

DOUGLAS COUNTY OFFICIAL RECORDS  
BARBARA E. NIELSEN, COUNTY CLERK  
2006-004944  
\$0.00  
02/21/2006 11:34:26 AM  
PLAT-PAR Cnt=1 Stn=18

2006-0019

**APPROVALS:**

*Jeany Pothier* 1/17/06  
MAYOR DATE  
*Jan K. Cabus* 01/17/06  
CITY ADMINISTRATOR DATE  
*Randy Smith* 1-13-06  
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. Conere* 2/21/06  
DOUGLAS COUNTY TAX COLLECTOR DATE  
FILED THIS 21<sup>st</sup> DAY OF FEB. 2006, 11:34 O'CLOCK AM  
*Barbara E. Nielsen* 2-21-06  
DOUGLAS COUNTY CLERK DEPUTY DATE

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT NESSE PROPERTIES, LLC, 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. THE 12 FOOT STRIP OF LAND ALONG OLD PACIFIC HWY IS  
HEREBY DEDICATED TO THE PUBLIC USE FOREVER.

SEE CONSENT AFFIDAVIT

PAUL KERLEY, MEMBER DATE

CONSENT AFFIDAVIT FILED AS INSTRUMENT NO. 2006-004943

**NARRATIVE:**

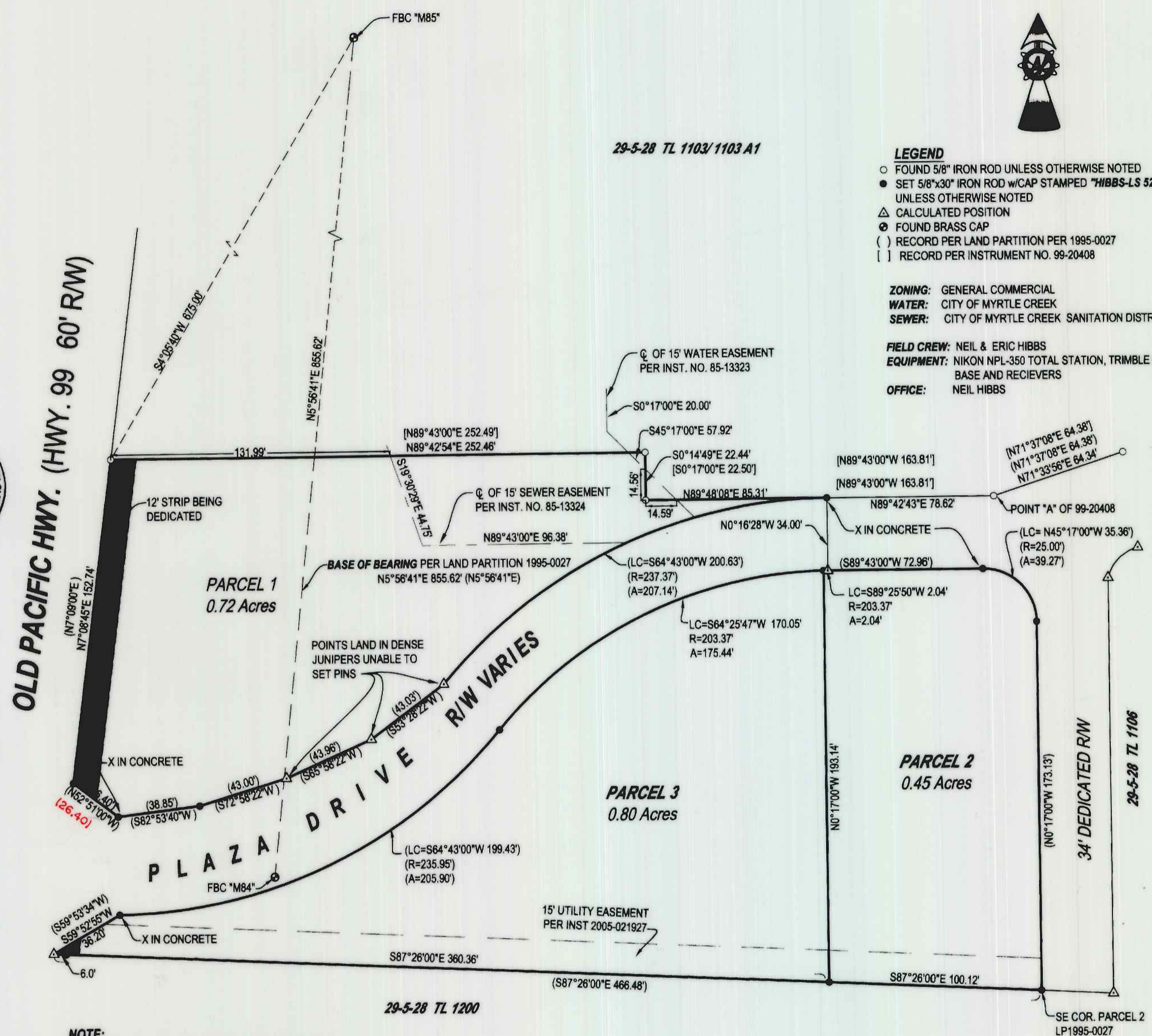
THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO  
THREE PARCELS AS SHOWN. THE RIGHT-OF-WAY FOR PLAZA DRIVE AS WELL AS THE  
EXTERIOR OF THE PROPERTY ON THE SOUTHERLY SIDE OF PLAZA DRIVE WERE CREATED  
RECORD PER LAND PARTITION 1995-0027 RELATIVE TO THE BRASS CAP CONTROL  
MONUMENTS SHOWN AS A BASE OF BEARING.

**SURVEYOR'S CERTIFICATE:**

I, 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 PORTION OF PARCEL 2, LAND PARTITION 1995-0027 LYING SOUTHERLY OF THE  
FOLLOWING DESCRIBED LINE.

BEGINNING AT POINT "A" OF INSTRUMENT NO. 99-20408 OF THE DEED RECORDS OF  
DOUGLAS COUNTY, OREGON; THENCE S89°42'43"W 78.62 FEET TO A 5/8" IRON ROD;  
THENCE S89°48'08"W 85.31 FEET TO A 5/8" IRON ROD; THENCE N0°14'49"W 22.44 FEET  
TO A 5/8" IRON ROD; THENCE S89°42'54"W 252.46 FEET TO A 5/8" IRON ROD ON THE  
EASTERLY RIGHT-OF-WAY OF OLD PACIFIC HWY.



**LEGEND**  
○ FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED  
● SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989" UNLESS OTHERWISE NOTED  
△ CALCULATED POSITION  
⊙ FOUND BRASS CAP  
( ) RECORD PER LAND PARTITION PER 1995-0027  
[ ] RECORD PER INSTRUMENT NO. 99-20408

**ZONING:** GENERAL COMMERCIAL  
**WATER:** CITY OF MYRTLE CREEK  
**SEWER:** CITY OF MYRTLE CREEK SANITATION DISTRICT

**FIELD CREW:** NEIL & ERIC HIBBS  
**EQUIPMENT:** NIKON NPL-350 TOTAL STATION, TRIMBLE R8 BASE AND RECEIVERS  
**OFFICE:** NEIL HIBBS

**NOTE:**  
WHERE OUR BEARINGS AND DISTANCES NOT SHOWN,  
THEY ARE THE SAME AS THE RECORD SHOWN.

PLANNING DEPT. FILE NO. 05-MC006

<b>LAND PARTITION</b>		REGISTERED PROFESSIONAL LAND SURVEYOR
LYING IN THE SE 1/4 OF SEC. 28, T29S, R5W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
<b>CLIENT:</b> NESSE PROPERTIES, LLC P.O. BOX 5517 SALEM, OREGON 97304	<b>SURVEYOR:</b> <b>NEIL HIBBS</b> LAND SURVEYING, INC. 4739 LOOKINGGLASS ROAD ROSEBURG, OREGON 97470 phone (541) 957-9303 fax (541) 957-9308 email: neilhibbs@aol.com	OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2007
<b>DWG. SCALE:</b> 1" = 40'	<b>JOB #:</b> 0212-02 <b>DWG. BY:</b> FLB <b>PAGE:</b> 1 OF 1 <b>DATE:</b> JANUARY 2006	

2006-0019