



- LEGEND**
- FOUND BRASS CAP
  - FOUND IRON PIPE
  - FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
  - SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
  - △ CALCULATED POSITION

29-06-01C TL 1300 R64470

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

**ZONE:** RR  
**COMP. PLAN:**  
**WATER:** CLARK'S BRANCH WATER ASSOCIATION  
**SEWER:** SEPTIC

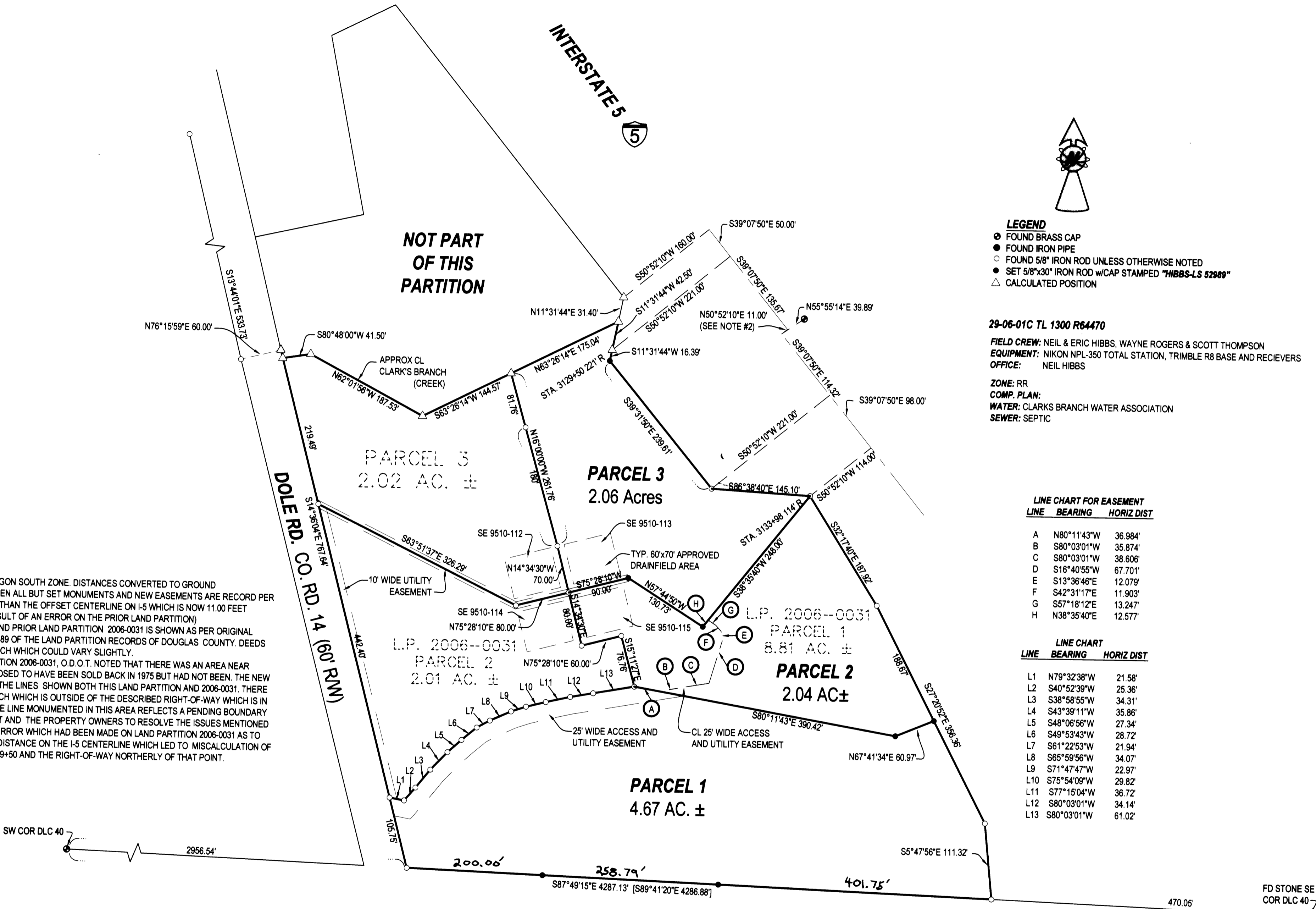
**LINE CHART FOR EASEMENT**

| LINE | BEARING     | HORIZ DIST |
|------|-------------|------------|
| A    | N80°11'43"W | 36.984'    |
| B    | S80°03'01"W | 35.874'    |
| C    | S80°03'01"W | 38.606'    |
| D    | S16°40'55"W | 67.701'    |
| E    | S13°36'46"E | 12.079'    |
| F    | S42°31'17"E | 11.903'    |
| G    | S57°18'12"E | 13.247'    |
| H    | N38°35'40"E | 12.577'    |

**LINE CHART**

| LINE | BEARING     | HORIZ DIST |
|------|-------------|------------|
| L1   | N79°32'38"W | 21.58'     |
| L2   | S40°52'39"W | 25.36'     |
| L3   | S38°58'55"W | 34.31'     |
| L4   | S43°39'11"W | 35.86'     |
| L5   | S48°06'56"W | 27.34'     |
| L6   | S49°53'43"W | 28.72'     |
| L7   | S61°22'53"W | 21.94'     |
| L8   | S65°59'56"W | 34.07'     |
| L9   | S71°47'47"W | 22.97'     |
| L10  | S75°54'09"W | 29.82'     |
| L11  | S77°15'04"W | 36.72'     |
| L12  | S80°03'01"W | 34.14'     |
| L13  | S80°03'01"W | 61.02'     |

- NOTES:**
- BEARINGS ARE GRID, NAD 83, OREGON SOUTH ZONE. DISTANCES CONVERTED TO GROUND
  - BEARINGS AND DISTANCES BETWEEN ALL BUT SET MONUMENTS AND NEW EASEMENTS ARE RECORD PER LAND PARTITION 2006-0031 OTHER THAN THE OFFSET CENTERLINE ON I-5 WHICH IS NOW 11.00 FEET RATHER THAN 15.00 FEET (THE RESULT OF AN ERROR ON THE PRIOR LAND PARTITION)
  - NORTHERN BOUNDARY OF THIS AND PRIOR LAND PARTITION 2006-0031 IS SHOWN AS PER ORIGINAL PARTITION FILED IN BOOK 2, PAGE 89 OF THE LAND PARTITION RECORDS OF DOUGLAS COUNTY. DEEDS CALL TO CENTER OF CLARK'S BRANCH WHICH COULD VARY SLIGHTLY.
  - AFTER THE FILING OF LAND PARTITION 2006-0031, O.D.O.T. NOTED THAT THERE WAS AN AREA NEAR STATION 3133.98 THAT WAS SUPPOSED TO HAVE BEEN SOLD BACK IN 1975 BUT HAD NOT BEEN. THE NEW RIGHT-OF-WAY FENCE IS BUILT TO THE LINES SHOWN BOTH THIS LAND PARTITION AND 2006-0031. THERE IS ALSO AN O.D.O.T. DRAINAGE DITCH WHICH IS OUTSIDE OF THE DESCRIBED RIGHT-OF-WAY WHICH IS IN THE AREA OF STATION 3129+50. THE LINE MONUMENTED IN THIS AREA REFLECTS A PENDING BOUNDARY LINE AGREEMENT BETWEEN O.D.O.T. AND THE PROPERTY OWNERS TO RESOLVE THE ISSUES MENTIONED ABOVE. THIS ALSO CORRECTS AN ERROR WHICH HAD BEEN MADE ON LAND PARTITION 2006-0031 AS TO THE MISREADING OF THE OFFSET DISTANCE ON THE I-5 CENTERLINE WHICH LED TO MISCALCULATION OF THE RIGHT OF WAY AT STATION 3129+50 AND THE RIGHT-OF-WAY NORTHERLY OF THAT POINT.



PLANNING DEPT. FILE NO. 06-192

**LAND PARTITION**

LYING IN THE SW 1/4 AND THE SE 1/4 OF SECTION 1, T29S, R6W,  
 WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

**CLIENT:**  
 MARC AND DEA MCCONNELL  
 6207 DOLE RD.  
 MYRTLE CREEK, OREGON 97457

**SURVEYOR:**  
  
**LAND SURVEYING, INC.**  
 4738 LOOKINGGLASS ROAD  
 ROSEBURG, OREGON 97470  
 phone (541) 957-9303  
 fax (541) 957-9308  
 email: neilhibbs@wildblue.com

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

OREGON  
 JANUARY 12, 1999  
 F. NEIL HIBBS  
 52989

EXPIRATION DATE  
 6/30/2007

DWG. SCALE: 1" = 100'    JOB #: 0425-01    DWG. BY: FLB    PAGE: 1 OF 2    DATE: FEBRUARY 2007



**APPROVALS:**

Keith L. Cubie 4/25/07  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Romy W... 4-25-07  
DOUGLAS COUNTY SURVEYOR DATE

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

Jandra K. Corell 4/25/07  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS <sup>13<sup>th</sup></sup> DAY OF JUNE, 2007, 9:26 O'CLOCK AM

BARBARA E. NIELSEN Barbara E. Burnett 6-13-07  
DOUGLAS COUNTY CLERK <sup>By: DEPUTY</sup> DATE

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT MARC A. AND DEA A. MCCONNELL, 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.

Marc A. McConnell 4/17/07  
MARC A. MCCONNELL DATE

Dea A. McConnell 4/17/07  
DEA A. MCCONNELL DATE

**ACKNOWLEDGMENT:**

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 17 DAY OF APRIL, 2007,  
BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED  
MARC A. AND DEA A. MCCONNELL, WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS  
NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY  
AND VOLUNTARILY.

PRINTED NAME: Rebecca S. Lavin

COMMISSION #: 395298

MY COMMISSION EXPIRES: July 25, 2009

SIGNATURE: Rebecca S. Lavin



**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.

PARCEL 1 OF LAND PARTITION 2006-0031 AS RECORDED IN THE SURVEY RECORDS OF  
DOUGLAS COUNTY, OREGON.

LESS THAT PORTION OF SAID PARCEL 1 LYING WITHIN AN AREA DESCRIBED AS BEGINNING AT  
A 5/8" IRON ROD WHICH BEARS N55°27'42"W 1080.33 FEET FROM THE SE CORNER OF DLC 40,  
SAID ROD BEING 221.00 FEET SOUTHWESTERLY OF STATION 3133.00 OF INTERSTATE  
HIGHWAY 5; THENCE N39°31'50"W 239.61 FEET TO A 5/8" IRON ROD; THENCE N11°31'44"E 16.39  
FEET; THENCE N11°31'44"E 42.50 FEET; THENCE N63°26'14"E 3.22 FEET; THENCE S11°31'44" W  
41.40'; THENCE S35°41'48"E 250.44 FEET TO A 5/8" IRON ROD, THE PLACE OF BEGINNING.

**NARRATIVE:**

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

COVENANTS FILED PER INST NO. 2006-007570

PLANNING DEPT. FILE NO. 06-192

|  |  |  |
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| <b>LAND PARTITION</b>  |  | REGISTERED<br>PROFESSIONAL<br>LAND SURVEYOR<br><br><u>F. Neil Hibbs</u>              |
| LYING IN THE SW 1/4 AND THE SE 1/4 OF SECTION 1, T29S, R6W,<br>WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON |  |  |
| <b>CLIENT:</b><br>MARC AND DEA MCCONNELL<br>6207 DOLE RD.<br>MYRTLE CREEK, OREGON 97457                    | <b>SURVEYOR:</b><br><br><b>NEIL HIBBS LAND SURVEYING, INC.</b><br>4739 LOOKINGGLASS ROAD<br>ROSEBURG, OREGON 97470<br>phone (541) 957-9303<br>fax (541) 957-9306<br>email: neilhibbs@wikiblu.com | OREGON<br>JANUARY 12, 1999<br>F. NEIL HIBBS<br>52989<br>EXPIRATION DATE<br>6/30/2007 |
| <b>DWG. SCALE:</b> 1" = 100'   | <b>JOB #:</b> 0425-01 <b>DWG. BY:</b> FLB <b>PAGE:</b> 2 OF 2 <b>DATE:</b> FEBRUARY 2007   |  |

2007-0079 B

2007-0079 B