



NO FEE

05/31/2005 01:11:02 PM
PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER
This is a no fee document

ORCHARD LANE CO. RD.#25360'R/W

N/L KRUSE TRACTS

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT **STEPHEN G. AND TAMMY J. WAMBOLT**, 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.

Stephen G. Wambolt 5-20-05
STEPHEN G. WAMBOLT DATE

Tammy J. Wambolt 5-20-05
TAMMY J. WAMBOLT DATE

ACKNOWLEDGMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

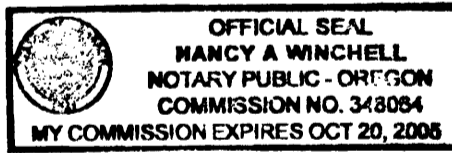
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 20 DAY OF May 2005, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED **STEPHEN G. WAMBOLT & TAMMY J. WAMBOLT**, WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THAT EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

PRINTED NAME: Nancy A. Winchell

COMMISSION #: 348064

MY COMMISSION EXPIRES: Oct. 20, 2005

SIGNATURE: *Nancy A. Winchell*
NOTARY PUBLIC - OREGON



APPROVALS:

Keith F. Aubrey 5/26/05
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Randy Van 5-27-05
DOUGLAS COUNTY SURVEYOR DATE

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

Margaret Annaday, Deputy 5/27/05
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 31ST DAY OF MAY, 2005, 1:11 O'CLOCK AM/PM

BARBARA E. NIELSEN *Barbara E. Nielsen* 5-31-05
DOUGLAS COUNTY CLERK By: DEPUTY DATE



NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO THREE PARCELS TOGETHER WITH EASEMENTS AS SHOWN.

SURVEYOR'S CERTIFICATE:

F. NEIL HIBBS, BEING DULY SWORN, 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.

THAT LAND DESCRIBED IN INSTRUMENT NO. 89-13968 OF THE DEED RECORDS OF DOUGLAS COUNTY.

BASE OF BEARING PER INST. NO. 89-13968
N89°49'50"E 657.24' (N89°49'50"E 660.00')

30' WIDE ACCESS AND UTILITY EASEMENT PER INST. NO. 98-15491

NEW ACCESS AND UTILITY EASEMENT FILED PER INST. NO. 2000-15546

POINT BEARS N89°51'E 1981.65 FEET FROM THE NW COR DLC NO. 42 PER 89-13968 (NW COR INST. NO. 89-13968)

N89°49'50"E 196.02

60' ACCESS & UTILITY EASEMENT TO BENEFIT PARCELS 1 AND 2

PARCEL 3
2.25 AC. ±

PARCEL 2
2.01 AC. ±

PARCEL 1
2.00 AC. ±

HOUSE



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 INST. 89-13968

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

ZONE: RR
COMP. PLAN: RC2
WATER: UMPQUA BASIN
SEWER: SEPTIC

PLANNING DEPT. FILE NO. 05-023

LAND PARTITION

LYING IN THE SE 1/4 OF SEC. 1, T27S, R7W,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:
STEVE AND TAMMY WAMBOLT
694 ORCHARD LANE
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, 1989
F. NEIL HIBBS
52989

EXPIRATION DATE
6/30/2005

DWG. SCALE: 1" = 60' JOB #: 0191-01 DWG. BY: FLB PAGE: 1 OF 1 DATE: MAY 2005

2005-0052

2005-0052