

2004-0011

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO TWO PARCELS AS SHOWN. M128-68 AND M137-26 WERE BOTH CREATED USING POINT "A" AS A COMMON POINT. A COMPUTED LINE BETWEEN FOUND POINTS "A" AND "B" FIT RECORD PER M137-26 VERY CLOSELY SO WAS USED AS A BASE OF BEARING. POINT "C" WAS COMPUTED AT A DISTANCE-DISTANCE INTERSECTION FROM POINT "E" AND POINT "D". THE NORTHERN BOUNDARY OF PARCEL ONE WAS CREATED BY ROTATING THE DEED INFORMATION AROUND POINT "C" TO MATCH THE RIGHT-OF-WAY OF MAIN STREET TO THAT CREATED BETWEEN POINTS "C" AND "E".

SURVEYOR'S CERTIFICATE:

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

THAT LAND DESCRIBED IN INSTRUMENT NO. 98-21566 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT SOUTHGATE PROPERTIES LLC, LINCOLN TRUST COMPANY AS CUSTODIAN FBO JOAN JEPPESEN, ANNA MARIE COOK AND JAY C. REED 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.

SOUTHGATE PROPERTIES LLC

LINCOLN TRUST COMPANY
 CUSTODIAN FBO JOAN JEPPESEN

SEE CONSENT AFFIDAVIT 2004-006235
 ROBERT R. MOOERS, MEMBER

SEE CONSENT AFFIDAVIT 2004-006236
 AUTHORIZED SIGNATURE

SEE CONSENT AFFIDAVIT 2004-006238
 MARY H. MOOERS, MEMBER

Anna Marie Cook 1-20-04 *Jay C. Reed* 1/9/04
 ANNA MARIE COOK DATE JAY C. REED DATE

ACKNOWLEDGMENT:

STATE OF OREGON
 COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 20th DAY OF Jan. 2004, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ANNA MARIE COOK, WHO DID SAY THAT SHE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT SHE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Lowletta Rose
 MY COMMISSION EXPIRES: 10-17-07



ACKNOWLEDGMENT:

STATE OF OREGON
 COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 9th DAY OF Jan. 2004, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JAY C. REED, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Lowletta Rose
 MY COMMISSION EXPIRES: 10-17-07



APPROVALS:

[Signature] 2-26-04
 COMMUNITY DEVELOPMENT DIRECTOR DATE

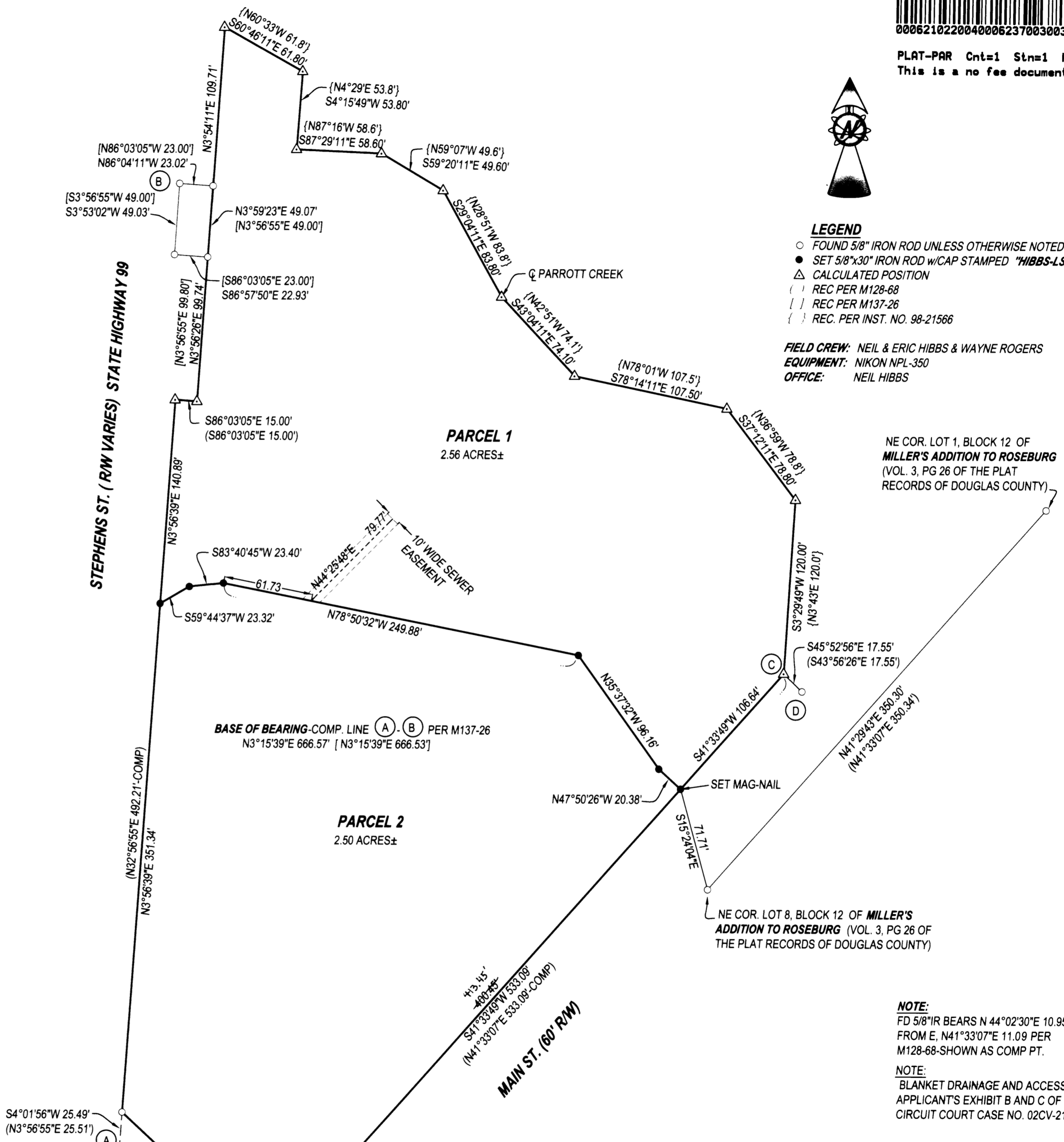
[Signature] 2/19/04
 PUBLIC WORKS DIRECTOR DATE

[Signature] 3-4-04
 DOUGLAS COUNTY SURVEYOR DEPUTY DATE

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

[Signature] 3/9/04
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 1st DAY OF MARCH, 2004, 11:48 O'CLOCK AM/PM
 BARBARA E. NIELSEN
 DOUGLAS COUNTY CLERK 3-9-04
 BY: DEPUTY DATE



LEGEND

- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- △ CALCULATED POSITION
- () REC PER M128-68
- [] REC PER M137-26
- { } REC. PER INST. NO. 98-21566

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

NE COR. LOT 1, BLOCK 12 OF
 MILLER'S ADDITION TO ROSEBURG
 (VOL. 3, PG 26 OF THE PLAT
 RECORDS OF DOUGLAS COUNTY)

NE COR. LOT 8, BLOCK 12 OF MILLER'S
 ADDITION TO ROSEBURG (VOL. 3, PG 26 OF
 THE PLAT RECORDS OF DOUGLAS COUNTY)

NOTE:
 FD 5/8" IR BEARS N 44°02'30"E 10.95'
 FROM E, N41°33'07"E 11.09 PER
 M128-68-SHOWN AS COMP PT.

NOTE:
 BLANKET DRAINAGE AND ACCESS EASEMENTS PER
 APPLICANT'S EXHIBIT B AND C OF DOUGLAS COUNTY
 CIRCUIT COURT CASE NO. 02CV-2126 CC.

PLANNING DEPT FILE NO. P-03-1

LAND PARTITION		REGISTERED PROFESSIONAL LAND SURVEYOR
LYING IN THE NE 1/4 OF SECTION 25, T27S, R6W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: ANNA COOK 1967 S.E. STEPHENS 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" = 60'	JOB #: 0122-01 PAGE: 1 OF 1 DATE: NOVEMBER 2003	

2004-0011
 PRINTED BY E DRAFTING