

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK

2011-002228



NO FEE

01/24/2011 11:18:45 AM
PLAT-PAR Cnt=1 Stn=1 receiptcounter
This is a no fee document



LEGEND

- FOUND BRASS CAP
- FOUND ALUMINUM 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 M60-35
- [] RECORD PER 60-37

FIELD CREW: NEIL HIBBS, SCOTT THOMPSON, & JOSH GRIMES
EQUIPMENT: NIKON DTM-522 TOTAL STATION AND TRIMBLE R8 BASE AND RECIEVER
OFFICE: NEIL HIBBS
DRAFTING: ERIC HIBBS

T29S R4W SEC. 19 TL 200, 300, 400, 402, PART OF 500 AND PART OF 600

ZONE: TR
COMP. PLAN: TL
WATER: WELL (PARCEL 1 ONLY)
SEWER: ON-SITE SEPTIC (PARCEL 1 ONLY)

NARRATIVE:
THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO 2 PARCELS, TOGETHER WITH EASEMENT AS SHOWN. RECORD SURVEYS M60-35 AND M60-37 WERE COMPUTED, BROUGHT TOGETHER WITH FIELD TRAVERSE AT POINT "A" AND ROTATED AROUND POINT "A" TO BRING COMPUTED LINE "A-B" INTO ALIGNMENT WITH LINE BETWEEN FOUND MONUMENTS AT "A" AND "B". THE CENTERLINE OF THE 30 FOOT STRIP OF LAND, BEING THE BASIS FOR THE CENTERLINE OF THE 30 FOOT WIDE ACCESS AND UTILITY EASEMENT CREATED HEREON, CALLED OUT IN INSTRUMENT NO. 99-05015 OF THE DEED RECORDS OF DOUGLAS COUNTY, WAS THEN CALCULATED, BEGINNING AT POINT "A" AND THEN ROTATED THE SAME 1°48'12" AS WERE M60-35 AND M60-37. THE CENTERLINE OF THE EXISTING ROAD LYING WITHIN THIS 30 FOOT WIDE STRIP WAS TIED AND FOUND TO BE VERY CLOSE TO COMPUTED ALIGNMENT SO THE COMPUTED ALIGNMENT WAS HELD.

NOTE:
BEARINGS ARE GRID, NAD83, OREGON SOUTH
ZONE. DISTANCES CONVERTED TO GROUND

SURVEYOR'S CERTIFICATE:

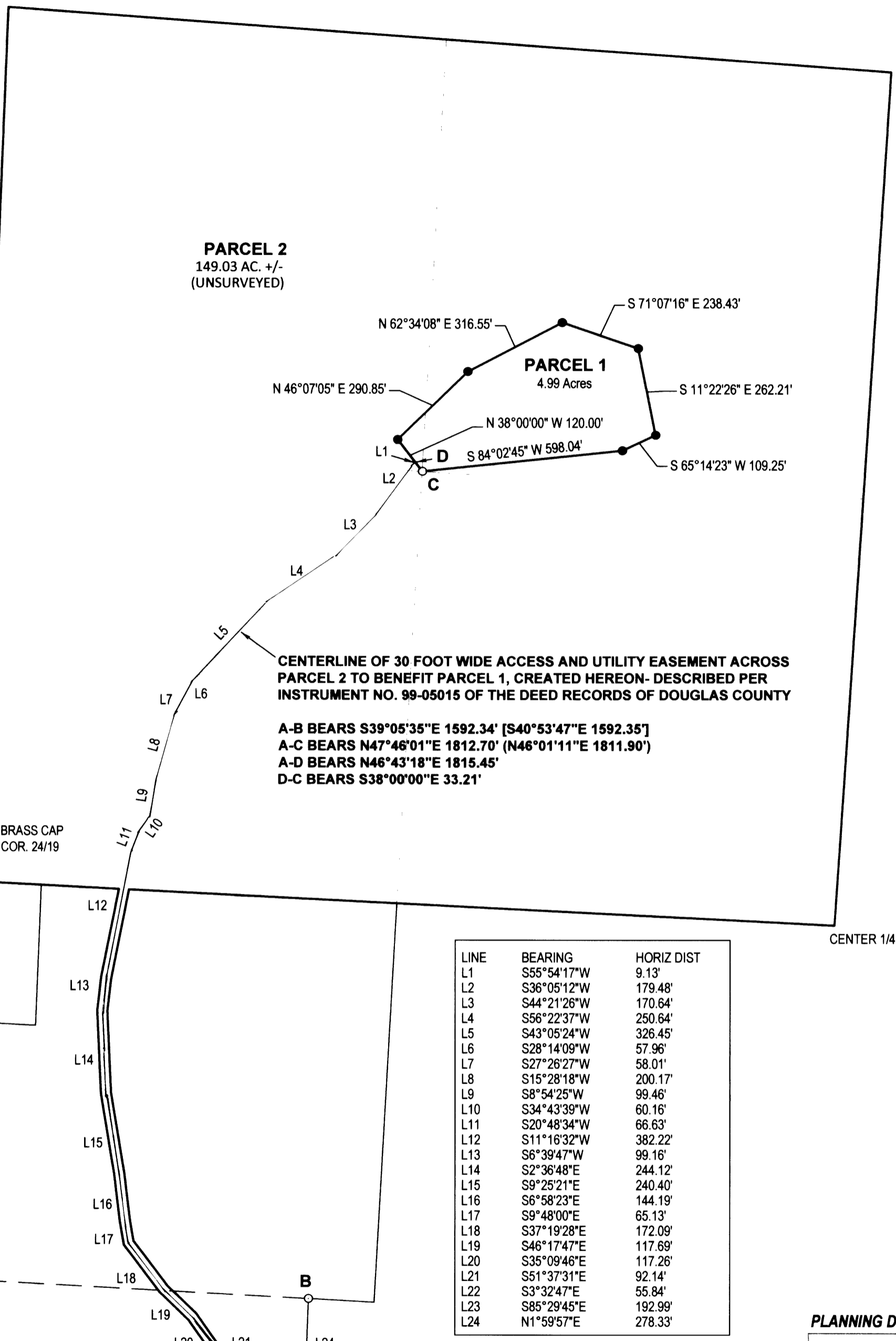
I, F. NEIL HIBBS, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THE ANNEXED PLAT, OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION.

THE NW 1/4 OF SECTION 19, TOWNSHIP 29 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

TOGETHER WITH A 30 FOOT WIDE STRIP OF LAND, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT ON THE SOUTHERN BOUNDARY OF THE NORTHWEST QUARTER OF SAID SECTION 19 WHICH BEARS S87°08'59"E 454.67 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION 19; THENCE S11°16'32"W 267.64 FEET; THENCE S6°39'47"W 99.16 FEET; THENCE S2°36'48"E 244.12 FEET; THENCE S9°25'21"E 240.40 FEET; THENCE S6°58'23"E 144.19 FEET; THENCE S9°48'00"E 65.13 FEET; THENCE S37°19'28"E 172.09 FEET; THENCE S46°17'47"E 117.69 FEET; THENCE S35°09'46"E 117.26 FEET; THENCE S51°37'31"E 92.14 FEET; THENCE S3°32'47"E 55.84 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SOUTH MYRTLE ROAD.

THE SIDES OF SAID 30 FOOT STRIP BEING EITHER EXTENDED OR SHORTENED AS NEEDED TO COINCIDE WITH THE NORTHERLY RIGHT-OF-WAY OF SOUTH MYRTLE ROAD.



PARCEL 2
149.03 AC +/-
(UNSURVEYED)

PARCEL 1
4.99 Acres

CENTERLINE OF 30 FOOT WIDE ACCESS AND UTILITY EASEMENT ACROSS PARCEL 2 TO BENEFIT PARCEL 1, CREATED HEREON- DESCRIBED PER INSTRUMENT NO. 99-05015 OF THE DEED RECORDS OF DOUGLAS COUNTY

**A-B BEARS S39°05'35"E 1592.34' [S40°53'47"E 1592.35']
A-C BEARS N47°46'01"E 1812.70' (N46°01'11"E 1811.90')
A-D BEARS N46°43'18"E 1815.45'
D-C BEARS S38°00'00"E 33.21'**

LINE	BEARING	HORIZ DIST
L1	S55°54'17"W	9.13'
L2	S36°05'12"W	179.48'
L3	S44°21'26"W	170.64'
L4	S56°22'37"W	250.64'
L5	S43°05'24"W	326.45'
L6	S28°14'09"W	57.96'
L7	S27°26'27"W	58.01'
L8	S15°28'18"W	200.17'
L9	S8°54'25"W	99.46'
L10	S34°43'39"W	60.16'
L11	S20°48'34"W	66.63'
L12	S11°16'32"W	382.22'
L13	S6°39'47"W	99.16'
L14	S2°36'48"E	244.12'
L15	S9°25'21"E	240.40'
L16	S6°58'23"E	144.19'
L17	S9°48'00"E	65.13'
L18	S37°19'28"E	172.09'
L19	S46°17'47"E	117.69'
L20	S35°09'46"E	117.26'
L21	S51°37'31"E	92.14'
L22	S3°32'47"E	55.84'
L23	S85°29'45"E	192.99'
L24	N1°59'57"E	278.33'

FD BRASS CAP
1/4 COR. 24/19

CENTER 1/4 SEC. 19

SOUTH MYRTLE ROAD (CO. RD. NO. 18) 60' R/W

FD. 5/8" IRON ROD BEARS S1°59'57"W 0.86 FEET, RIGHT-OF-WAY BASED ON FOUND RODS PER 1954 COUNTY ROAD PLANS, SHEET 4 OF 12. THESE RODS NOT SHOWN HEREON BUT WILL BE SHOWN IN DETAIL ON ANOTHER LAND PARTITION BEING WORKED ON CONCURRENTLY AND TO BE FILED SHORTLY. SURVEY M56-48, WHERE THE FOUND ROD WAS SET, DID NOT FIND THE 1954 MONUMENTS AND THIS ROD WAS SET AT A 30 FOOT OFFSET TO THE TRAVELLED CENTERLINE IN 1976.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT **ROLAND W. & ELEFTERIA P. BUEHLER**, ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED INTO PARCELS TOGETHER WITH EASEMENTS AS SHOWN.

Roland W. Buehler 01/19/2011
 ROLAND W. BUEHLER DATE

Eleftheria P. Buehler 01/19/2011
 ELEFTERIA P. BUEHLER DATE

ACKNOWLEDGMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

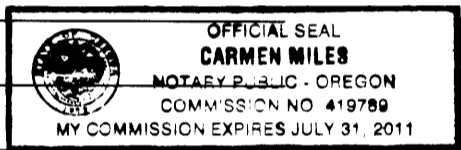
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 19 DAY OF January 2011, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED **ROLAND W. & ELEFTERIA P. BUEHLER**, WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

PRINTED NAME: Carmen Miles

COMMISSION #: 419789

MY COMMISSION EXPIRES: July 31, 2011

SIGNATURE: Carmen Miles



APPROVALS:

Keith L. Cubie 1/20/11
 DOUGLAS COUNTY PLANNING DIRECTOR DATE

Randy Smith 1-21-11
 DOUGLAS COUNTY SURVEYOR DATE

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

Sandra K. Correse 1/21/11
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 24 DAY OF JAN, 2011, 11:18 O'CLOCK AM
Barbara E. Nielsen, c.c.c. 1/24/11
 DOUGLAS COUNTY CLERK DATE



PLANNING DEPT. FILE NO. 10-085

LAND PARTITION

LYING IN THE NW 1/4, SW 1/4 OF SEC. 19, T29S, R4W
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:
 ROLAND & ELEFTERIA BUEHLER
 3906 S. MYRTLE RD.
 MYRTLE CREEK, OR. 97457

SURVEYOR:

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

REGISTERED PROFESSIONAL LAND SURVEYOR

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

DWG. SCALE: 1" = 300' JOB #: 1111-01 DWG. BY: EBH PAGE: 1 OF 1 DATE: JANUARY-2011

6/30/2011