

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK 2005-012542

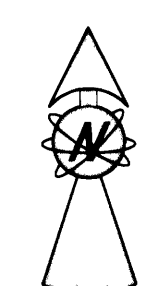
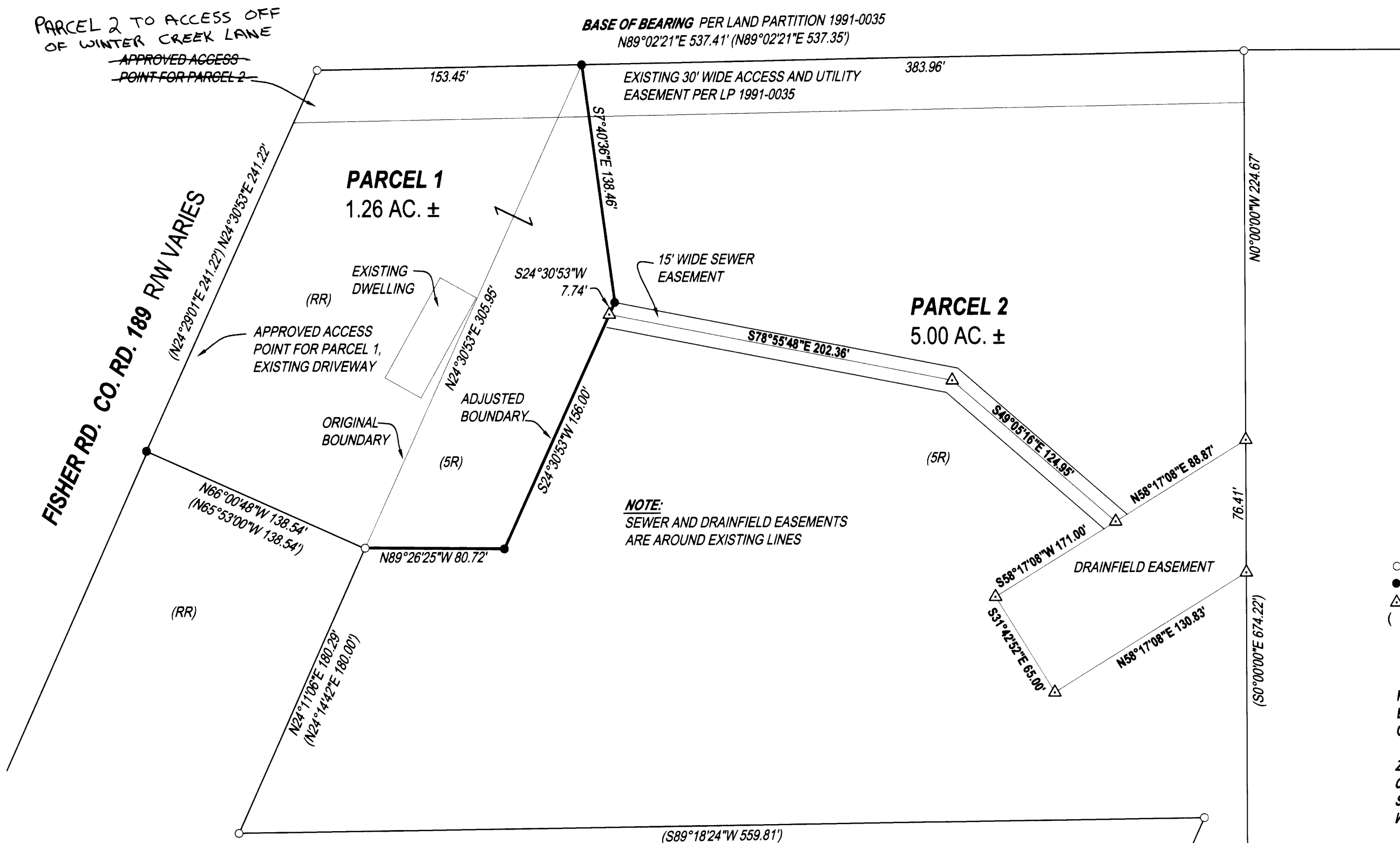


NO FEE

05/23/2005 08:44:54 AM

PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER
This is a no fee document

WINTER CREEK LANE 60' EASEMENT



LEGEND
○ FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
● SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
△ CALCULATED POSITION
() RECORD PER LAND PARTITION 1991-0035

T26S R6W SEC. 27A TL 3600

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

ZONE: RR AND 5R
COMP. PLAN: RC2 AND RC5
SEWER: SEPTIC
WATER: UMPQUA BASIN

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO TWO PARCELS AS SHOWN. MONUMENTS SOUTHERLY OF PARCEL 1 ARE SHOWN AT RECORD POSITION, NOT VISITED.

SURVEYOR'S CERTIFICATE:

I, F. NEIL HIBBS, BEING DULY SWORN DO 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.

PARCEL 1 OF LAND PARTITION 1991-0035 AS RECORDED IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON.

NOTE:

VARIANCE TO MINIMUM PARCEL SIZE REQUIREMENT OF THE RR ZONE APPROVED PER PLANNING DEPT. FILE NO. 04-151.

APPROVALS:

Keith L. Cubic 1/12/05
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Romy W. 5-20-05
DOUGLAS COUNTY SURVEYOR DATE

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

Margaret Cannaday, Deputy 5/20/05
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 23rd DAY OF May, 2005, 8:44 O'CLOCK AM/PM

BARBARA E. NIELSEN
DOUGLAS COUNTY CLERK by Carol Engel, Deputy



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS HARTMAN DEVELOPMENT, INC., IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED INTO PARCELS TOGETHER WITH EASEMENTS AS SHOWN.

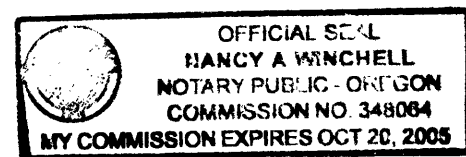
Roger Hartman PRES 5/20/05
ROGER HARTMAN, PRESIDENT DATE

ACKNOWLEDGMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 20 DAY OF May 2005, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ROGER HARTMAN, PRESIDENT OF HARTMAN DEVELOPMENT, INC., WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

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



PLANNING DEPT. FILE NO. 04-151

**LAND PARTITION -
BOUNDARY LINE ADJUSTMENT**

LYING IN THE NE 1/4 OF SEC. 27, T26S, R6W,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:
HARTMAN DEVELOPMENT INC.
P.O. BOX 926
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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 12, 1999
F. NEIL HIBBS
52989

EXPIRATION DATE
6/30/2005

DWG. SCALE: 1"= 60' JOB #: 0289-01 DWG. BY: FLB PAGE: 1 OF 1 DATE: DECEMBER, 2004