

2008-0026

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK 2008-008908

NO FEE
00216494200800089080010013

PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER
05/05/2008 09:39:14 AM
This is a no fee document

DECLARATION:
KNOW ALL PEOPLE BY THESE PRESENTS THAT **KOKANEE INVESTMENTS, 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.

SEE CONSENT AFFIDAVIT RECORDED AS INST. NO. 2008-008907 5/5/08
DATE
GREG ADAMS, MEMBER

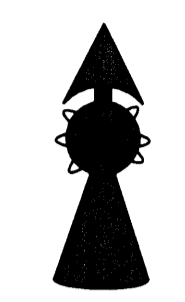
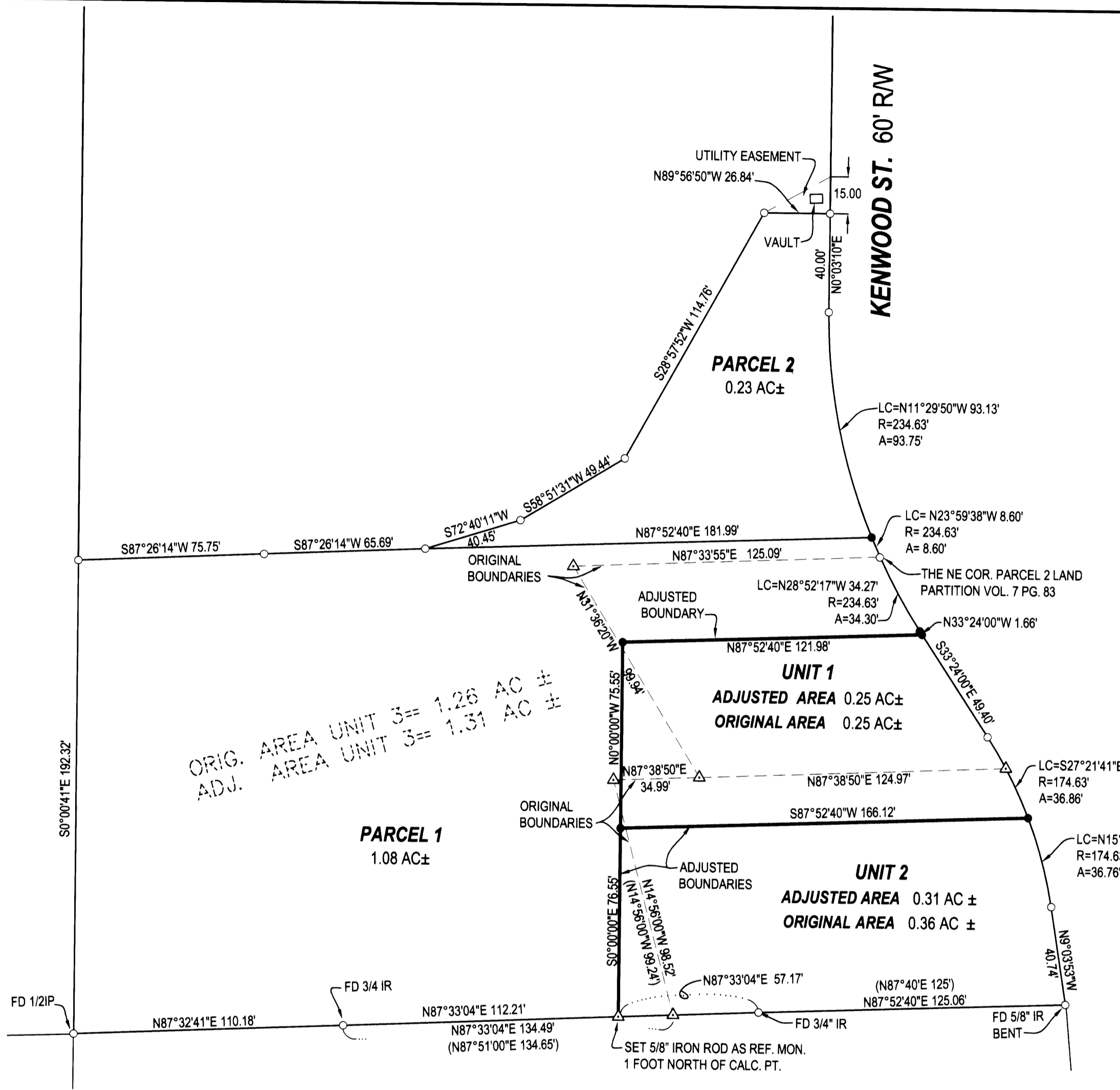
ACKNOWLEDGMENT:
STATE OF OREGON
COUNTY OF DOUGLAS
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS _____ DAY OF _____ 2008,
BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED **GREG ADAMS**, MEMBER, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.
PRINTED NAME: _____
COMMISSION #: _____
MY COMMISSION EXPIRES: _____
SIGNATURE: _____

APPROVALS:
Freddie H. Alley 3/17/2008
COMMUNITY DEVELOPMENT DIRECTOR DATE
Nicole Messing 3/18/2008
PUBLIC WORKS DIRECTOR DATE
Bandy Smith 3-19-2008
DOUGLAS COUNTY SURVEYOR DATE

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.
Sandra K. Conner 5/5/08
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 5th DAY OF MAY 2008 9:36 O'CLOCK AM PM

Barbara E. Nielsen by Aaron Fay 5/5/08
DOUGLAS COUNTY CLERK Deputy DATE



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
() RECORD PER LAND PARTITION 2004-0057

27-06-23BA TL 9301, 9302, 9303, 9304

WATER: CITY
SEWER: RUSA
ZONE: R-1-75
COMP. PLAN: LOW DENSITY RESIDENTIAL
PERIMETER BEARINGS AND DISTANCES PER LAND PARTITION 2004-0057 UNLESS OTHERWISE NOTED.
FIELD CREW: SCOTT THOMPSON AND JESSE CARROLL
EQUIPMENT: NIKON DTM-522 TOTAL STATION
OFFICE: NEIL HIBBS

ORIG. AREA UNIT 3= 1.26 AC ±
ADJ. AREA UNIT 3= 1.31 AC ±

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. A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE 1/2" IRON PIPE AT THE SOUTHWEST CORNER OF PARCEL 2, LAND PARTITION 2004-0057 OF THE SURVEY RECORDS OF DOUGLAS COUNTY; THENCE N0°00'41"W 192.32 FEET TO A 5/8" IRON ROD; THENCE N87°26'14"E 75.75 FEET TO A 5/8" IRON ROD; THENCE N87°26'14"E 65.69 FEET TO A 5/8" IRON ROD; THENCE N87°52'40"E 181.99 FEET TO A 5/8" IRON ROD ON THE WESTERLY RIGHT-OF-WAY OF KENWOOD STREET; THENCE 8.60 FEET ALONG THE ARC OF A 234.63 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS S23°59'38"E 8.60 FEET TO A 5/8" IRON ROD; THENCE 34.30 FEET ALONG THE ARC OF A 234.63 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS S28°52'17"E 34.27 FEET TO A 5/8" IRON ROD THENCE S33°24'00"E 1.66 FEET TO A 5/8" IRON ROD; THENCE S87.52'40"W 121.98 FEET TO A 5/8" IRON ROD; THENCE SOUTH 151.10 FEET TO A 5/8" IRON ROD; THENCE SOUTH 1.00 FEET; THENCE S87°33'04"W 112.21 FEET TO A 3/4" IRON ROD; THENCE S87°32'41"W 110.18 FEET TO A 1/2" IRON PIPE, THE PLACE OF BEGINNING.

NARRATIVE:
THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARIES OF THE SUBJECT PROPERTY AS SHOWN AND THEN TO PARTITION ADJUSTED UNIT 3 INTO 2 PARCELS AS SHOWN.

PLANNING DEPT. FILE NO. P-07-10

LAND PARTITION/ BOUNDARY LINE ADJUSTMENT

LYING IN THE NW 1/4 OF SECTION 23, T27S, R6W,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:
KOKANEE INVESTMENTS, LLC.
P.O. BOX 13437
MEDFORD, OREGON 97501

SURVEYOR:
NEIL HIBBS
LAND SURVEYING, INC.
4739 LOOKINGGLASS ROAD
ROSEBURG, OREGON 97470
phone (541) 957-9303
fax (541) 957-9306
email: neilh@wilbiue.net

REGISTERED PROFESSIONAL LAND SURVEYOR

F. Neil Hibbs
OREGON
JANUARY 12, 1999
F. NEIL HIBBS
52989

DWG. SCALE: 1" = 40' **JOB#:** 0142-02 **DWG. BY:** FLB **PAGE:** 1 OF 1 **DATE:** MARCH 2008

6/30/2009

2008-0026

