

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT **JOHN D. & ARLENE S. SPROED JOINT TRUST**, IS 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.

[Signature] 16 Feb 11 DATE
JOHN D. SPROED, TRUSTEE
[Signature] 2/16/2011 DATE
ARLENE S. SPROED, TRUSTEE

ACKNOWLEDGMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 16 DAY OF February, 2011, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED **JOHN D. & ARLENE S. SPROED**, 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:

[Signature] 2/17/11 DATE
DOUGLAS COUNTY PLANNING DIRECTOR
[Signature] 2-18-11 DATE
DOUGLAS COUNTY SURVEYOR

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

[Signature] 2/18/11 DATE
DOUGLAS COUNTY TAX COLLECTOR

FILED THIS DAY OF 18th FEB, 2011, 10:02 O'CLOCK AM PM

[Signature] 2/18/11 DATE
DOUGLAS COUNTY CLERK



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.

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 27, THE NORTHWEST QUARTER OF SECTION 26, THE SOUTHWEST QUARTER OF SECTION 23 AND THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 6 WEST, WILLAMETTE MEIRIDIAN, DOUGLAS COUNTY, OREGON. SAID PARCEL BEING A PORTION OF THE LAND DESCRIBED IN INSTRUMENT NO. 2008-9613 OF THE DEED RECORDS OF DOUGLAS COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A 5/8" IRON ROD ON THE WESTERLY RIGHT-OF-WAY OF FISHER ROAD WHICH BEARS N39°15'09"E 540.91 FEET FROM THE SOUTHEAST CORNER OF LOT 8, **TRENT TRACTS** AS RECORDED IN VOL. 12, PG. 43 OF THE PLAT RECORDS OF DOUGLAS COUNTY; THENCE S39°15'09"W 302.88 FEET TO A 5/8" IRON ROD; THENCE N50°48'24"W 132.86 FEET TO A 5/8" IRON ROD; THENCE N39°21'33"E 28.19 FEET TO A 5/8" IRON ROD; THENCE N50°38'27"W 153.56 FEET TO A 5/8" IRON ROD; THENCE S74°54'50"W 20.49 FEET TO A 5/8" IRON ROD; THENCE N66°03'35"W 189.25 FEET TO A 5/8" IRON ROD; THENCE S87°57'47"W 101.76 FEET TO A 5/8" IRON ROD; THENCE N9°58'11"E 62.20 FEET TO A 5/8" IRON ROD; THENCE N16°15'28"E 75.00 FEET; THENCE N89°08'28"E 763.99 FEET TO A 5/8" IRON ROD; THENCE 198.96 FEET ALONG THE ARC OF A 594.36 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS S29°44'22"W 198.04 FEET, TO A 5/8" IRON ROD; THENCE S39°15'09"W 12.48 FEET TO A 5/8" IRON ROD, THE PLACE OF BEGINNING.

SAID PARCEL CONTAINING 4.02 ACRES, MORE OF LESS.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARIES OF THE SUBJECT PROPERTIES AS SHOWN AND THEN TO PARTITION ADJUSTED UNIT 1 INTO 2 PARCELS, TOGETHER WITH EASEMENTS AS SHOWN. THE COMPUTED LINE BETWEEN FOUND POINTS "M" AND "N" WAS USED AS A BASE OF BEARING PER SURVEY M156-76. M43-42 WAS COMPUTED, BEGINNING AT POINT "A", AND ROTATED AROUND POINT "A" TO BRING COMPUTED LINE "A-B" INTO ALIGNMENT WITH THE LINE BETWEEN FOUND RODS AT POINTS "A" AND "B". COMPUTED **TRENT TRACTS**, VOL. 12, PG. 43 WAS BROUGHT TOGETHER AT POINT "F" WITH THE MONUMENT FOUND THERE. THE COMPUTED **TRENT TRACTS** WAS THEN ROTATED AROUND POINT "F" UNTIL POINT "H" WAS 10.00 OFFSET FROM THE ROD FOUND AT POINT "G". POINT "I" WAS SET AT A 10 FOOT OFFSET TO LINE "F-H", PERPENDICULAR TO LINE "F-H", POINT "D" WAS CALCULATED AT PROPORTIONED DISTANCE FROM "H" PER **TRENT TRACTS** ON AN EXTENSION OF LINE "C-A". THIS LANDS APPROX. 0.5 FEET FROM A 5/8" IRON ROD, SAID ROD BEING USED AS POINT ON THE ORIGINAL WESTERLY RIGHT-OF-WAY OF FISHER ROAD FOR PURPOSES OF CONNECTING A RADIUS TO POINT "H" AND OFFSETTING THE 10 FEET WESTERLY TO ESTABLISH THE RIGHT-OF-WAY CREATED BY THE DEDICATION OF A 10 FOOT STRIP PER **TRENT TRACTS**. M110-63 WAS CALCULATED, BEGINNING AT POINT "D", CLOCKWISE THROUGH POINTS "K" AND "J", AND THEN ROTATED AROUND POINT "D" TO BRING LINE "D-J" INTO ALIGNMENT WITH LINE "C-A". WHILE **TRENT TRACTS** DOES NOT CLEARLY GIVE RADIUS INFO BETWEEN POINTS "G" AND "E", THE MAP CLEARLY SHOWS THE RIGHT-OF-WAY BEING RADIUS SO THE RADIUS OF 644.36 FEET SHOWN ON THE EASTERLY RIGHT-OF-WAY OF FISHER ROAD PER M43-42 IN 1971 WAS USED AS A BASIS FOR THE 604.36 FOOT AND 594.36 FOOT RADIUS USED ON THE THIS SURVEY. THE EXISTING FENCE ON THE SOUTHERLY BOUNDARY OF THE SUBJECT PROPERTY, WHILE BEING VERY CLOSE TO THE ACTUAL BOUNDARY NEAR FISHER ROAD, CLEARLY DOES NOT FOLLOW THE PROPERTY BOUNDARY AS IT HEADS TOWARDS THE RIVER. THE ACTUAL LINE WAS STAKED SO THE SPROED'S COULD SEE WHERE IT WAS FOR COMPARISON TO THE EXISTING FENCE AND A BOUNDARY LINE AGREEMENT WAS SUGGESTED.

PLANNING DEPT. FILE NO. 10-043

LAND PARTITION/ BOUNDARY LINE ADJUSTMENT

LYING IN THE NE 1/4 SEC. 27, THE NW 1/4 SEC. 26, THE SE 1/4 SEC. 22 & THE SW 1/4 SEC. 23, T26S R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:
JOHN & ARLENE SPROED
3001 WILD RIVER DRIVE
ROSEBURG, OR. 97470

SURVEYOR:
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REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]
OREGON
JANUARY 12, 1999
F. NEIL HIBBS
52989

DWG. SCALE: NTS JOB #: 1046-01 DWG. BY: EBH PAGE: 3 OF 3 DATE: DECEMBER-2010

6/30/2011

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