

[N27°76.17']  
[N25°16'17"W 76.17']  
[N54°00'21"E 77.09']  
[N52°E 77.09']  
S24°59'01"E 68.80'  
[S27°E 68.77']  
S49°07'24"W 76.81'  
[S53°W 76.82']



- LEGEND**
- FOUND BRASS CAP
  - FOUND IRON PIPE
  - FOUND 1" IRON ROD
  - FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
  - SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
  - △ CALCULATED POSITION
  - ( ) RECORD PER M41-26
  - [ ] RECORD PER PLSS #500700 T27S, R5W, SEC. 3
  - (( )) RECORD PER INST. NO. 99-17779

**APPROVALS:**  
 Keith L. Cubie 9/14/09  
 DOUGLAS COUNTY PLANNING DIRECTOR DATE  
 Randy Smith 9-14-09  
 DOUGLAS COUNTY SURVEYOR DEPUTY DATE  
 Sandra K. Coore 11/25/09  
 DOUGLAS COUNTY TAX COLLECTOR DATE  
 FILED THIS 25th DAY OF November 2009, 1:27 O'CLOCK AM (M)  
 Barbara E. Nielsen, c.c.c.  
 DOUGLAS COUNTY CLERK



**DECLARATION:**  
 KNOW ALL PEOPLE BY THESE PRESENTS THAT THE DAWSON LIVING TRUST 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.  
 W.T. Dawson 9-10-09  
 W.T. DAWSON, TRUSTEE DATE  
 Joyce R. Dawson 9-10-09  
 JOYCE R. DAWSON, TRUSTEE DATE

**ACKNOWLEDGMENT:**  
 STATE OF OREGON  
 COUNTY OF DOUGLAS  
 KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 10th DAY OF SEPT. 2009, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED W.T. AND JOYCE R. DAWSON, 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: Keisti A. Gilbert  
 COMMISSION #: 431039  
 MY COMMISSION EXPIRES: 08-02-2012  
 SIGNATURE: Keisti Gilbert  
 NOTARY PUBLIC - OREGON

DOUGLAS COUNTY OFFICIAL RECORDS  
 BARBARA E. NIELSEN, COUNTY CLERK 2009-020247  
 NO FEE  
 00259194200900202470010012  
 11/25/2009 01:27:52 PM  
 PLAT-PAR Cnt=1 Stn=13 MAILDESK  
 This is a no fee document

<b>LAND PARTITION</b>		REGISTERED PROFESSIONAL LAND SURVEYOR  F. Neil Hibbs
LYING IN THE NW1/4, NE 1/4, SE 1/4, SW 1/4 OF SEC. 3 AND THE NW 1/4 AND NE 1/4 SEC. 10, T27S R5W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
<b>CLIENT:</b> W.T. DAWSON 2418 W. CRESTVIEW ROSEBURG, OREGON 97470	<b>SURVEYOR:</b> F. NEIL HIBBS LAND SURVEYING, INC. 4739 LOOKINGGLASS ROAD ROSEBURG, OREGON 97470 phone (541) 957-8303 fax (541) 957-9306 email: neilhibbs@wildblue.net	OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989
<b>DWG. SCALE:</b> 1" = 600'	<b>JOB #:</b> 0660-01	<b>DATE:</b> AUGUST 2009



**LEGEND**

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- ( ) RECORD PER M41-26
- [ ] RECORD PER PLSS #500700 T27S, R5W, SEC. 3
- ( ( ) RECORD PER INST. NO. 99-17779

27-05-03 TL 200

27-05-10 TL 200

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

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

**ZONE:** FG  
**COMP. PLAN:** FFT  
**WATER:** WELLS  
**SEWER:** ON-SITE SEPTIC

**NOTE:**  
 A-B BEARS S29°21'02"W 126.60'  
 A-C BEARS S35°59'48"W 1659.18'  
 C-B BEARS N36°32'39"E 1533.50'

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO 3 PARCELS, TOGETHER WITH EASEMENTS AS SHOWN. NE CORNER OF SECTION 3 WAS COMPUTED FROM THE 1" RODS LISTED AS BEARING OBJECTS PER PLSS #500700 THAT LIE IN THE NORTHEAST AND NORTHWEST QUADRANTS. THE RODS IN THE SOUTHEAST AND SOUTHWEST QUADRANTS FIT WITHIN HUNDREDTH'S OF A FOOT AS SHOWN.

THE RIGHT-OF-WAY OF SUNSHINE ROAD IN FRONT OF PARCELS 2 AND 3 WAS CREATED BY OFFSETTING THE EXISTING CENTERLINE 30 FEET.

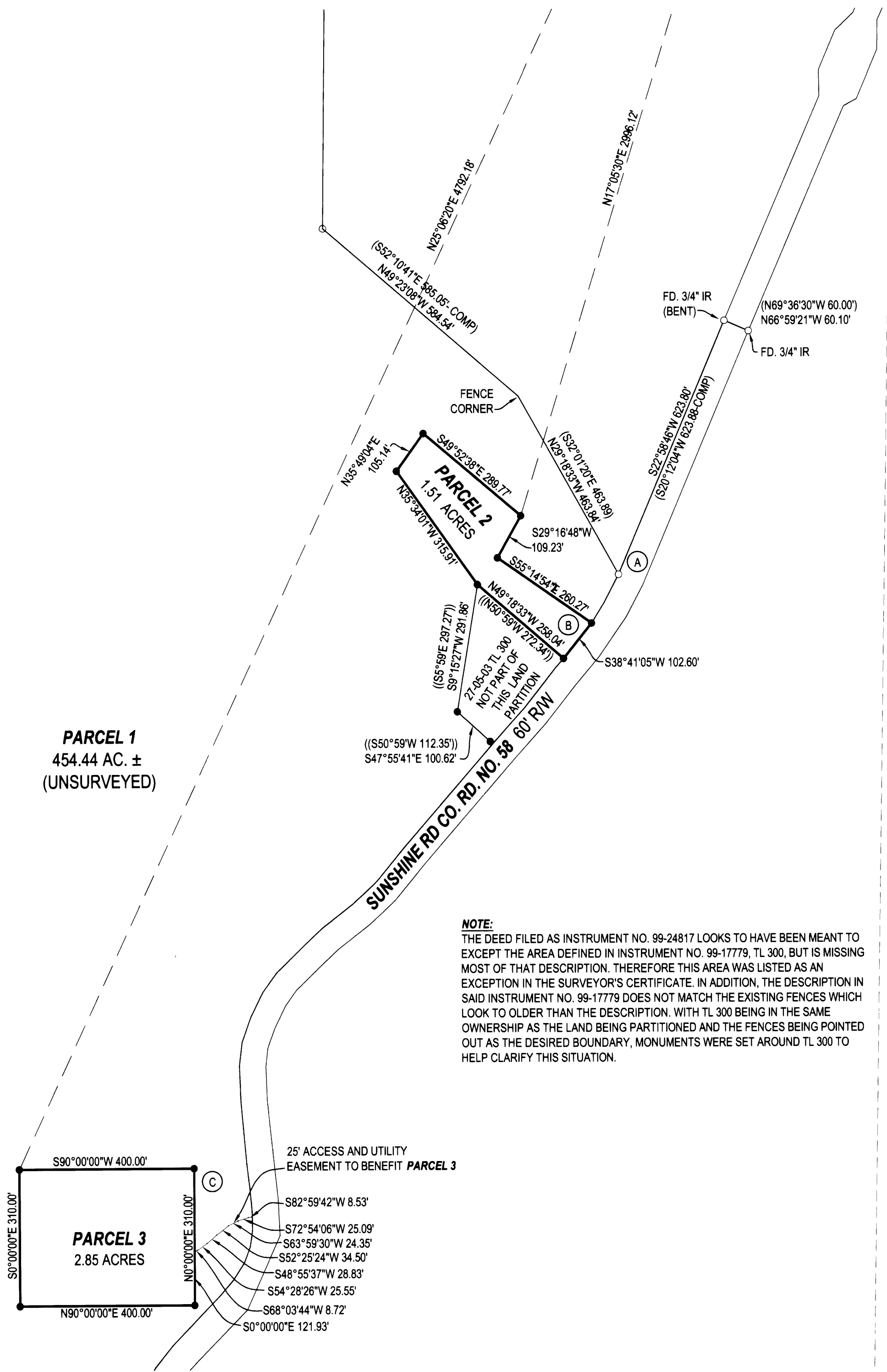
**SURVEYOR'S CERTIFICATE :**

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. 99-24817 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

LESS THAT PORTION OF THE ABOVE DESCRIBED LAND LYING WESTERLY OF A RIDGE AS DESCRIBED IN THE PLANNING COMMISSION DECISION REGARDING THIS PROPERTY DATED 4-11-75. SAID PORTION BEING DECLARED A SEPARATE LOT OF RECORD IN THE ABOVE DECISION.

LESS THAT PORTION OF THE ABOVE DESCRIBED LAND BEING DESCRIBED AS FOLLOWS.

BEGINNING AT A 5/8" IRON ROD ON THE WESTERLY RIGHT-OF-WAY OF SUNSHINE ROAD WHICH BEARS S13°49'22"W 3282.59 FEET FROM THE SECTION CORNER COMMON TO SECTIONS 2, 3 OF T27S, R5W AND SECTIONS 34, 35 OF T26S, R5W, WILLAMETTE MERIDIAN; THENCE N49°18'33"W 258.04 FEET TO A 5/8" IRON ROD; THENCE S9°15'27"W 291.86 FEET TO A 5/8" IRON ROD; THENCE S47°55'41"E 100.62 FEET TO A 5/8" IRON ROD ON THE WESTERLY RIGHT-OF-WAY OF SUNSHINE ROAD; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING.



PLANNING DEPT. FILE NO. 06-306

<b>LAND PARTITION</b>		REGISTERED PROFESSIONAL LAND SURVEYOR  <i>F. Neil Hibbs</i>
LYING IN THE NW1/4, NE 1/4, SE 1/4, SW 1/4 OF SEC. 3 AND THE NW 1/4 AND NE 1/4 SEC. 10, T27S R5W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
<b>CLIENT:</b> W.T. DAWSON 2418 W. CRESTVIEW ROSEBURG, OREGON 97470	<b>SURVEYOR:</b>  <b>LAND SURVEYING, INC.</b> 4739 LOOKINGGLASS ROAD ROSEBURG, OREGON 97470 phone (541) 957-9303 fax (541) 957-9306 email: neilhibbs@wildblue.net	OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989
<b>DWG. SCALE:</b> 1" = 200'	<b>JOB #:</b> 0660-01	<b>DWG. BY:</b> FLB
<b>PAGE:</b> 2 OF 2	<b>DATE:</b> AUGUST 2009	<b>6/30/2011</b>