



**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

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.

**NOTE:**  
THE DEED FILED AS INSTRUMENT NO. 99-24817 LOOKS TO HAVE BEEN MEANT TO EXCEPT THE AREA DEFINED IN INSTRUMENT NO. 99-17779, TL 300, BUT IS MISSING MOST OF THAT DESCRIPTION. THEREFORE THIS AREA WAS LISTED AS AN EXCEPTION IN THE SURVEYOR'S CERTIFICATE. IN ADDITION, THE DESCRIPTION IN SAID INSTRUMENT NO. 99-17779 DOES NOT MATCH THE EXISTING FENCES WHICH LOOK TO OLDER THAN THE DESCRIPTION. WITH TL 300 BEING IN THE SAME OWNERSHIP AS THE LAND BEING PARTITIONED AND THE FENCES BEING POINTED OUT AS THE DESIRED BOUNDARY, MONUMENTS WERE SET AROUND TL 300 TO HELP CLARIFY THIS SITUATION.

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		
CLIENT: W.T. DAWSON 2418 W. CRESTVIEW ROSEBURG, OREGON 97470	SURVEYOR: <b>NEIL HIBBS</b> LAND SURVEYING, INC. 4739 LOOKINGGLASS ROAD ROSEBURG, OREGON 97470 phone (541) 957-9303 fax (541) 957-9306 email: neilh@wildblue.net	OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989
DWG. SCALE: 1" = 200'	JOB #: 0660-01	DWG. BY: FLB
PAGE: 2 OF 2		DATE: AUGUST 2009
		6/30/2011