



LIGHTHOUSE ROAD

(CO. RD. NO. 251)

SUNSET DRIVE 60' RW
(CO. RD. NO. 358)

GLEN-DEE LANE (PRIVATE 30' RD.)

PARCEL 1
0.35 AC.±

PARCEL 2
8.49 AC.±

- ① LC= N20°40'20"W 40.28'
R=91.39'
A=40.61'
- ② LC= N4°47'15"E 40.28'
R=91.39'
A=40.61'
- ③ LC= N30°14'50"E 40.28'
R=91.39'
A=40.61'
- ④ LC= N55°42'25"E 40.28'
R=91.39'
A=40.61'

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 M100-27

T22S R13W SEC. 13BA TL 1500

FIELD CREW: NEIL & ERIC HIBBS, SCOTT THOMPSON & JESSE CARROLL
EQUIPMENT: NIKON DTM-522 TOTAL STATION AND TRIMBLE R8 BASE AND RECEIVERS
OFFICE: NEIL HIBBS

NOTE:
BEARINGS ARE GRID, NAD 83, OREGON SOUTH
ZONE. DISTANCES CONVERTED TO GROUND

ZONE: RS
COMP. PLAN: RLD & ROAD
WATER: WINCHESTER BAY SANITARY DISTRICT CITY OF REEDSPORT
SEWER: CITY OF REEDSPORT ON-SITE SEPTIC



PLANNING DEPT. FILE NO. 07-220

LAND PARTITION

LYING IN THE NW 1/4 OF SECTION 13, T22S, R13W,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:
180 JONES LLC
1880 E. WARM SPRINGS #140
LAS VEGAS, NEVADA 89119

SURVEYOR:
NEIL HIBBS
LAND SURVEYING, INC.
4739 LOOKINGGLASS ROAD
ROSEBURG, OREGON 97470
phone (541) 957-9303
fax (541) 957-3006
email: neil@hibbs.net

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 12, 1969
F. NEIL HIBBS
52989

JOB #: 0177-78 **DWG. BY:** FLB **PAGE:** 1 OF 2 **DATE:** MAY 2008

6/30/2009

2008-0037 A

DRAFTING

2008-0037 A

2008-0037 B



APPROVALS:

Keith L. Cubie JUNE 5, 2008
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Romy Nee 6-5-08
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 6/5/08
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 6th DAY OF JUNE, 2008, 11:24 O'CLOCK AM PM

BARBARA E. NIELSEN 6/6/08
DOUGLAS COUNTY CLERK DATE

By Hedi Johnston Deputy

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT 180 JONES 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

TRAVIS D. GRIMMETT, MEMBER DATE

CONSENT AFFIDAVIT FILED AS INSTRUMENT NO. 2008-011029

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 LAND DESCRIBED IN INSTRUMENT NO. 2007-9902 OF THE DEED RECORDS OF
DOUGLAS COUNTY, OREGON.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS PARTITION THE SUBJECT
PROPERTY INTO TWO PARCELS AS SHOWN. BOUNDARY WAS
HELD TO MONUMENTS FOUND PER M100-27.

PLANNING DEPT. FILE NO. 07-220

LAND PARTITION

LYING IN THE NW 1/4 OF SECTION 13, T22S, R13W,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

SURVEYOR:
F. NEIL HIBBS
LAND SURVEYING, INC.
4099 LOCKINGGLASS ROAD
WARM SPRINGS, OREGON 97140
PHONE (541) 957-2000
FAX (541) 957-5006
EMAIL: neilh@weldblue.net

CLIENT:
180 JONES, LLC
1880 E. WARM SPRINGS #140
LAS VEGAS, NEVADA 89119

DWG. SCALE: 1" = 60'

JOB #: 0177-78

DWG. BY: FLB

PAGE: 2 OF 2

DATE: MAY 2008

REGISTERED
PROFESSIONAL
LAND SURVEYOR

F. Neil Hibbs
OREGON
JANUARY 12, 1989
F. NEIL HIBBS
529889

6/30/2009

2008-0037 B