

2003-0090

NW CORNER OF COLLINS ADDITION TO ROSEBURG
FD 5/8" IR
FOUND 3/4" IP BEARS S0°28'28"W 22.32'
(S0°15'W 22.43'- DIST. FROM CECIL PER VOL. 7, PG 18 VS. VOL. 6, PG 41)

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK 2003-034348
NO FEE
00053577200300343480030036
12/24/2003 11:34:56 AM
PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER
This is a no fee document



LEGEND

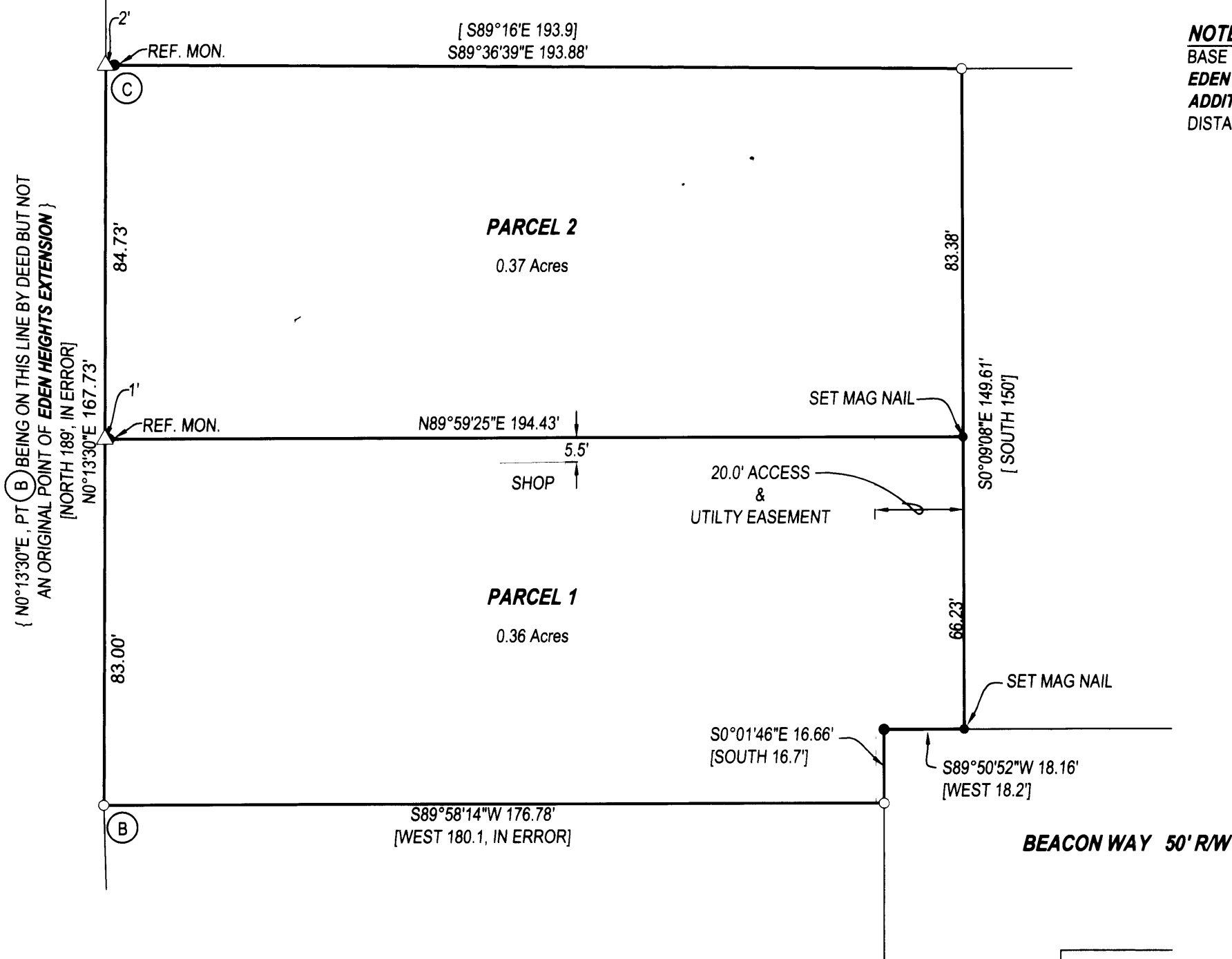
- FOUND 3/4" IRON PIPE UNLESS OTHERWISE NOTED
 - SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
 - △ CALCULATED POSITION
- RECORD PER COLLINS ADDITION TO ROSEBURG AS RECORDED IN VOL. 7, PG. 18 OF THE PLAT RECORDS OF DOUGLAS COUNTY UNLESS OTHERWISE NOTED
REC. PER INST. NO. 2002-22321
REC. PER EDEN HEIGHTS EXTENSION AS RECORDED IN VOL. 6, PG 42 OF THE PLAT RECORDS OF DOUGLAS COUNTY

FIELD CREW: NEIL HIBBS & WAYNE ROGERS
EQUIPMENT: NIKON NPL-350
OFFICE: NEIL HIBBS

T27S, R6W, SEC. 12DC, TL 3300

ZONE: R-1-7.5
COMP. PLAN: LOW DENSITY RESIDENTIAL
WATER: CITY
SEWER: R.U.S.A.

(N0°15'E 262.02')
N0°15'00"E 262.02'



SURVEYOR'S CERTIFICATE:

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

BEGINNING AT A 5/8" IRON ROD THAT BEARS S89°36'39"E 2.00 FEET FROM THE SOUTHWEST CORNER OF COLLINS ADDITION TO ROSEBURG AS RECORDED IN VOLUME 7, PG. 18 OF THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE N86°36'39"E 191.88 FEET TO A 1/2" IRON PIPE; THENCE S0°09'08"E 149.61 FEET TO A MAG NAIL IN ASPHALT; THENCE S89°50'52"W 18.16 FEET TO A 5/8" IRON ROD; THENCE S0°01'46"E 16.66 FEET TO A 1/4" IRON PIPE; THENCE S89°58'14"W 176.78 FEET TO A 1/2" IRON PIPE; THENCE N0°13'30"E 167.73; THENCE S89°36'39"E 2.00 FEET TO A 5/8" IRON ROD, THE PLACE OF BEGINNING.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY AS SHOWN. OF THE MONUMENTS FOUND, NO TWO WERE OF THE SAME SURVEY SO USED A COMBINATION OF INFORMATION FROM EDEN HEIGHTS, EDEN HEIGHTS EXTENSION AND COLLINS ADDITION TO RECREATE THE INITIAL POINT OF COLLINS ADDITION, SHOWN AS POINT "C". THIS CORNER OF THE PROPERTY WAS SET AT RECORD BEARING AND DISTANCE FROM POINT "A" PER COLLINS ADDITION, LEAVING LINE "C-B" RECORD BEARING PER EDEN HEIGHTS EXTENSION. POINT "C" COULD STILL BE THERE BUT IF IT IS, IT IS VERY DEEP AND DIRECTLY UNDER A WOODEN POST. SET A REFERENCE MONUMENT EASTERLY ALONG THE NORTHERN PROPERTY LINE AT A DISTANCE OF 2 FEET FROM THE ACTUAL CORNER. THE CORNER SPLITTING THE TWO NEW PARCELS ON THE WESTERN PROPERTY BOUNDARY LANDS UNDER A SHORT WOODEN RETAINING WALL SO SET A 1 FOOT REFERENCE MONUMENT ALONG THE LINE SPLITTING THE TWO NEW PARCELS. THERE ARE SOME DISCREPANCIES BETWEEN THE OLD SURVEYS IN THE AREA AND THE DEED FOR THE PROPERTY DOES NOT CLOSE. MONUMENTS FOUND SEEM TO FIT DIFFERENT PIECES OF THE AVAILABLE RECORD INFORMATION AND ALSO SEEM TO FIT THE OCCUPATION LINES.

NOTE:

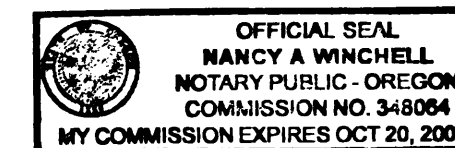
BASE OF BEARING WAS A COMBINATION OF INFORMATION FROM EDEN HEIGHTS, EDEN HEIGHTS EXTENSION AND COLLINS ADDITION RESULTING IN THE RECORD AND MAP BEARING AND DISTANCE BETWEEN (A) - (C) BEING N0°15'00"E 262.02'.

DECLARATION:

WILLIAM H. AND DONA E. JOHNSON
KNOW ALL PEOPLE BY THESE PRESENTS THAT ~~BILL AND DONA JOHNSON~~ 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 H. Johnson 12-17-03
BILL JOHNSON DATE
WILLIAM H. JOHNSON

Dona E. Johnson 12-17-03
DONA JOHNSON DATE
DONA E. JOHNSON



ACKNOWLEDGMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 17 DAY OF Dec 2003, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ~~BILL AND DONA JOHNSON~~ WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY. WILLIAM H. AND DONA E. JOHNSON

Nancy A. Winchell
MY COMMISSION EXPIRES: Oct 20, 2005

APPROVALS:

[Signature] 12-19-03
COMMUNITY DEVELOPMENT DIRECTOR DATE

[Signature] 12-18-03
PUBLIC WORKS DIRECTOR DATE

Randall W. Smith 12-19-03
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

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

Sandra K. Conell 12/24/03
DOUGLAS COUNTY TAX COLLECTOR 2003-034348 DATE

FILED THIS DAY OF 24th 2003 DEC O'CLOCK 11:34 AM BY

BARBARA E. NIELSEN 12-24-03
DOUGLAS COUNTY CLERK BY: DEPUTY DATE



PLANNING DEPT. FILE NO. P-03-16

LAND PARTITION		REGISTERED PROFESSIONAL LAND SURVEYOR <i>[Signature]</i>
LYING IN THE SE 1/4 SECTION 12, T27S, R6W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: BILL AND DONA JOHNSON 1596 NW BEACON WAY ROSEBURG, OREGON, 97470	SURVEYOR: NEIL HIBBS LAND SURVEYING, LLC 4739 LOOKINGGLASS ROAD ROSEBURG, OREGON 97470 phone (541) 957-9303 fax (541) 957-9306 email: NeilHibbs@aol.com	OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2005
DWG. SCALE: 1" = 30'	JOB #: 0153-01	PAGE: 1 OF 1
DATE: NOVEMBER 2003		

2003-0090
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