

2007-0168 B

SURVEYOR'S CERTIFICATE:

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

BEGINNING AT THE BRASS CAP MARKING THE SOUTH 1/4 CORNER, SECTION 36, TOWNSHIP 28 SOUTH, RANGE 8 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE N2°02'27"E 852.46 FEET TO A 5/8" IRON ROD; THENCE S87°34'03"E 200.00 FEET TO A 5/8" IRON ROD; THENCE N86°03'23"E 777.10 FEET TO A 5/8" IRON ROD; THENCE N0°11'56"E 51.26 FEET TO A 5/8" IRON ROD THENCE N88°55'50"E 25.01 FEET TO A 1/2" IRON ROD; THENCE S0°11'56"W 999.71 FEET TO A 1/2" IRON ROD; THENCE N86°58'59"W 1003.53 FEET TO A BRASS CAP, THE PLACE OF BEGINNING

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT **CONRAD AND V. JOANNE LAKEY**, 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.

Conrad Lakey 12/3/07
CONRAD LAKEY DATE

V. Joanne Lakey 12/3/07
V. JOANNE LAKEY DATE

ACKNOWLEDGMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 3 DAY OF DEC., 2007, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED **CONRAD AND V. JOANNE LAKEY**, 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: Nancy A. Winchell

COMMISSION #: 397654

MY COMMISSION EXPIRES: OCT. 20, 2009

SIGNATURE: Nancy A. Winchell
Notary Public - Oregon

APPROVALS:

Keith L. Cubic 12/04/07
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Randy Wren 12-4-07
DOUGLAS COUNTY SURVEYOR DATE

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

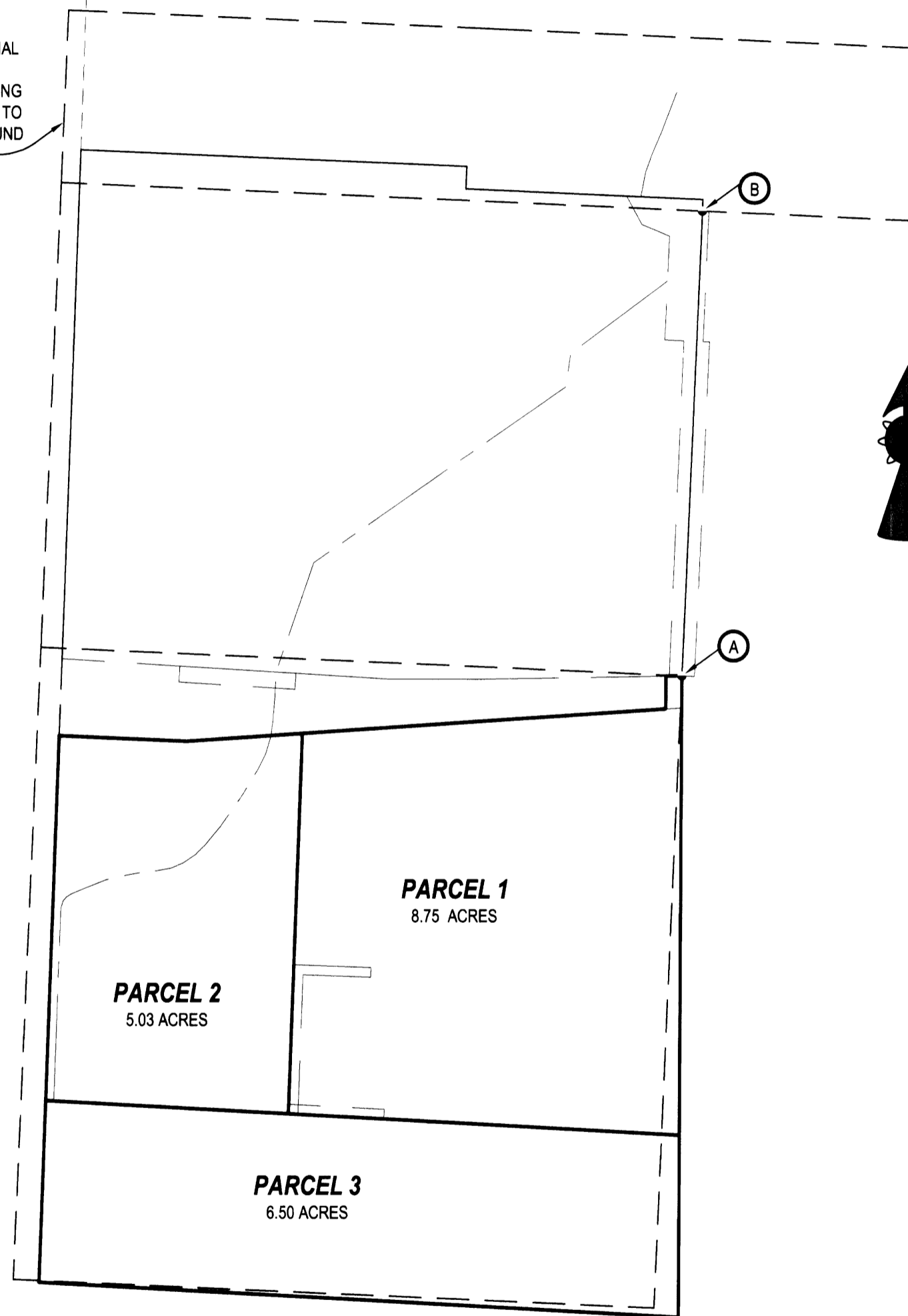
Sandra K. Corree 12/5/07
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS DAY OF 5th, 2007, DECEMBER 10:45 O'CLOCK (AM/PM)

Barbara E. Nielsen 12/5/07
DOUGLAS COUNTY CLERK by Sharon Page Deputy DATE



DASHED LINES ARE TO SHOW ORIGINAL SURVEY M21-70 AS CALCULATED, BEGINNING AT POINT "A" AND ROTATING RECORD SURVEY AROUND POINT "A" TO ALIGN WITH LINE "A-B" BETWEEN FOUND 1/2" IRON PINS OF RECORD.



NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO THREE PARCELS, TOGETHER WITH EASEMENTS AS SHOWN. IN THE PROCESS, A NUMBER OF LONG STANDING DISCREPANCIES WERE FOUND AND HOPEFULLY RESOLVED PER THIS PLAT AND THE ASSOCIATED RECORDINGS. THE FIRST THING THAT WAS APPARENT WAS THAT THE 100 FOOT GAP THOUGHT TO HAVE BEEN CREATED YEARS AGO, NEVER EXISTED. POINT "A" IS A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF THE "CONRAD LAKEY" PROPERTY AS ORIGINALLY NOTED PER M21-70 AND AGAIN SHOWN AS FOUND PER M21-70 ON M83-20. ON THE ORIGINAL SURVEY, M21-70, THE "CONRAD LAKEY" PROPERTY HAS A DISTANCE ON THE WESTERN SIDE WHICH APPEARS TO BE SLIGHTLY SMUGGED. APPARENTLY EVEN THE ORIGINAL SURVEY MISREAD HIS OWN ANNOTATION OF 986 FEET TO BE 886 FEET AS THE INCORRECT MEASUREMENT OF 886 FEET WAS USED TO COME UP WITH THE ACREAGE OF 20.1 ACRES AS SHOWN. THE CORRECT DISTANCE HAS TO BE 986 FEET AS BOTH NORTH AND SOUTH LINES ARE SHOWN PARALLEL. BOTH EAST AND WEST BOUNDARIES ARE SHOWN AS PARALLEL. THE DIMENSION SHOWN ON THE EASTERN BOUNDARY IS VERY CLEARLY 986 FEET AND WITH THE 725 FEET ANNOTATION TO THE NORTH OF IT, ADD UP TO THE OVERALL DISTANCE OF 1711 FEET. THERE IS NO OVERALL DIMENSION SHOWN ON THE WESTERN BOUNDARIES. THE LEGAL DESCRIPTION OF THE "CONRAD LAKEY" PROPERTY WAS ALSO WRITTEN USING THE INCORRECT DISTANCE OF 886 FEET. THE ASSESSOR'S OFFICE WOULD HAVE HAD NO WAY TO CATCH THIS ERROR AS EVEN THE SURVEYOR'S MAP SHOWED THE INCORRECT ACREAGE. THUS THE 100 FOOT GAP WAS INCORRECTLY CREATED. SOMETIME LATER, THIS 100 FOOT GAP WAS DEEDED TO DAVID CROY, EVEN THOUGH IT ALREADY BELONGED TO CONRAD LAKEY. THEN, WHEN M83-20 WAS DONE, THEY TIED INTO THE 1/2" IRON ROD AT CONRAD LAKEY'S NORTHEAST CORNER, NOTING IT WAS PER M21-70, AND ALSO TIED THE SECTION CORNER AT CONRAD LAKEY'S SOUTHWEST CORNER. WHEN THE SURVEY, M21-70 WAS DONE AND THE SUBJECT PROPERTY FIRST LAID OUT, ALL LINES WERE CREATED ALONG CARDINAL DIRECTIONS, NORTH-SOUTH AND EAST-WEST AND MONUMENTED IN 1961 AS SUCH. WHEN M83-20 WAS DONE, THEY HELD THE WESTERLY LINE OF THEIR SURVEY AS EXTENDING FROM THE BRASS CAP AT CONRAD LAKEY'S SOUTHWEST CORNER (THE SECTION CORNER BETWEEN SECTIONS 1, 2, 35 AND 36) TO THE CENTER 1/4 CORNER OF SECTION 36. THIS CORNER JUST HAVING BEEN SET THE YEAR BEFORE IN 1979. THIS MAY OR MAY NOT HAVE BEEN THE CORRECT THING TO DO, WITHOUT RESEARCHING THAT ISSUE EVEN FURTHER, BUT RESULTED IN SHORTENING CONRAD LAKEY'S NORTHERN BOUNDARY BY ALMOST 34 FEET. THE ORIGINAL NORTHWEST CORNER OF THE "CONRAD LAKEY" PROPERTY WAS SEARCHED FOR AND LANDED IN AN AREA THAT LOOKED LIKE IT HAD BEEN RELATIVELY UNDISTURBED BUT PROBABLY REMOVED AFTER THE FILING OF M83-20. THE ASSESSOR'S OFFICE SEEMS TO HAVE PICKED UP ON THIS DISCREPANCY AND CREATED A GAP ON THE EASTERN BOUNDARY OF THE PROPERTY TO THE NORTH OF THE "CONRAD LAKEY" PROPERTY AND SHOW IT AS BEING OWNED BY THE PERSON TO THE EAST. THIS IS ALSO INCORRECT AS THERE NEVER EXISTED A GAP ON THE EAST SIDE. THE PROBLEM WAS AN OVERLAP ON THE WESTERN BOUNDARIES WHICH AFTER THE FILING ON M83-20, SEEMS TO HAVE BEEN CLAIMED BY THE NEIGHBORING PARCEL AND APPARENTLY UNCONTESTED. CONRAD LAKEY AND DAVID CROY HAVE REACHED AN AGREEMENT AS TO THE FINAL CONFIGURATION OF THEIR COMMON BOUNDARY WITH A BOUNDARY LINE AGREEMENT BEING RECORDED AS INSTRUMENT NO. 2007-025236. TO TRY AND SHOW THE ABOVE DESCRIBED CHAIN OF EVENTS, THE ORIGINAL SURVEY, M21-70, IS SHOWN AS A DASHED LINE, BEING ROTATED AROUND POINT "A" TO BRING COMPUTED LINE "A-B" INTO ALIGNMENT WITH FOUND POSITIONS OF THE RODS AT POINTS "A" AND "B". M83-20 WAS THEN CALCULATED, BEGINNING AT POINT "A", AND AGAIN ROTATING AROUND POINT "A" TO BRING COMPUTED LINE "A-B" INTO ALIGNMENT WITH THE FOUND RODS.

PLANNING DEPT. FILE NO. 07-019

**LAND PARTITION
AS A RESULT OF A MEASURE 37 CLAIM WAIVER**

LYING IN THE SE 1/4 OF SEC. 36, T28S, R8W,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:
CONRAD LAKEY
1325 LOCKWOOD RD
ROSEBURG, OREGON 97470

SURVEYOR:
F. NEIL HIBBS
LAND SURVEYING, INC.
4738 LOOKINGGLASS ROAD
ROSEBURG, OREGON 97470
phone (541) 957-9303
fax (541) 957-9306
email: neilh@wildblue.net

REGISTERED
PROFESSIONAL
LAND SURVEYOR

F. Neil Hibbs

OREGON
JANUARY 12, 1999
F. NEIL HIBBS
52989

DWG. SCALE: 1" = 200' JOB #: 0715-02 DWG. BY: FLB PAGE: 2 OF 2 DATE: DECEMBER 2007

6/30/2009

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