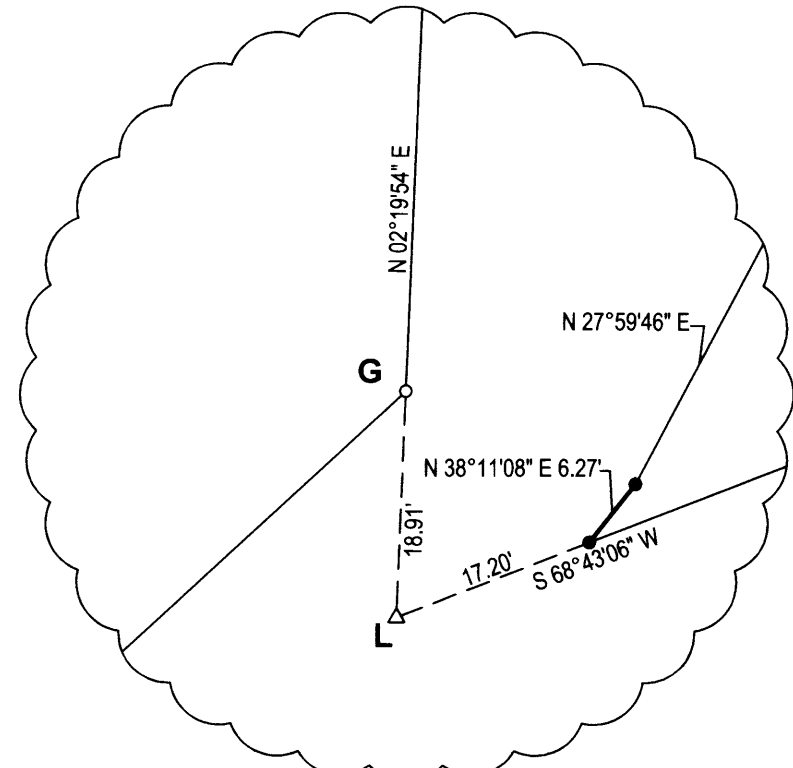




NO FEE

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PLAT-PAR Cnt=1 Stn=1 receiptcounter
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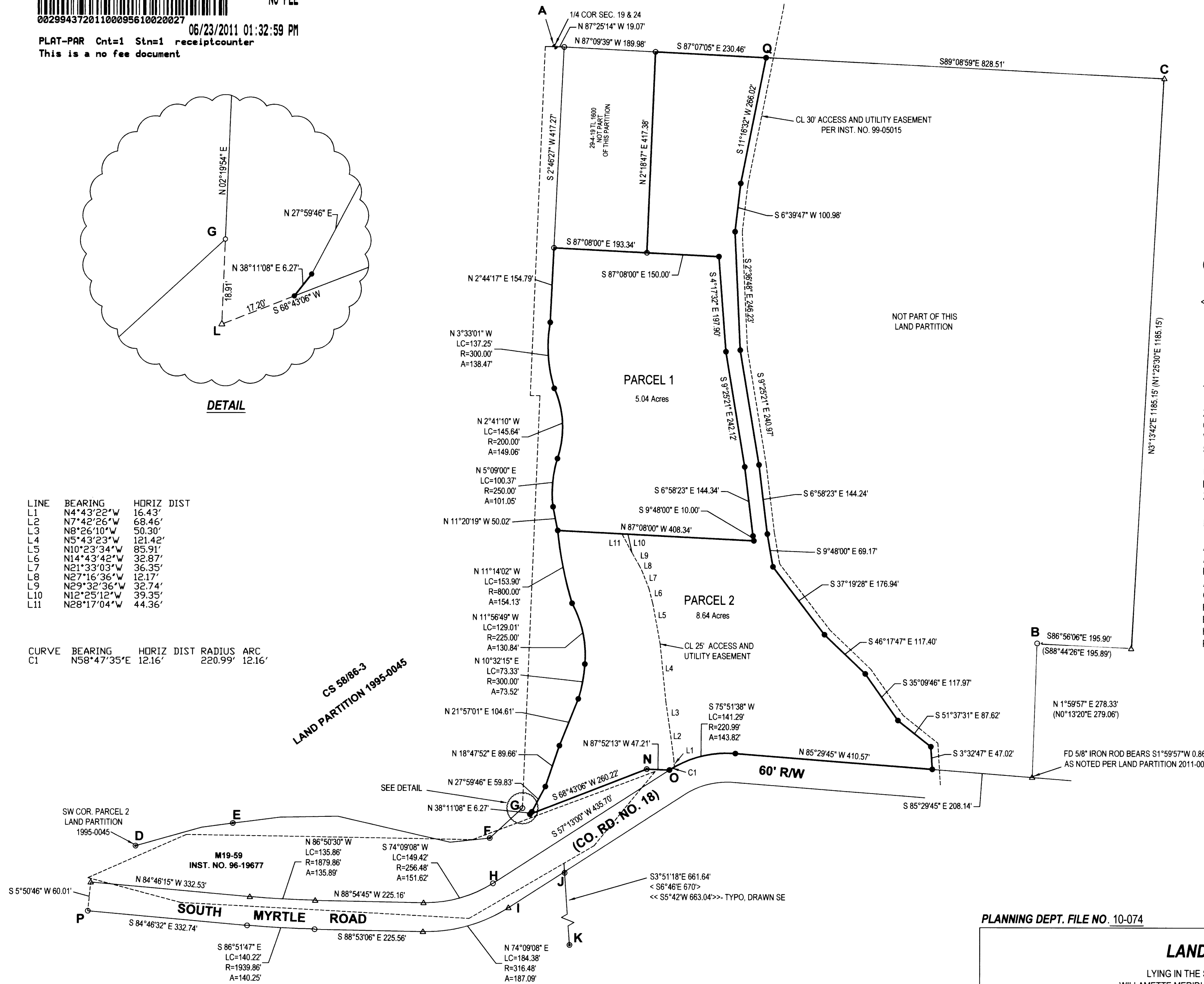


DETAIL

LINE	BEARING	HORIZ DIST
L1	N4°43'22"W	16.43'
L2	N7°42'26"W	68.46'
L3	N8°26'10"W	50.30'
L4	N5°43'23"W	121.42'
L5	N10°23'34"W	85.91'
L6	N14°43'42"W	32.87'
L7	N21°33'03"W	36.35'
L8	N27°16'36"W	12.17'
L9	N29°32'36"W	32.74'
L10	N12°25'12"W	39.35'
L11	N28°17'04"W	44.36'

CURVE	BEARING	HORIZ DIST	RADIUS	ARC
C1	N58°47'35"E	12.16'	220.99'	12.16'

CS 58/86-3
LAND PARTITION 1995-0045



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 M60-37
- [] RECORD PER PART. 1995-0045
- (()) RECORD PER 1954 COUNTY ROAD PLANS SHEET 4 OF 12 (SCANNED AS #0301363)
- [[]] RECORD PER M3-57
- <<> RECORD PER M19-59
- <<<>> RECORD PER M48-37

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 401, TL 403

ZONE: 5R
COMP. PLAN: RR5
WATER: WELLS
SEWER: ON-SITE SEPTIC

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

NOTE:

- A-G S2°19'54"W 1581.29' [S2°18'39"W 1581.24']
- A-L S2°19'54"W 1600.20' [[S0°24'W 1600.2]]
- H-J N81°32'02"E 150.58'
- A-C S87°08'59"E 1268.02' (S88°57'14"E 1268.02'- COMP)
- G-F S48°18'08"W 91.44' [S47°24'51"W 92.01]- REC CALLS "F" COMP. PT.
- F-E N86°57'05"W 534.02' [534.60']
- E-D S76°57'41"W 207.93' [207.66']
- H-I S32°47'00"E 60.00'
- POINT Q - SET ON LINE A-C

2011-0018 A

2011-0018 A

PLANNING DEPT. FILE NO. 10-074

LAND PARTITION		REGISTERED PROFESSIONAL LAND SURVEYOR OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989
LYING IN THE SW 1/4 SEC. 19, T29S, R4W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: DWAYNE ALLEN 3844 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	
DWG. SCALE: 1" = 150'	JOB #: 1107-01	DATE: JUNE-2011

6/30/2011

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT DWAYNE G. ALLEN, 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.

Dwayne G. Allen 6-21-2011
DWAYNE G. ALLEN DATE

ACKNOWLEDGMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 21 DAY OF JUNE 2011, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DWAYNE G. ALLEN, 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: Nancy A. Winchell

COMMISSION #: 442244

MY COMMISSION EXPIRES: OCT. 20, 2013

SIGNATURE: Nancy A. Winchell
Notary Public - Oregon

APPROVALS:

Keith L. Cubic 6/22/11
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Randy Smith 6-23-11
DOUGLAS COUNTY SURVEYOR DATE

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

Sandra K. Cooree 6/23/11
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS DAY OF JUNE 23rd 2011, 1:32 O'CLOCK AM/PM
Barbara P. Nielsen, C.C.B. 6-23-11
DOUGLAS COUNTY CLERK 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.

BEGINNING AT A 5/8" IRON ROD WHICH BEARS S87° 11' 05"E 209.05 FEET FROM THE BRASS CAP AT THE ¼ CORNER BETWEEN SECTION 24, TOWNSHIP 29 SOUTH, RANGE 5 WEST AND SECTION 19, TOWNSHIP 29 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE S87° 07' 05"E 230.46 FEET TO A 5/8" IRON ROD; THENCE S11° 16' 32"W 266.02 FEET TO A 5/8" IRON ROD; THENCE S06° 39' 47"W 100.98 FEET TO A 5/8" IRON ROD; THENCE S02° 36' 48"E 246.23 FEET TO A 5/8" IRON ROD; THENCE S09° 25' 21"E 240.97 FEET TO A 5/8" IRON ROD; THENCE S06° 58' 23"E 144.24 FEET TO A 5/8" IRON ROD; THENCE S09° 48'E 69.17 FEET TO A 5/8" IRON ROD; THENCE S37° 19' 28"E 176.94 FEET TO A 5/8" IRON ROD; THENCE S46° 17' 47"E 117.40 FEET TO A 5/8" IRON ROD; THENCE S35° 09' 46"E 117.97 FEET TO A 5/8" IRON ROD; THENCE S51° 37' 31"E 87.62 FEET TO A 5/8" IRON ROD; THENCE S03° 32' 47"E 47.02 FEET TO A 5/8" IRON ROD; THENCE N85° 29' 45"W 410.57 FEET TO A 5/8" IRON ROD; THENCE ALONG A 220.99 RADIUS CURVE TO THE LEFT (CHORD BEARS S75° 51' 38"W 141.29 FEET) 143.82 FEET TO A 5/8" IRON ROD; THENCE N87° 52' 13"W 47.21 FEET TO A ½" IRON PIPE; THENCE S68° 43' 06"W 260.22 FEET TO A 5/8" IRON ROD; THENCE N38° 11' 08"E 6.27 FEET TO A 5/8" IRON ROD; THENCE N27° 59' 46"E 59.83 FEET TO A 5/8" IRON ROD; THENCE N18° 47' 52"E 89.66 FEET TO A 5/8" IRON ROD; THENCE N21° 57' 01"E 104.61 FEET TO A 5/8" IRON ROD; THENCE BEGINNING A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET FROM WHICH THE RADIUS POINT BEARS N72° 26' 32"W. THENCE LEFT ALONG SAID CURVE FOR AN ARC LENGTH OF 73.52, SAID CURVE HAVING A CHORD BEARING OF N10° 32' 15"E 73.33 FEET TO A 5/8" IRON ROD; THENCE BEGINNING A CURVE TO THE LEFT HAVING A RADIUS OF 225.00 FEET FROM WHICH THE RADIUS POINT BEARS N85° 17' 15"W, THENCE LEFT ALONG SAID CURVE FOR AN ARC LENGTH OF 130.84, SAID CURVE HAVING A CHORD BEARING OF N11° 56' 49"W 129.01 FEET TO A 5/8" IRON ROD; THENCE BEGINNING A CURVE TO THE RIGHT HAVING A RADIUS OF 800.00 FEET FROM WHICH THE RADIUS POINT BEARS N73° 14' 47"E, THENCE RIGHT ALONG SAID CURVE FOR AN ARC LENGTH OF 154.13, SAID CURVE HAVING A CHORD BEARING OF N11° 14' 02"W 153.90 FEET TO A 5/8" IRON ROD; THENCE N11° 20' 19"W 50.02 FEET TO A 5/8" IRON ROD; THENCE BEGINNING A CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET FROM WHICH THE RADIUS POINT BEARS N83° 34' 12"E, THENCE RIGHT ALONG SAID CURVE FOR AN ARC LENGTH OF 101.05, SAID CURVE HAVING A CHORD BEARING OF N05° 09'E 100.37 FEET TO A 5/8" IRON ROD; THENCE BEGINNING A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET FROM WHICH THE RADIUS POINT BEARS N71° 20' 05"W, THENCE LEFT ALONG SAID CURVE FOR AN ARC LENGTH OF 149.06, SAID CURVE HAVING A CHORD BEARING OF N02° 41' 10"W 145.64 FEET TO A 5/8" IRON ROD; THENCE BEGINNING A CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET FROM WHICH THE RADIUS POINT BEARS N73° 13' 36"E, THENCE RIGHT ALONG SAID CURVE FOR AN ARC LENGTH OF 138.47, SAID CURVE HAVING A CHORD BEARING OF N03° 33' 01"W 137.25 FEET TO A 5/8" IRON ROD; THENCE N02° 44' 17"E 154.79 FEET TO A 5/8" IRON ROD; THENCE S87° 08'E 193.34 FEET TO A 5/8" IRON ROD; THENCE N02° 18' 47"E 417.38 FEET TO A 5/8" IRON ROD, THE PLACE OF BEGINNING AND CONTAINING 13.68 ACRES, MORE OR LESS.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO 2 PARCELS, TOGETHER WITH EASEMENT AS SHOWN. RECORD SURVEYS M60-37 WAS 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 EASTERN BOUNDARY OF THE SUBJECT PROPERTY WAS SET BASED ON A 15 FOOT OFFSET TO THE CENTERLINE OF THE 30 FOOT STRIP OF LAND THAT IS CONTIGUOUS WITH AND IMMEDIATELY EAST OF THE SUBJECT PROPERTY, THIS CENTERLINE BEING DELINEATED ON LAND PARTITION 2011-0001. THE WESTERN BOUNDARY, CALLED OUT IN THE DEEDS AND M60-37 AS BEING 10 FEET EAST OF THE TRAVELLED CENTERLINE OF AN EXISTING ROAD, WAS MONUMENTED AS SUCH. THE COURSES CALLED OUT PER M60-37 SEEM TO HAVE BEEN ONLY PARTIALLY CORRECT. WHEN PLOTTED AGAINST THE ACTUAL ROAD LOCATION, SOME OF THE POINTS ACTUALLY PLOTTED VERY CLOSE TO THE ACTUAL CENTERLINE OF THE ROAD. A POSSIBLE DRAFTING/ COMPUTING ERROR MAY HAVE BEEN RESPONSIBLE FOR THIS AS THE ROAD AND THE FENCE ALONGSIDE LOOK TO HAVE BEEN LONG ESTABLISHED IN THE SAME PLACE, THIS BEING VERIFIED BY DWAYNE ALLEN. POINT "L", BEING THE SOUTHWEST CORNER OF THE ALLEN PROPERTY BY DEED, PRIOR TO THE DISCOVERY THAT THE ALLEN PROPERTY DID NOT REALLY EXTEND WESTERLY TO THE SECTION LINE, WAS CALCULATED AT RECORD DISTANCE FROM POINT "A", PER M3-57, ON EXTENSION OF THE SECTION LINE AS DETERMINED BY POINTS "A" AND "G" PER LAND PARTITION 1995-0045. POINT "M" WAS SET AT THE INTERSECTION OF THE 10 FOOT OFFSET TO THE TRAVELLED ROAD CENTERLINE MENTIONED EARLIER AND THE RECORD ANGLE, PER M3-57, FROM LINE "G-A". STRANGELY, THE RIGHT OF WAY MONUMENTS OF THE COUNTY ROAD WERE NOT USED TO DETERMINE THE RIGHT-OF-WAY PER M60-37. THE COUNTY ROAD MAP CALLS THE BEARINGS AS BEING GRID AND FIT OUR GRID BEARINGS EXTREMELY WELL. THE CALCULATED RECORD RIGHT-OF-WAY WAS BROUGHT TOGETHER WITH OUR FIELD TRAVERSE AT POINT "H". WITH NO ROTATION, THE FOUND ROD AT POINT "P", IS WITHIN 0.10 FEET OF THE COMPUTED LINE "H-P". DISTANCES THROUGHOUT THE SECTION OF RIGHT-OF-WAY TIED VARY SLIGHTLY FROM RECORD POSITIONS TO FOUND POSITIONS OF MONUMENTS. R/W MONUMENTS SET ON THE SUBJECT PROPERTY WERE SET AS COMPUTED ABOVE. M60-37 SHOES THE SOUTHWEST CORNER OF THE ALLEN PROPERTY COMING SOUTH TO THE RIGHT-OF-WAY OF THE COUNTY ROAD BUT THE NEIGHBORING PARCEL TO THE WEST, WHOSE DEED IS VERY POORLY WRITTEN, ERRONOUSLY CALLS OUT BEARINGS AND DISTANCE PER M19-59 FOR THE LEGAL DESCRIPTION. THE AREA ENCOMPASSED BY THE LEGAL DESCRIPTION CLEARLY ALSO INCLUDES A GREAT DEAL OF LAND THAT WOULD REALLY LIE WITHIN THE RIGHT-OF-WAY OF BOTH THE EXISTING COUNTY ROAD AS WELL AS THE OLD RIGHT-OF-WAY WHICH IS NOW A GRAVEL DRIVE WHICH SERVES AS ACCESS FOR A NUMBER OF PARCELS. LINE "M-N-O" SEEMS TO BE THE BEST FIT FOR THE BOUNDARY BETWEEN THE PROPERTIES, CONSIDERING THE POORLY WRITTEN DEEDS. THE COMPUTED AREA SHOWN PER M19-59 WAS CREATED, BEGINNING AT POINT "J". THE COMPUTED AREA WAS THEN ROTATED AROUND POINT "J" TO BRING THE COMPUTED LINE CORRESPONDING TO THE COURSE BETWEEN "J" AND "K" INTO ALIGNMENT WITH THE FOUND POSITIONS OF THOSE MONUMENTS. THIS AREA, DESCRIBED PER INSTRUMENT NO. 96-19677 IS SHOWN ON THE MAP AS A DASHED LINE.

PLANNING DEPT. FILE NO. 10-074

LAND PARTITION		REGISTERED PROFESSIONAL LAND SURVEYOR <u>F. Neil Hibbs</u> OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989
LYING IN THE SW 1/4 SEC. 19, T29S, R4W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: DWAYNE ALLEN 3844 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	
DWG. SCALE: N/A	JOB #: 1107-01	DWG. BY: EBH
PAGE: 2 OF 2	DATE: JUNE-2011	6/30/2011