

2009-0011 A

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK
2009-005178
NO FEE
00240176200900051780030034
03/10/2009 03:16:31 PM
PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER
This is a no fee document

APPROVALS:
Keith L. Cubic 3/9/09
DOUGLAS COUNTY PLANNING DIRECTOR DATE
Romy Wn 3-10-09
DOUGLAS COUNTY SURVEYOR DATE

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES
REQUIRED BY LAW HAVE BEEN PAID.
Sandra K. Covee 3/10/09
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS DAY OF MARCH 2009, 3:16 O'CLOCK AM/PM
Barbara E. Nielsen 3/10/09
DOUGLAS COUNTY CLERK DATE

DECLARATION:
KNOW ALL PEOPLE BY THESE PRESENTS THAT ROSEBURG RESOURCES, 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.

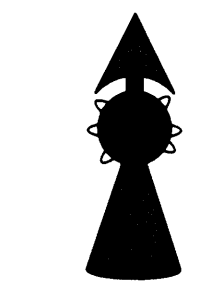
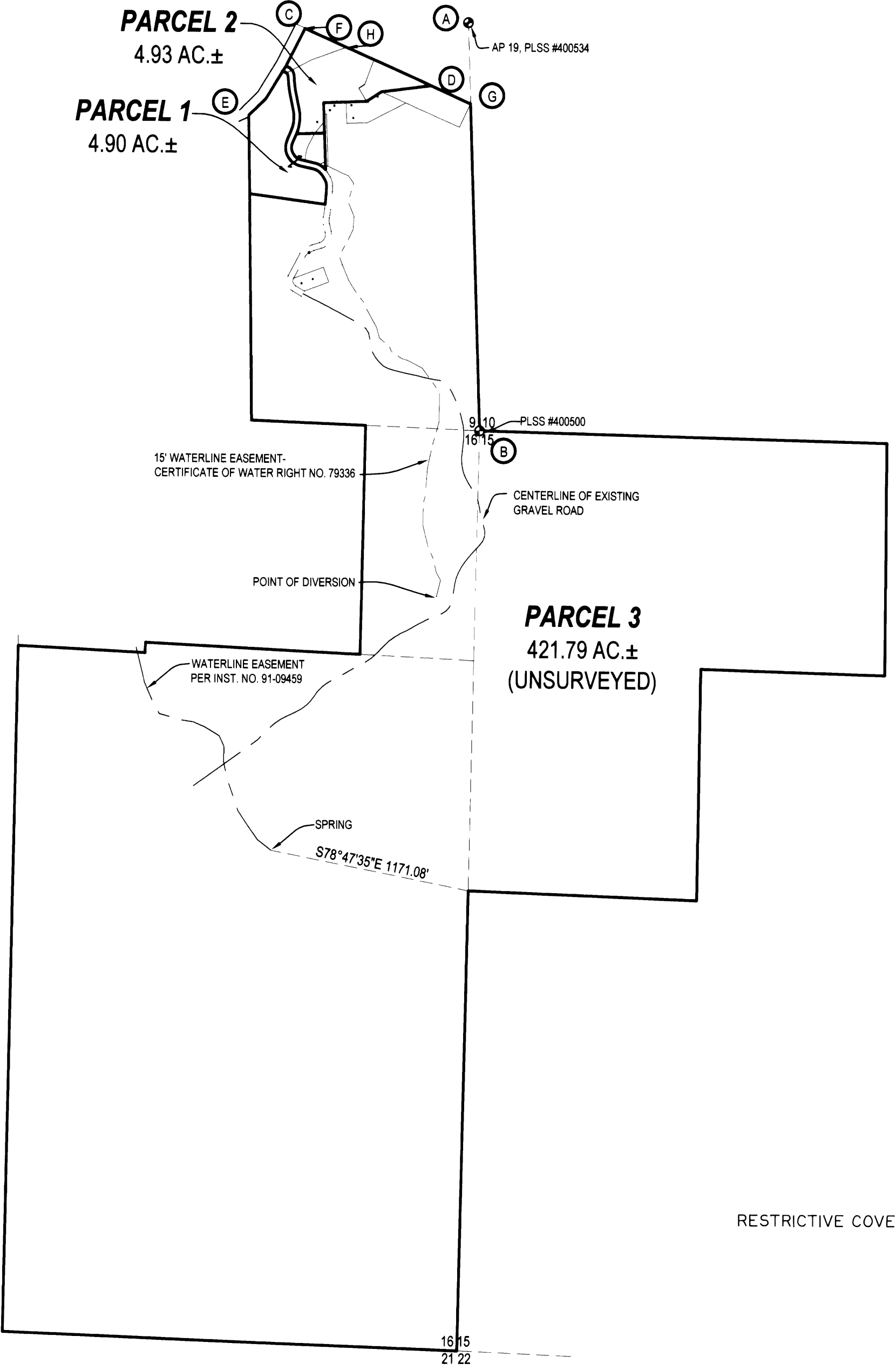
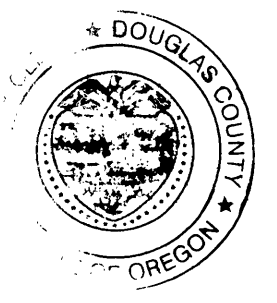
Phil Adams 1/22/09
PHIL ADAMS-MANAGER, OREGON LAND AND TIMBER FOR ROSEBURG RESOURCES DATE

ACKNOWLEDGMENT:
STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 22 DAY OF JANUARY 2009
BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED
PHIL ADAMS, 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: NANCY A. WINCHELL
COMMISSION #: 397654
MY COMMISSION EXPIRES: OCT. 20, 2009
SIGNATURE: Nancy A. Winchell
Notary Public - Oregon

NARRATIVE:
THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO THREE PARCELS, TOGETHER
WITH EASEMENTS AS SHOWN. THE MONUMENTS FOUND ALONG THE NORTHERN BOUNDARY PER M127-48 WERE
HELD FOR NORTH-SOUTH ALIGNMENT AS THE MONUMENTS HAVE BEEN THERE FOR OVER 10 YEARS BUT THERE
ARE A NUMBER OF QUESTIONABLE THINGS ABOUT THIS SURVEY. THE NARRATIVE OF M127-48 STATES THAT THE
SOUTHERN BOUNDARY OF THAT SURVEY WAS CONTROLLED BY LAND PARTITION 91-66B. SURVEY M 91-66 WAS
INDEED A LAND PARTITION BUT HAS NOTHING TO DO WITH THE SOUTHERN BOUNDARY OF THE PROPERTY
SURVEYED IN M127-48 WHICH WAS SUPPOSED TO BE A SURVEY OF A PORTION OF CLARA WOOD HOME SITES, VOL.
5, PG. 75. SAID CLARA WOOD HOME SITES WAS CALCULATED, BEGINNING AT THE FOUND ROD AT POINT "E",
THROUGH POINT "C", THEN SOUTHEAST TO THE SOUTHEAST CORNER OF LOT 1, THEN NORTHERLY TO POINT "A",
POINT "A", PER RENEWAL SHEET FOR PLSS #400534, DOES NOT MENTION THE 2" IRON PIPE CALLED OUT ON THE
PLAT OF CLARA WOOD HOME SITES AND THE BRASS CAP IN EXISTENCE NOW WAS NOT SET UNTIL 1972 BUT THE
MEASURED DIAGONAL DISTANCE FROM "E" TO "A" MATCHES WITHIN 0.35' OF RECORD (1418.62' MEASURED VS.
1418.27' COMPUTED). THE COMPUTED CLARA WOOD HOME SITES WAS THEREFORE ROTATED AROUND POINT "E",
BRINGING THE COMPUTED LINE CORRESPONDING TO "E-A" INTO ALIGNMENT WITH THE FOUND MONUMENTS. THIS
ROTATED ALIGNMENT OF CLARA WOOD HOME SITES WAS HELD FOR THE RIGHT-OF-WAY OF LONE ROCK ROAD IN
FRONT OF THE SUBJECT PROPERTY. M127-48 MATCHES THIS COMPUTED BOUNDARY FOR CLARA WOOD HOME
SITES WITHIN 0.12' AT POINT "D" BUT BY THE TIME IT GETS OVER TO POINT "F", IT SEEMS TO BE OFF OVER 3 FEET
FOR ALIGNMENT AND EXTENDS OVER A FOOT INTO THE RIGHT-OF-WAY AS SHOWN IN DETAIL "A". IN ADDITION, THE
ONLY MONUMENTS FOUND ALONG LINE "D-F" WERE THE ONES SHOWN ON M127-48 AS BEING UNIT CORNERS.
LOOKED NORTHERLY OF THE FOUND MONUMENTS FOR THE ORIGINAL CLARA WOOD HOME SITES MONUMENTS AS
WELL BUT NONE WERE FOUND. ALONG THIS NORTHERN PROPERTY LINE IT WAS ALSO FOUND, AS PER DETAIL "C",
THAT POINT "D" WAS NOT ON THE SECTION LINE. THE ACTUAL PROPERTY WOULD BE AT COMPUTED POINT "G",
WHICH WAS A SOUTHEASTERLY EXTENSION OF LINE "F-D" TO ITS POINT OF INTERSECTION WITH THE SECTION LINE.



- 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 M127-48
 - [] RECORD PER M151-71
 - ([]) RECORD PER CLARA WOOD HOME SITES, VOL. 5, PG. 75
 - [[]] RECORD PER M119-13
 - ⊗ TEST HOLE
 - × OLD BUILDING PAD

T23S R3W SEC. 9D TL 1800
T23S R3W SEC. 15 TL 300
T23S R3W SEC. 16 TL 100

RESTRICTIVE COVENANT RECORDED AS INST. NO. 2009-005177

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. 2002-029355 OF THE DEED RECORDS OF
DOUGLAS COUNTY, OREGON.

PLANNING DEPT. FILE NO. 07-269

LAND PARTITION

LYING IN THE SE 1/4 OF SEC. 9, THE NW 1/4 OF SEC. 15, THE NE 1/4 AND SW 1/4 OF SEC. 16, T26S, R3W,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:
ROSEBURG RESOURCES
P.O. BOX 1088
ROSEBURG, OR. 97471

SURVEYOR:

LAND SURVEYING, INC.
4739 LOOKINGGLASS ROAD
ROSEBURG, OREGON 97470
phone (541) 957-9303
fax (541) 957-9306
email: neilhibbs@wikiblu.net

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

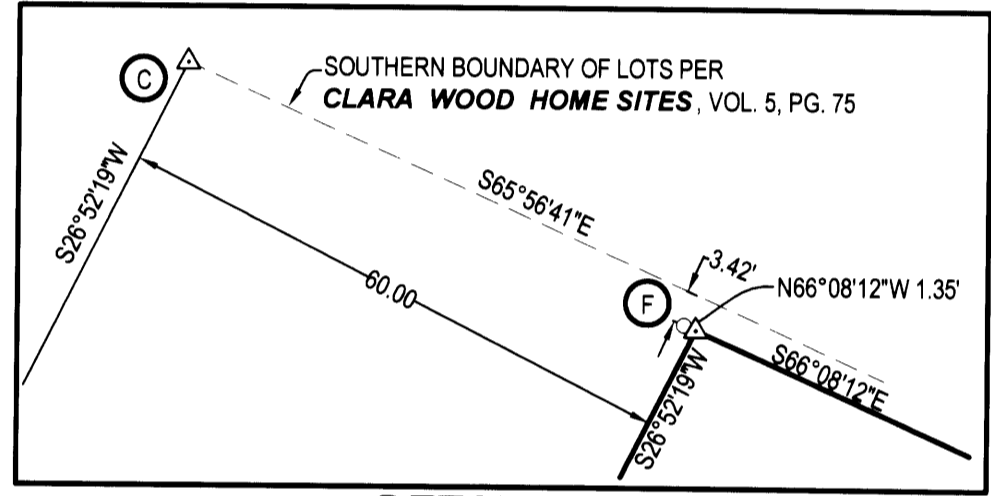
DWG. SCALE: 1" = 600' JOB #: 0525-03 DWG. BY: FLB PAGE: 1 OF 3 DATE: OCTOBER 2008

6/30/2009

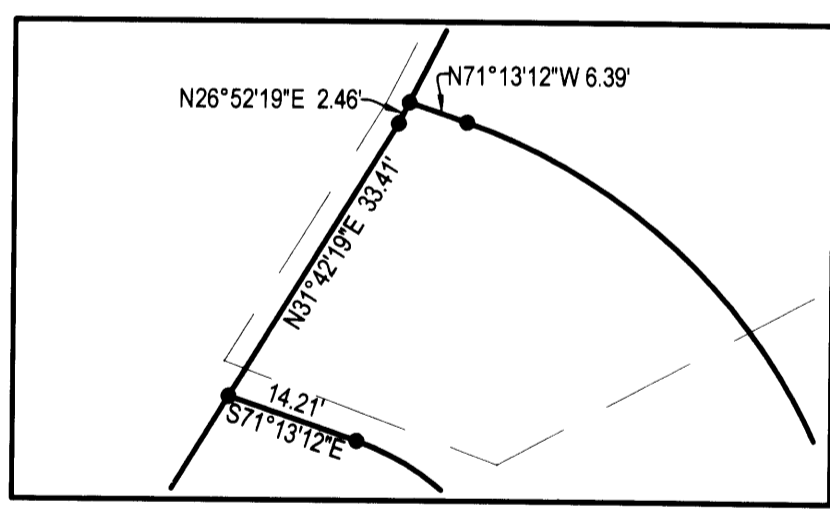
2009-0011 A

AP 19, PLSS #400534

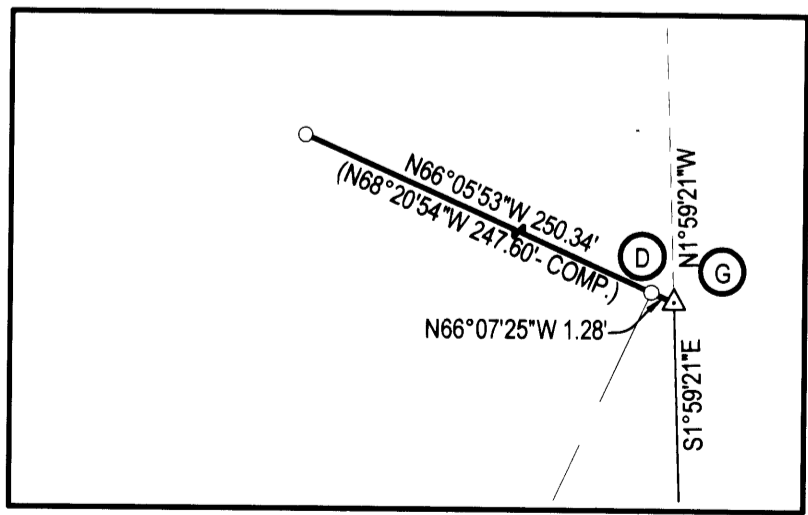
- 1 N71°13'12"W 6.39'
- 2 LC=N37°21'15"W 69.66'
R=62.50'
A=73.88'
- 3 N3°29'18"W 39.46'
- 4 LC=N7°39'21"W 41.06'
R=282.50'
A=41.10'
- 5 N11°49'24"W 108.17'
- 6 LC=N5°47'34"E 146.78'
R=242.50'
A=149.12'
- 7 N23°24'33"E 54.14'
- 8 LC=N26°47'46"W 111.41'
R=72.50'
A=127.06'
- 9 N77°00'05"W 82.61'
- 10 LC=N58°33'32"W 71.18'
R=112.50'
A=72.42'
- 11 LC=N35°46'45"W 16.99'
R=112.50'
A=17.01'
- 12 N31°56'29"W 32.74'
- 13 LC=S14°52'35"E 56.50'
R=97.50'
A=57.32'
- 14 S1°57'57"W 31.47'
- 15 LC=S5°14'00"W 104.59'
R=917.50'
A=104.65'
- 16 LC=S7°40'14"W 25.58'
R=882.50'
A=25.58'
- 17 LC=S4°24'11"W 75.05'
R=882.50'
A=75.08'
- 18 S1°57'57"W 31.47'
- 19 LC=S14°48'48"E 36.09'
R=62.50'
A=36.61'
- 20 S31°56'29"E 32.74'
- 21 LC=S54°07'06"E 60.27'
R=77.50'
A=61.91'
- 22 S77°00'05"E 82.61'
- 23 LC=S26°47'46"E 165.19'
R=107.50'
A=188.39'
- 24 S23°24'33"W 54.14'
- 25 LC=S5°47'34"W 125.60'
R=207.50'
A=127.60'
- 26 S11°49'24"E 108.17'
- 27 LC=S7°39'21"E 46.15'
R=317.50'
A=46.19'
- 28 S3°29'18"E 39.46'
- 29 LC=S37°21'15"E 30.65'
R=27.50'
A=32.51'
- 30 S71°13'12"E 14.21'
- 31 LC=N12°40'10"E 95.08'
R=185.00'
A=96.16'
- 32 LC=N12°40'10"E 95.08'
R=185.00'
A=96.16'
- 33 LC=N12°40'10"E 95.08'
R=185.00'
A=96.16'
- 34 LC=N12°40'10"E 95.08'
R=185.00'
A=96.16'
- 35 LC=N12°40'10"E 95.08'
R=185.00'
A=96.16'
- 36 LC=N12°40'10"E 95.08'
R=185.00'
A=96.16'
- 37 LC=N12°40'10"E 95.08'
R=185.00'
A=96.16'
- 38 LC=N12°40'10"E 95.08'
R=185.00'
A=96.16'
- 39 LC=N12°40'10"E 95.08'
R=185.00'
A=96.16'
- 40 LC=N12°40'10"E 95.08'
R=185.00'
A=96.16'
- 41 LC=N12°40'10"E 95.08'
R=185.00'
A=96.16'
- 42 LC=N12°40'10"E 95.08'
R=185.00'
A=96.16'
- 43 LC=N12°40'10"E 95.08'
R=185.00'
A=96.16'
- 44 LC=N12°40'10"E 95.08'
R=185.00'
A=96.16'
- 45 LC=N12°40'10"E 95.08'
R=185.00'
A=96.16'
- 46 LC=N12°40'10"E 95.08'
R=185.00'
A=96.16'
- 47 LC=N12°40'10"E 95.08'
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A=96.16'
- 48 LC=N12°40'10"E 95.08'
R=185.00'
A=96.16'
- 49 LC=N12°40'10"E 95.08'
R=185.00'
A=96.16'
- 50 LC=N12°40'10"E 95.08'
R=185.00'
A=96.16'
- 51 LC=N12°40'10"E 95.08'
R=185.00'
A=96.16'
- 52 LC=N12°40'10"E 95.08'
R=185.00'
A=96.16'



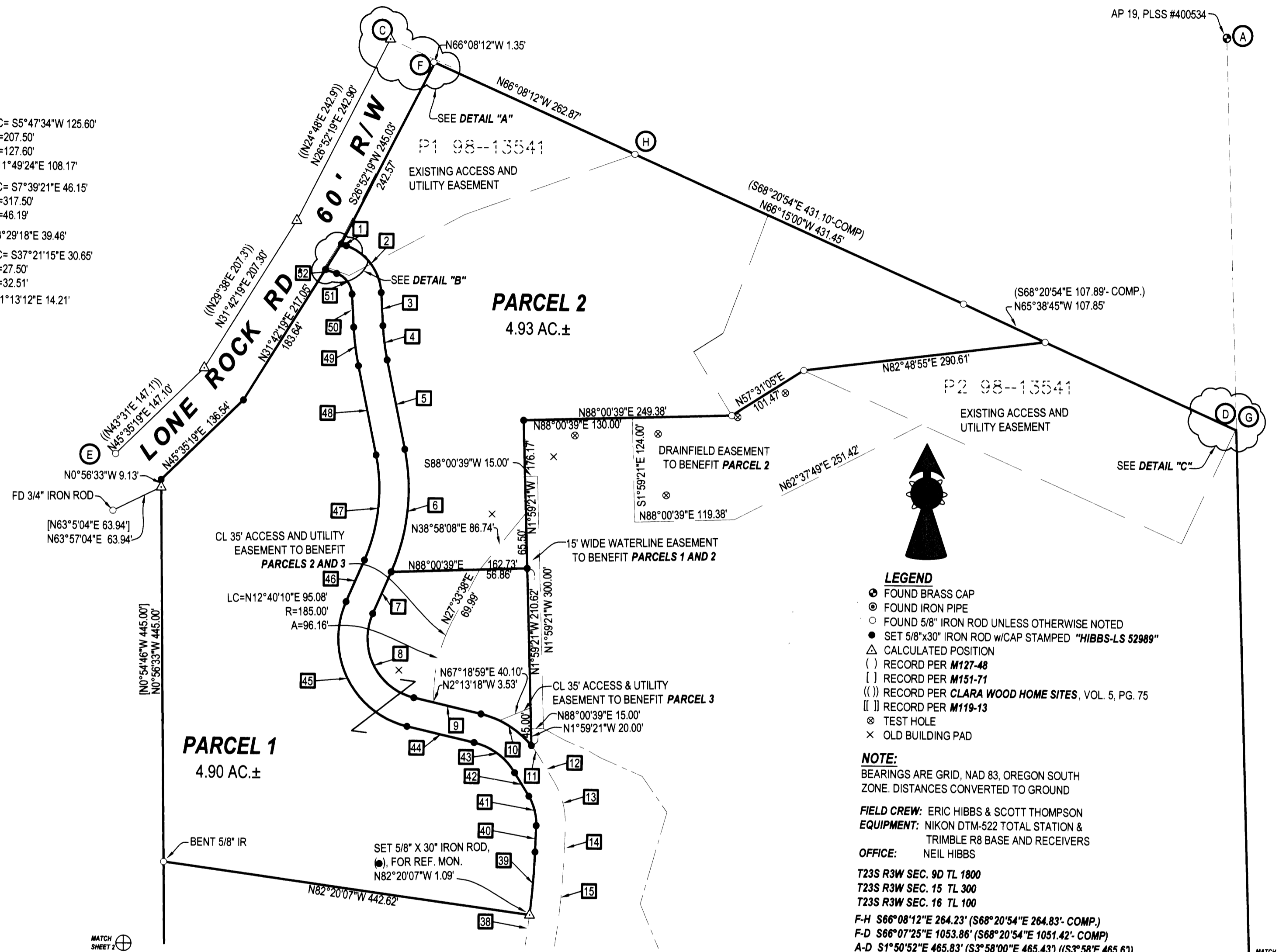
DETAIL "A"
SCALE: 1"=20'



DETAIL "B"
SCALE: 1"=20'



DETAIL "C"
SCALE: 1"=10'



- 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 M127-48
 - [] RECORD PER M151-71
 - () RECORD PER CLARA WOOD HOME SITES, VOL. 5, PG. 75
 - [] RECORD PER M119-13
 - ⊗ TEST HOLE
 - × OLD BUILDING PAD

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

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

OFFICE: NEIL HIBBS

T23S R3W SEC. 9D TL 1800
T23S R3W SEC. 15 TL 300
T23S R3W SEC. 16 TL 100

F-H S66°08'12"E 264.23' (S68°20'54"E 264.83' COMP.)
F-D S66°07'25"E 1053.86' (S68°20'54"E 1051.42' COMP.)
A-D S1°50'52"E 465.83' (S3°58'00"E 465.43') (S3°58'E 465.6')
A-B S1°59'21"E 2353.73' [(S3°41'24"E 2353.38)]
A-G S1°59' 21"E 466.38'

ZONE: TR
COMP. PLAN: TL
WATER: SPRING
SEWER: ON-SITE SEPTIC

DRAINFIELD EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND 2 SHOWN HEREON ARE FOR THE CONSTRUCTION, MAINTENANCE, USE AND REPAIR OF AN INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM (HEREINAFTER CALLED THE 'SYSTEM')

IN REGARDS TO PARCELS 1 AND 2, THE GRANTOR, FOR THEMSELVES AND THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE THAT THE ABOVE REFERENCED AREAS OF PARCELS 1 AND 2 SHALL NOT BE USED FOR ANY CONFLICTING USE OR PURPOSE DETRIMENTAL TO SAID SYSTEM OR CONTRARY TO LAWS AND RULES OF GOVERNMENTAL AGENCIES APPLICABLE OR RELATED TO SAID SYSTEM.

PLANNING DEPT. FILE NO. 07-269

LAND PARTITION		REGISTERED PROFESSIONAL LAND SURVEYOR
LYING IN THE SE 1/4 OF SEC. 9, THE NW 1/4 OF SEC. 15, THE NE 1/4 AND SW 1/4 OF SEC. 16, T26S, R3W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: ROSEBURG RESOURCES P.O. BOX 1088 ROSEBURG, OR. 97471	SURVEYOR: LAND SURVEYING, INC. 4739 LOOKINGGLASS ROAD ROSEBURG, OREGON 97470 phone (541) 957-9303 fax (541) 957-9306 email: neilhibbs@wikiblu.net	OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989
DWG. SCALE: 1" = 100' JOB #: 0525-03 DWG. BY: FLB PAGE: 2 OF 3 DATE: OCTOBER 2008	DATE: OCTOBER 2008	

2009-0011 C

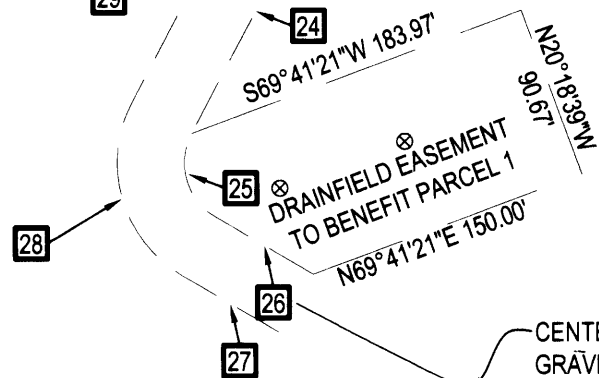
2009-0011 C

MATCH SHEET

MATCH SHEET

35' ACCESS AND UTILITY EASEMENT TO BENEFIT PARCELS 1 AND 2

15' WATERLINE EASEMENT- CERTIFICATE OF WATER RIGHT NO. 79336



PARCEL 3
421.79 AC.± (UNSURVEYED)

- 16 S8°30'04"W 50.11'
- 17 LC= S2°04'49"E 30.30'
R=82.50'
A=30.47'
- 18 S12°39'42"E 47.59'
- 19 LC= S30°23'35"W 112.64'
R=82.50'
A=123.99'
- 20 S73°26'52"W 44.61'
- 21 LC= S67°04'00"W 29.45'
R=132.50'
A=29.51'
- 22 S60°41'09"W 1.43'
- 23 LC= S44°18'41"W 29.60'
R=52.50'
A=30.01'
- 24 S27°56'14"W 143.62'
- 25 LC= S15°49'13"E 44.95'
R=32.50'
A=49.64'
- 26 S59°34'42"E 59.22'
- 27 S59°34'42"E 59.22'
- 28 LC= S15°49'13"E 93.37'
R=67.50'
A=103.10'
- 29 S27°56'14"W 143.62'
- 30 LC= S44°18'41"W 49.33'
R=87.50'
A=50.01'
- 31 S60°41'09"W 1.43'
- 32 LC= S67°04'00"W 37.23'
R=167.50'
A=37.31'
- 33 S73°26'52"W 44.61'
- 34 LC= S30°23'34"W 64.86'
R=47.50'
A=71.39'
- 35 S12°39'42"E 47.59'
- 36 LC= S2°04'49"E 43.15'
R=117.50'
A=43.40'
- 37 S8°30'04"W 50.11'

S1°59'21"E 1887.35'

9.10
16.15
PLSS #400500
B

PLANNING DEPT. FILE NO. 07-269

LAND PARTITION

LYING IN THE SE 1/4 OF SEC. 9, THE NW 1/4 OF SEC. 15, THE NE 1/4 AND SW 1/4 OF SEC. 16, T26S, R3W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:
ROSEBURG RESOURCES
P.O. BOX 1088
ROSEBURG, OR. 97471

SURVEYOR:
F. NEIL HIBBS
LAND SURVEYING, INC.
4739 LOOKINGGLASS ROAD
ROSEBURG, OREGON 97470
phone (541) 957-9303
fax (541) 957-9308
email: neilhibbs@wildblue.net

REGISTERED PROFESSIONAL LAND SURVEYOR

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

DWG. SCALE: 1" = 100' JOB #: 0525-03 DWG. BY: FLB PAGE: 3 OF 3 DATE: OCTOBER 2008

6/30/2009