

**APPROVALS:**  
 Keith L. Cubic 12/31/09  
 DOUGLAS COUNTY PLANNING DIRECTOR DATE  
 Randy Smith 12-31-09  
 DOUGLAS COUNTY SURVEYOR DEPUTY DATE  
 I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES  
 REQUIRED BY LAW HAVE BEEN PAID.  
 Sandra K. Corree 1/5/10  
 DOUGLAS COUNTY TAX COLLECTOR DATE  
 FILED THIS 5<sup>TH</sup> DAY OF JANUARY, 2010, 1:24 O'CLOCK AM PM  
 Barbara E. Nielsen, C.C.C. 1/5/10  
 DOUGLAS COUNTY CLERK DATE

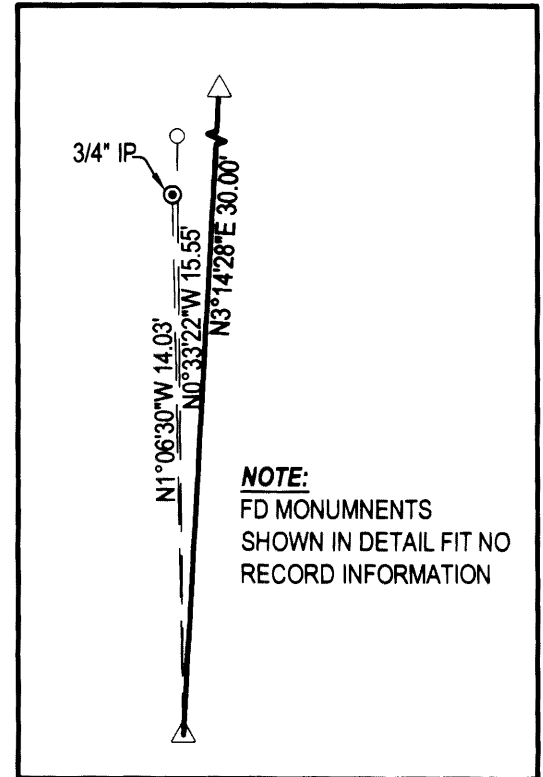
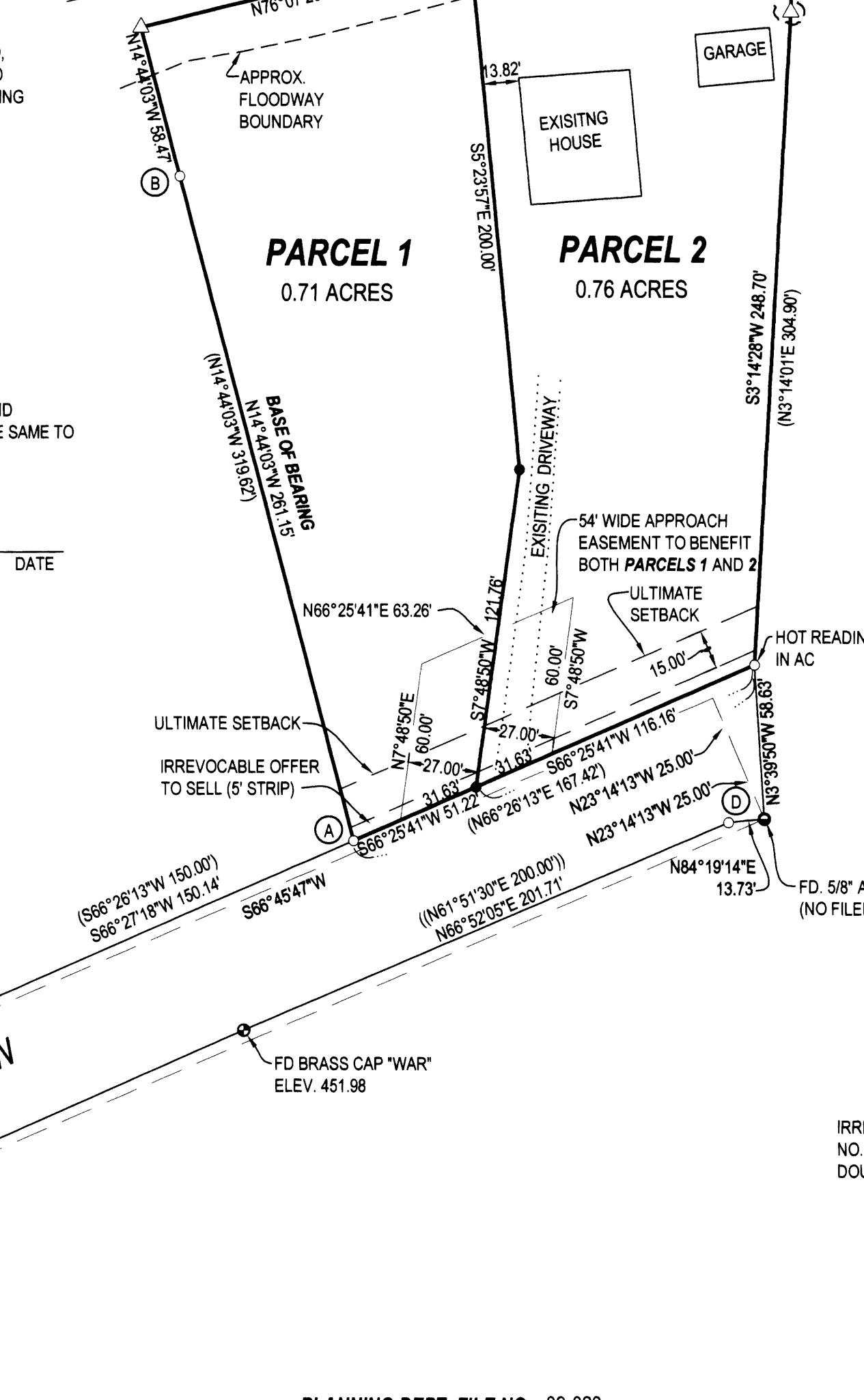
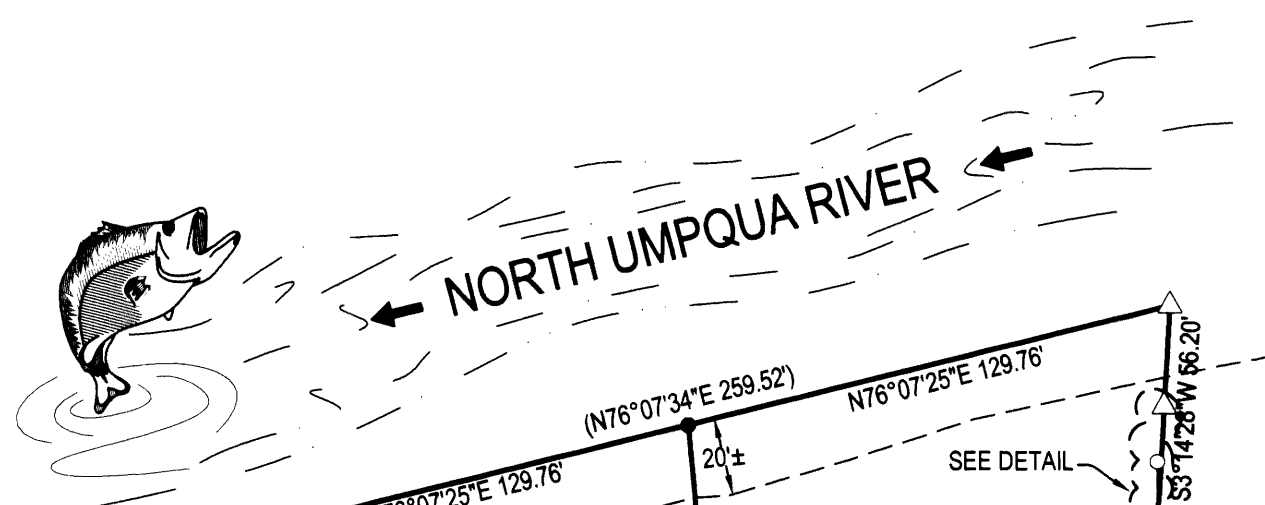
**ACKNOWLEDGMENT:**  
 STATE OF OREGON  
 COUNTY OF DOUGLAS  
 KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 7 DAY OF December 2009,  
 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED  
 ALDA E. HARTFIEL, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING  
 INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.  
 PRINTED NAME: Emma Leah Handy  
 COMMISSION #: 401404  
 MY COMMISSION EXPIRES: Feb. 16, 2010  
 SIGNATURE: Emma Leah Handy

**DECLARATION:**  
 KNOW ALL PEOPLE BY THESE PRESENTS THAT ALDA E. HARTFIEL, 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.  
 ALDA E. HARTFIEL - GRANTOR DATE

**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 NUMBER 99-30357 OF THE DEED RECORDS OF  
 DOUGLAS COUNTY, OREGON.

**NARRATIVE:**  
 THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO TWO PARCELS, TOGETHER WITH AN  
 APPROACH EASEMENT AS SHOWN. BOUNDARY WAS CREATED USING MONUMENTS FOUND PER M72-34. NORTHWEST CORNER  
 WAS CALCULATED AT RECORD DISTANCE FROM POINT "B", ON AN EXTENSION OF LINE "A-B". THE NORTHEAST CORNER WAS  
 CALCULATED AT DISTANCE-DISTANCE INTERSECTION FROM THE NORTHWEST AND SOUTHEAST CORNERS PER M72-34.  
 FOR THE PURPOSE OF THIS SURVEY, THE MONUMENTS FOUND PER M72-34 WERE ACCEPTED AS THE NORTHERN  
 RIGHT-OF-WAY OF PIONEER WAY. HOWEVER, I BELIEVE THAT THERE IS A PROBLEM IN THIS AREA AND THAT MORE THAN  
 LIKELY, THE ACTUAL RIGHT-OF-WAY SHOULD BE SOME 4 FEET SOUTHERLY. THE SURVEY ON THE NORTHERN SIDE OF  
 PIONEER DID NOT TIE THE SOUTHERN MONUMENTS AND THE SURVEYS ON THE SOUTHERN SIDE DID NOT TIE MONUMENTS  
 ON THE NORTHERN SIDE. IN ADDITION, NONE OF THEM TIED THE ALUMINUM RIGHT-OF-WAY MONUMENT FOUND ON THE  
 SOUTHERN RIGHT-OF-WAY. WE TIED CLEAR BACK TO THE INITIAL POINT OF THE VACATED TOWN OF WINCHESTER, SOME 1200  
 PLUS FEET TO THE SOUTHWEST AND COMPUTED THE RIGHT-OF-WAY PER THE COUNTY RIGHT-OF-WAY MAPS. IN DOING SO, IT  
 APPEARS THAT THERE ARE SOME ISSUES WITH THE CORNER TIE ON THE COUNTY RIGHT-OF-WAY MAPS AND DESCRIPTION  
 BUT WHEN VIEWED IN CONJUNCTION WITH THE MONUMENTS FOUND AND THE PLAT OF PIONEER HEIGHTS, THINGS ACTUALLY  
 FIT QUITE WELL, ABOUT 0.2 FEET OVER THE 1200 FOOT PLUS DISTANCE. AT THIS POINT THOUGH, FOR ME TO DECLARE THE  
 RIGHT-OF-WAY IN CONFLICT WITH ALL PREVIOUS SURVEYS IN THE AREA DOES NOT SEEM FEASIBLE. I AM GOING TO,  
 HOWEVER, BRING THE ISSUES TO THE ATTENTION OF DOUGLAS COUNTY PUBLIC WORKS AND LEAVE IT TO THEM TO MAKE AN  
 OFFICIAL DETERMINATION. IF THEY DECIDE TO HOLD THE RIGHT-OF-WAY MONUMENT WE FOUND ON THE SOUTHERN SIDE OF  
 THE ROAD, IT WOULD POTENTIALLY DECREASE THE AMOUNT OF AREA NEEDED FOR THE ULTIMATE SETBACK TO LESS THAN 1  
 FOOT FROM THE LINE MONUMENTED PER THIS SURVEY.

NOT DEALING WITH THE RIGHT-OF-WAY ISSUES AT THIS POINT, ALL THE WORK WE DID TO THE WEST OF THE SUBJECT  
 PROPERTY IN TRYING TO SORT OUT THESE ISSUES IS NOT SHOWN. DASHED LINES REPRESENTING THE POSSIBLE  
 RIGHT-OF-WAY SCENARIO DESCRIBED ABOVE ARE SHOWN ONLY TO HELP VISUALIZE THE PROBLEM.



**DETAIL**  
 SCALE: 1" = 5'

- 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 M72-34
  - ( ) RECORD PER M83-66
  - [ ] RECORD PER M24-45
- T26S R6W SEC. 25AA TL 100

FIELD CREW: ERIC HIBBS & SCOTT THOMPSON  
 EQUIPMENT: NIKON DTM-522 TOTAL STATION  
 OFFICE: NEIL HIBBS  
 ZONE: RS  
 COMP. PLAN: RLD  
 WATER: CITY OF ROSEBURG  
 SEWER: RUSA

**NOTE:**  
 ENTIRE PROPERTY WITHIN FLOOD PLAIN

IRREVOCABLE OFFER TO SELL RECORDED AS INSTRUMENT  
 NO. 2009 - 21676 OF THE DEED RECORDS OF  
 DOUGLAS COUNTY, OREGON.

PLANNING DEPT. FILE NO. 09-020

<b>LAND PARTITION</b>		REGISTERED PROFESSIONAL LAND SURVEYOR
LYING IN THE NE 1/4 OF SECTION 25, TOWNSHIP 26 SOUTH, RANGE 6 WEST WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: ALDA E. HARTFIEL P.O. BOX 177 WINCHESTER, OREGON 97495	SURVEYOR: <b>NEIL HIBBS</b> LAND SURVEYING, INC. 4739 LOOKINGGLASS ROAD ROSEBURG, OREGON 97470 phone (541) 957-9303 fax (541) 957-9306 email: neilhbbes@wildblue.net	OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989
DWG. SCALE: 1" = 50'	JOB #: 0985-01 DWG. BY: FLB PAGE: 1 OF 1 DATE: OCTOBER 2009	6/30/2011

2010-0001

2010-0102