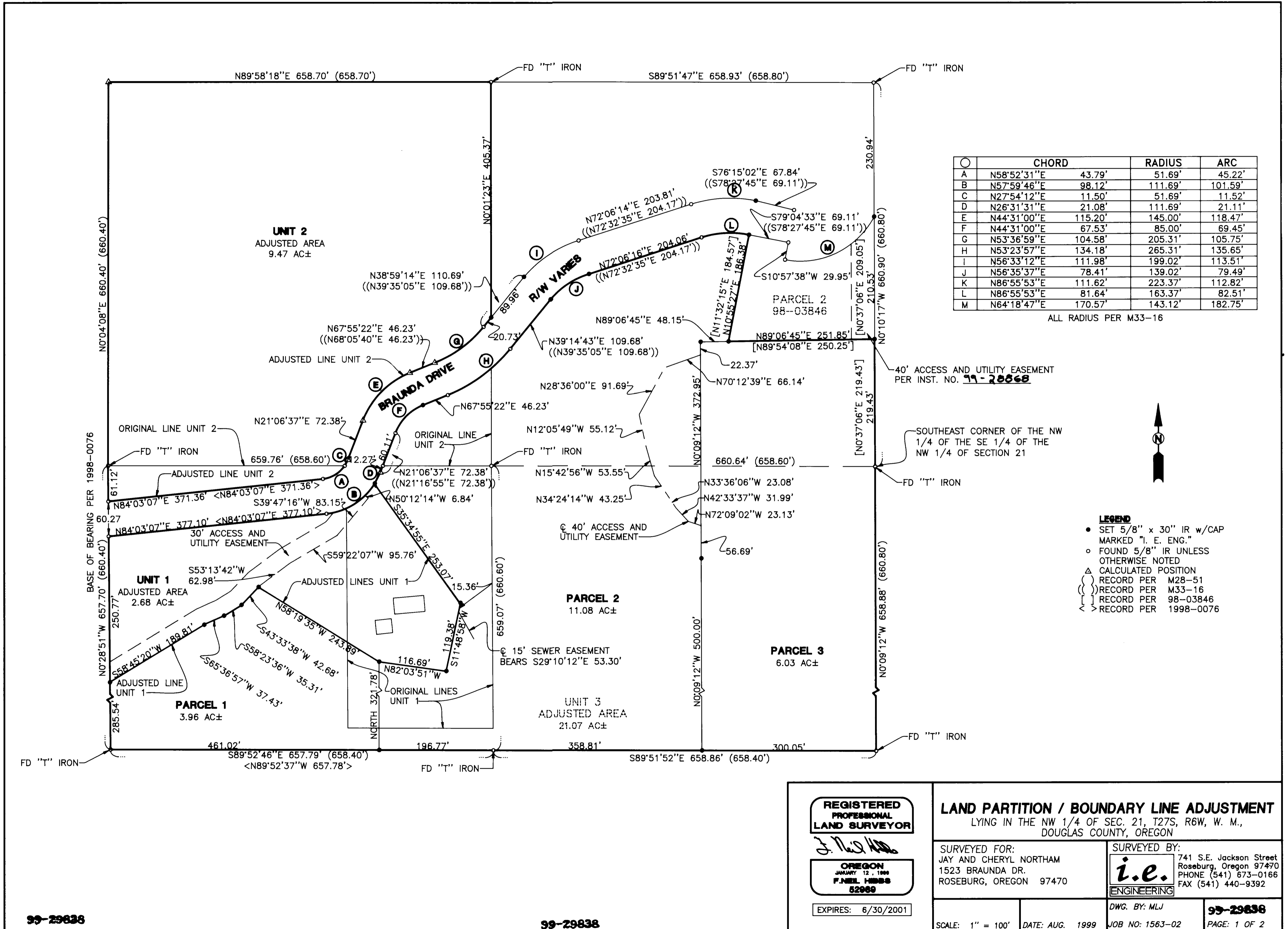


1999-0101 A

1999-0101 A



	CHORD	RADIUS	ARC
A	N58°52'31"E 43.79'	51.69'	45.22'
B	N57°59'46"E 98.12'	111.69'	101.59'
C	N27°54'12"E 11.50'	51.69'	11.52'
D	N26°31'31"E 21.08'	111.69'	21.11'
E	N44°31'00"E 115.20'	145.00'	118.47'
F	N44°31'00"E 67.53'	85.00'	69.45'
G	N53°36'59"E 104.58'	205.31'	105.75'
H	N53°23'57"E 134.18'	265.31'	135.65'
I	N56°33'12"E 111.98'	199.02'	113.51'
J	N56°35'37"E 78.41'	139.02'	79.49'
K	N86°55'53"E 111.62'	223.37'	112.82'
L	N86°55'53"E 81.64'	163.37'	82.51'
M	N64°18'47"E 170.57'	143.12'	182.75'

ALL RADIUS PER M33-16

- LEGEND**
- SET 5/8" x 30" IR w/CAP MARKED "I. E. ENG."
  - FOUND 5/8" IR UNLESS OTHERWISE NOTED
  - △ CALCULATED POSITION
  - ( ) RECORD PER M28-51
  - ( [ ] ) RECORD PER M33-16
  - [ ] RECORD PER 98-03846
  - < > RECORD PER 1998-0076

**REGISTERED PROFESSIONAL LAND SURVEYOR**  
*J. Neil Hesse*  
**OREGON**  
 JANUARY 12, 1999  
**F. NEIL HESSE**  
**52969**  
 EXPIRES: 6/30/2001

**LAND PARTITION / BOUNDARY LINE ADJUSTMENT**  
 LYING IN THE NW 1/4 OF SEC. 21, T27S, R6W, W. M., DOUGLAS COUNTY, OREGON

SURVEYED FOR:  
 JAY AND CHERYL NORTHAM  
 1523 BRAUNDA DR.  
 ROSEBURG, OREGON 97470

SURVEYED BY:  
**i.e.**  
**ENGINEERING**  
 741 S.E. Jackson Street  
 Roseburg, Oregon 97470  
 PHONE (541) 673-0166  
 FAX (541) 440-9392

DWG. BY: MLJ  
**99-29838**

SCALE: 1" = 100' DATE: AUG. 1999 JOB NO: 1563-02 PAGE: 1 OF 2

99-29838

99-29838

**SURVEYOR'S CERTIFICATE:**

I, F. NEIL HIBBS, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MONUMENTED THE LANDS SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION.

BEGINNING AT A "T" IRON AT THE SOUTHEAST CORNER OF THE NW1/4 OF THE SE 1/4 OF THE NW1/4 OF SECTION 21, TOWNSHIP 27 SOUTH, RANGE 6 WEST; THENCE S 0' 09' 12" E 658.88 FEET TO A "T" IRON; THENCE N 89' 51' 52" W 658.86 FEET TO A "T" IRON; THENCE N 89' 52' 46" W 657.79 FEET TO A "T" IRON; THENCE N 0' 28' 51" W 536.31 FEET TO A 5/8" IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY OF BRAUNDA DRIVE; THENCE N 84' 03' 07" E 377.10 FEET TO A 5/8" IRON ROD; THENCE 101.59 FEET ALONG THE ARC OF A 111.69 FOOT RADIUS TO THE LEFT, THE CHORD OF WHICH BEARS N 57' 59' 46" E 98.12 FEET TO A 5/8" IRON ROD; THENCE 21.11 FEET ALONG THE ARC OF A 111.69 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS N 26' 31' 31" E 21.08 FEET; THENCE N 21' 06' 37" E 72.38 FEET TO A 5/8" IRON ROD; THENCE 69.45 FEET ALONG THE ARC OF AN 85.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS N 44' 31' 00" E 67.53 FEET TO A 5/8" IRON ROD; THENCE N 67' 55' 22" E 46.23 FEET TO A 5/8" IRON ROD; THENCE 135.65 FEET ALONG THE ARC OF A 265.31 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS N 53' 23' 57" E 134.18 FEET TO A 5/8" IRON ROD; THENCE N 39' 14' 43" E 109.68 FEET; THENCE 79.49 FEET ALONG THE ARC OF A 139.02 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS N 56' 35' 37" E 78.41 FEET; THENCE N 72' 06' 16" E 204.06 FEET TO A 5/8" IRON ROD; THENCE 82.51 FEET ALONG THE ARC OF A 163.37 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS N 86' 55' 53" E 81.64 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY OF BRAUNDA DRIVE S 10' 55' 27" W 186.38 FEET TO A 5/8" IRON ROD; THENCE N 89' 06' 45" E 251.85 FEET TO A 5/8" IRON ROD; THENCE S 0' 10' 17" E 219.43 FEET TO A 5/8" IRON ROD, THE PLACE OF BEGINNING AND CONTAINING 23.75 ACRES, MORE OR LESS.

*F. Neil Hibbs*  
F. NEIL HIBBS P.L.S. #52989 10-14-99  
DATE

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO ADJUST BOUNDARY LINES AS SHOWN AND THEN TO PARTITION UNIT 3 OF SAID BOUNDARY LINE ADJUSTMENT INTO 3 PARCELS TOGETHER WITH EASEMENTS AS SHOWN. THE NORTHEAST CORNER OF PARCEL 3 WAS SET AT RECORD DISTANCE FROM THE SOUTHEAST CORNER OF THE NW1/4 OF THE SE1/4 OF THE NW 1/4 OF SECTION 21 ON LINE BETWEEN FOUND MONUMENTS PER INSTRUMENT NO. 98-03846 OF THE DEED RECORDS OF DOUGLAS COUNTY, THE MOST NORTHERLY CORNER OF PARCEL TWO WAS SET AT RECORD ANGLE AND DISTANCE FROM THE FOUND MONUMENTS TO THE EAST OF SAID POINT, THE SOUTHWEST CORNER OF PARCEL 2 OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 98-03846 WAS SET BY INTERSECTING A LINE FROM THE PREVIOUSLY MENTIONED POINT AT A BEARING PERPENDICULAR w/ FD MONUMENTS OF THE TANGENT TO THE EAST WITH A LINE RUNNING WESTERLY FROM THE NORTHEAST CORNER OF PARCEL 3 AT RECORD ANGLE OFF OF THE EAST LINE OF PARCEL 3. THERE WAS OVER 3 FEET OF ERROR IN THE FOUND MONUMENTS ALONG THE RIGHT-OF-WAY OF BRAUNDA DRIVE ACROSS THE SPAN OF THE JOB SO RIGHT-OF-WAY IN BETWEEN WAS SET AS CLOSE TO RECORD AS POSSIBLE BETWEEN FOUND MONUMENTS USING RECORD RADII PER M33-16.

**FIELD CREW:** RYAN PALMER AND WAYNE ROGERS  
**EQUIPMENT:** NIKON TOTAL STATION AND SDR 33 DATA COLLECTOR  
**OFFICE:** NEIL HIBBS  
**DRAFTING:** MICHAEL JONES

**ZONE:** RR-RUAL RESIDENTIAL 2 ACRE  
**COMP. PLAN:** RC2, COMMITTED RESIDENTIAL 2 ACRE  
**WATER:** UMPQUA BASIN WATER ASSOCIATION  
**SEWER:** ON-SITE

PLANNING DEPT. FILE NO. 99-160

STATE OF OREGON }  
COUNTY OF DOUGLAS } 99  
I, DOYLE SHAEVER JR., COUNTY CLERK AND  
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY  
THAT THIS INSTRUMENT WAS RECORDED  
99 DEC 17 AM 11:56

DOYLE SHAEVER JR.  
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *Glenn G. Burnett*  
DEPUTY

FILE *PP*

99-29638

**APPROVALS:**

*Keith L. Cubic* 12/16/99  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

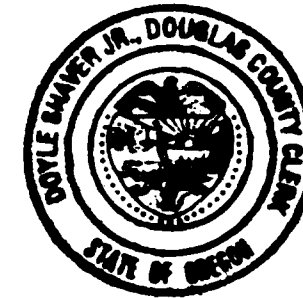
*Romy Ware* 12-16-99  
DOUGLAS COUNTY SURVEYOR DATE

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

*Heidi A. Swan* 12-17-99  
DOUGLAS COUNTY TAX COLLECTOR 99-29638 DATE

FILED THIS 17<sup>th</sup> DAY OF DECEMBER, 1999, 11:56 O'CLOCK AM PM

*Glenn G. Burnett* 12-17-99  
DOUGLAS COUNTY CLERK BY: DEPUTY DATE



**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT JAY C. AND CHERYL L. NORTHAM, ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED INTO PARCELS TOGETHER WITH EASEMENTS AS SHOWN.

*Jay C. Northam* 12/10/99  
JAY C. NORTHAM DATE

*Cheryl L. Northam* 12/10/99  
CHERYL L. NORTHAM DATE

**ACKNOWLEDGMENT:**

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 10<sup>th</sup> DAY OF DECEMBER, 1999, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JAY C. AND CHERYL L. NORTHAM, 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



99-29638

99-29638

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*F. Neil Hibbs*  
OREGON  
JANUARY 12, 1999  
F. NEIL HIBBS  
52989

EXPIRES: 6/30/2001

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DWG. BY: MLJ 99-29638