

2001-0081B

APPROVALS:

Keith L. Cubec SEPTEMBER 20, 2001
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Ed Mauer 9-25-01
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

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

JAMES R. HANCOCK 9-25-01
DOUGLAS COUNTY TAX COLLECTOR 2001-22217 DATE

FILED THIS 25th DAY OF SEPTEMBER 20, 01, 1:22 O'CLOCK AM/PM

Doyle Shaver Jr. 9-25-01
DOUGLAS COUNTY CLERK BY: DEPUTY DATE

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

01 SEP 25 PM 1:22

DOYLE SHAVER JR.
DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY Ed Mauer

PP



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT WILLIAM L. AND JACQUELINE HAGAR, 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.

William L. Hagar 8-7-01
WILLIAM L. HAGAR DATE

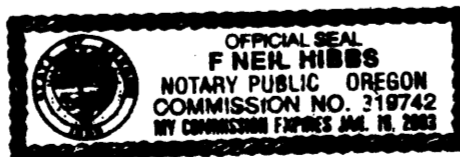
Jacqueline Hagar 8-7-01
JACQUELINE HAGAR DATE

ACKNOWLEDGMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 7th DAY OF August, 2001, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED WILLIAM L. AND JACQUELINE HAGAR, 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: _____



NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARIES OF UNITS 1 AND 2 AS SHOWN AND THEN TO PARTITION THE ADJUSTED UNIT 2 INTO TWO PARCELS TOGETHER WITH EASEMENTS AS SHOWN. THE MOST SOUTHERLY BOUNDARY OF PARCEL 2 WAS SET AS PERPENDICULAR TO THE EASTERN BOUNDARY AS PER DEED. THE NORTHERLY BOUNDARY OF UNITS 1 AND 2 WAS ARRIVED AT IN THE FOLLOWING MANNER. THE 3/4" IRON ROD FOUND AT POINT "E" WAS TAKEN TO BE THE NORTHWESTERLY CORNER OF THAT LAND DESCRIBED IN INSTRUMENT NO. 67-2301. THE DEED CALLS FOR A 5/8" IRON ROD AT THIS LOCATION BUT SURVEY M32-46 WAS FILED JUST PRIOR TO THE RECORDING OF THIS DEED AND SHOWS 3/4" IRON RODS BEING SET. THE CENTERLINE OF THE EASEMENT DESCRIBED IN SAID INSTRUMENT, WHICH IS THE NORTHERLY BOUNDARY OF UNIT 2 AND A PORTION OF UNIT 1, WAS THEN ENTERED BY BEARINGS AND DISTANCES AND ROTATED SO THAT THE INITIAL COURSE WAS PARALLEL TO THE SECTION LINE AS PER DEED. THIS ORIENTATION FIT THE EXISTING ROAD VERY WELL ALONG UNIT 2 AND STARTING INTO UNIT 1. SAID EASEMENT CONTINUES THROUGH UNIT 1 TO COLONIAL RD. ALONG EXISTING GRAVEL ROAD. POINT "G" WAS SET ON LINE BETWEEN POINTS "E" AND "F" AT A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE ROTATED LINE FROM POINT "H". WATER LINE EASEMENT DESCRIBED BELOW WAS CREATED FROM FIELD LOCATION OF EXISTING LINE BY UMPQUA BASIN WATER ASSOC. AS IT WAS NEVER DESCRIBED IN ORIGINAL DOCUMENT (INST. NO. 66-11823).

SURVEYOR'S CERTIFICATE:

I, F. NEIL HIBBS, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE BOUNDARY OF THE PROPERTY DESCRIBED ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION.

THAT LAND DESCRIBED IN INSTRUMENT NOS. 72-17592 AND 68-4965 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

C\L WATERLINE EASEMENT PER INSTRUMENT NO. 66-11823

A 15 FOOT STRIP OF LAND LYING IN THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 26, TOWNSHIP 27 SOUTH, RANGE 7 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON. THE CENTERLINE OF SAID STRIP LYING OVER AN EXISTING WATERLINE AND BEGINNING AT A POINT ON THE WESTERLY BOUNDARY OF THAT LAND DESCRIBED PER INSTRUMENT NO. 67-2301. SAID POINT BEING 44.44 FEET SOUTHERLY OF THE NORTHWEST CORNER OF SAID PARCEL OF LAND; THENCE S66° 47' 30"W FOR 176.19 FEET; THENCE S53° 25' 38"W FOR 196.38 FEET; THENCE S12° 46' 45"W FOR 80.12 FEET; THENCE S15° 37' 29"W FOR 62.80 FEET; THENCE S18° 36' 10"W FOR 63.10 FEET; THENCE S18° 21' 23"W FOR 136.34 FEET TO A POINT AT WHICH THE CENTERLINE OF ANOTHER 20 FOOT WATERLINE EASEMENT HEADS WEST 91.07 FEET TO INTERSECT THE EASTERLY BOUNDARY OF ADJUSTED UNIT 1; THENCE S18° 21' 23"W FOR 10.61 FEET; THENCE S4° 08' 34"E FOR 61.66 FEET; THENCE S16° 15' 51"E FOR 108.41 FEET; THENCE S13° 53' 50"E FOR 48.02 FEET; THENCE S15° 06' 37"E FOR 54.45 FEET; THENCE N85° 42' 20"E FOR 27.18 FEET; THENCE N89° 28' 40"E FOR 89.56 FEET; THENCE S88° 42' 34"E FOR 121.78 FEET; THENCE S82° 51' 10"E FOR 44.11 FEET; THENCE S6° 48' 29"W FOR 52.41 FEET; THENCE S8° 40' 53"W FOR 1.57 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF COLONIAL ROAD AND THERE TERMINATING.

2001-22217

REGISTERED PROFESSIONAL LAND SURVEYOR OREGON JANUARY 12, 1999 F. NEIL HIBBS 62989 EXPIRES: 6/30/2003	BOUNDARY LINE ADJUSTMENT AND LAND PARTITION LYING IN THE NE 1/4 AND SE 1/4 OF SEC. 26, T27S, R7W, W.M. DOUGLAS COUNTY, OREGON	
	SURVEYED FOR: WILLIAM AND JACQUELINE HAGAR 1135 COLONIAL RD. ROSEBURG, OR 97470	SURVEYED BY: i.e. ENGINEERING 741 S.E. Jackson Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392
SCALE: NO SCALE	DATE: AUG. 2001	DWG. BY: KTG JOB NO: 1786-01 PAGE: 2 OF 2

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