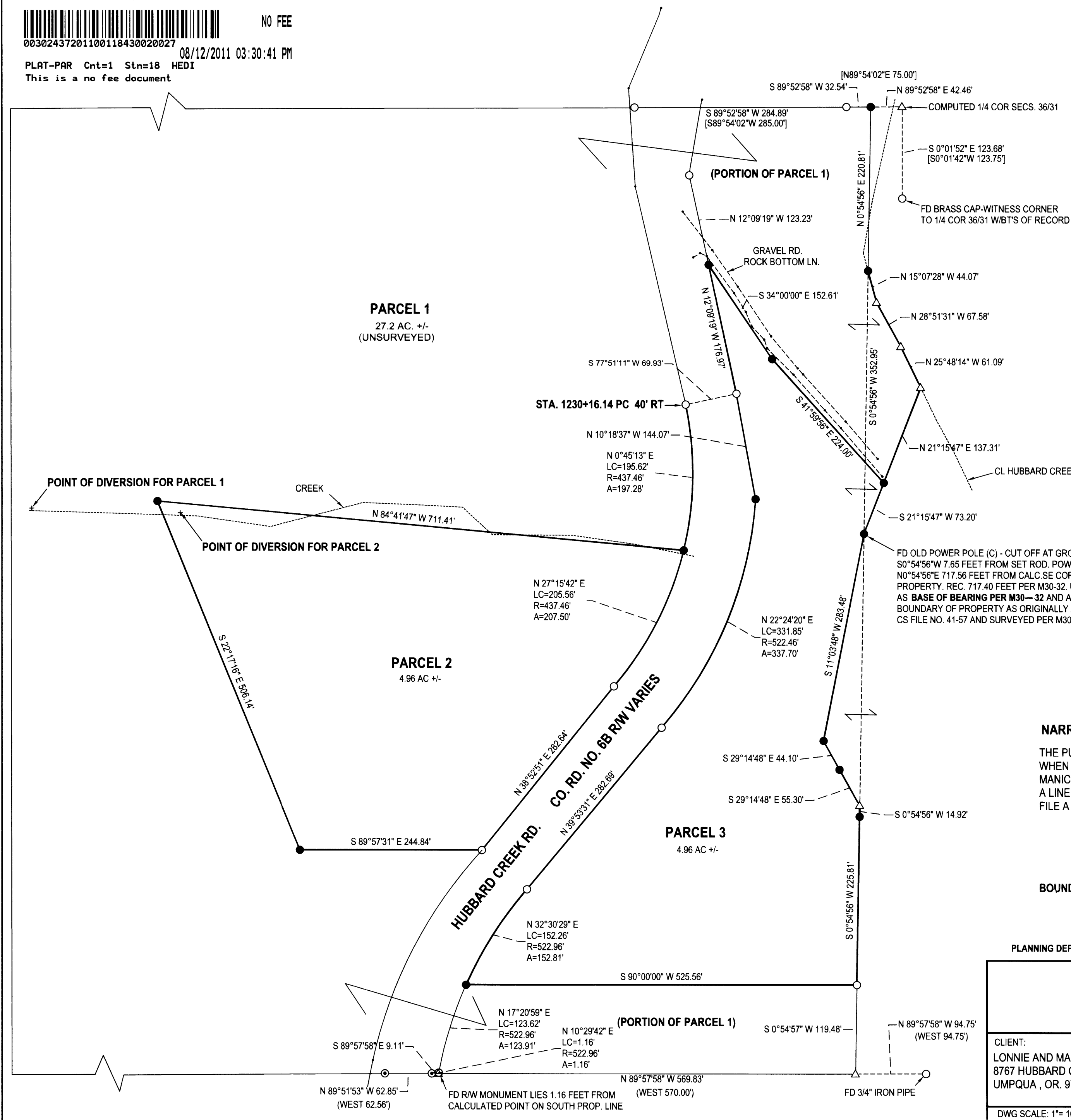




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2011-0022 A



LEGEND

FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
 SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
 FOUND 1/2" IRON PIPE
 CALCULATED POSITION
 () RECORD PER M30-32
 [] RECORD PER M104-15

FIELD CREW: NEIL HIBBS, ERIC HIBBS & SCOTT THOMPSON
 EQUIPMENT: NIKON DTM-522 TOTAL STATION
 OFFICE: NEIL HIBBS
 DRAFTING: NEIL HIBBS

T25S R8W SEC. 36 TL 700

ZONE: AW
COMP. PLAN: FFT
WATER: WELL AND CREEK
SEWER: ON-SITE SEPTIC

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO 3 PARCELS AS SHOWN. WHEN WE WENT TO MARK THE EASTERN BOUNDARY, THE LINE RAN THROUGH A NEIGHBOR'S MANICURED YARD. THIS CONDITION HAS APPARENTLY EXISTED FOR YEARS. WE SET MONUMENTS ALONG A LINE THAT REPRESENTS A REASONABLE COMPROMISE BETWEEN THE TWO PARTIES. THEY ARE GOING TO FILE A BOUNDARY LINE AGREEMENT AND QUIT CLAIM DEEDS TO SOLVE THE PROBLEM.

BOUNDARY LINE AGREEMENT AND CONVEYANCE RECORDED PER INST. NO. 2011- 011094

PLANNING DEPT. FILE NO. 11-028

LAND PARTITION		REGISTERED PROFESSIONAL LAND SURVEYOR
LYING IN THE SE 1/4 SEC. 36, T25S, R8W & THE SW 1/4 SEC. 31, T25S, R7W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: LONNIE AND MAGGIE LEONARD 8767 HUBBARD CREEK RD. UMPQUA, OR. 97486	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC <small>4738 LOOKINGGLASS RD. ROSEBURG, OR 97171 phone: 541-957-9303 fax: 541-957-9306 e-mail: neilhibbs@willblive.net</small>	OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2013
DWG SCALE: 1"= 100'	JOB NO.: 1155-01	DATE: JULY 2011
		PAGE 1 OF 2

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DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT LONNIE D. AND MARGARET A. LEONARD ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED INTO PARCELS AS SHOWN.

Lonnie D. Leonard 7-29-11
LONNIE D. LEONARD DATE
Margaret A. Leonard 7-29-11
MARGARET A. LEONARD DATE

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 29 DAY OF July, 2011, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED LONNIE D. AND MARGARET A. LEONARD, 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

NOTARY PUBLIC- OREGON

COMMISSION #: 459801

MY COMMISSION EXPIRES ON: July 31, 2015

SIGNATURE: Carmen Miles



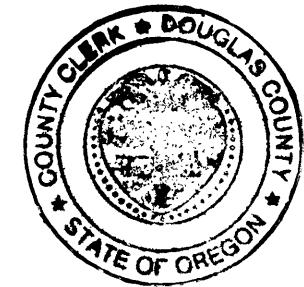
APPROVALS:

Keith L. Cubic 8/4/11
DOUGLAS COUNTY PLANNING DIRECTOR DATE
Randy Smith 8-4-11
DOUGLAS COUNTY SURVEYOR DATE

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

Steven Perry Chief Deputy 8/12/11
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 12th DAY OF August, 2011, 3:30 O'CLOCK AM PM
Barbara E. Nielsen, c.c.c. 8/12/11
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.

THAT LAND DESCRIBED IN INSTRUMENT NO. 94-07769 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

LESS THAT PORTION OF THE ABOVE DESCRIBED LAND WHICH LIES EASTERLY OF A LINE, BEGINNING AT A POINT ON THE EASTERN BOUNDARY OF THE LAND DESCRIBED IN SAID INSTRUMENT NO. 94-07769 WHICH BEARS N0°54'56"E 360.21 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE EXTENDING N29°14'48"W 55.30 FEET TO A 5/8" IRON ROD, N29°14'48"W 44.10 FEET TO A 5/8" IRON ROD AND N11°03'48"E 283.48 FEET TO A 5/8" IRON ROD ON SAID EASTERN BOUNDARY.

TOGETHER WITH AN AREA OF LAND, BEGINNING AT A POINT ON THE EASTERN BOUNDARY OF THE LAND DESCRIBED IN INSTRUMENT NO. 94-07769 OF THE DEED RECORDS OF DOUGLAS COUNTY WHICH BEARS N0°54'56"E 725.20 FROM THE SOUTHEAST CORNER THEREOF; THENCE EXTENDING N21°15'47"E 73.20 FEET TO A 5/8" IRON ROD, N21°15'47"E 137.31 FEET TO A POINT IN THE CENTER OF HUBBARD CREEK; THENCE N25°48'14"W 61.09 FEET, N28°51'31"W 67.58 FEET AND N15°07'28"W 44.07 FEET TO A 5/8" IRON ROD ON THE EASTERN BOUNDARY OF THE LAND DESCRIBED IN SAID INSTRUMENT NO. 94-07769; THENCE S0°54'56"W 352.95 FEET TO A 5/8" IRON ROD, THE PLACE OF BEGINNING.

PLANNING DEPT. FILE NO. 11-028

LAND PARTITION		REGISTERED PROFESSIONAL LAND SURVEYOR OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2015
LYING IN THE SE 1/4 SEC. 36, T25S, R8W & THE SW 1/4 SEC. 31, T25S, R7W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: LONNIE AND MAGGIE LEONARD 8767 HUBBARD CREEK RD. UMPUQA, OR. 97486	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 4739 LOOKINGGLASS RD. ROSEBURG, OR 97471 phone: 541-957-9303 fax: 541-957-9306 e-mail: neilhibbs@wikiblue.net	
DWG SCALE: NTS	JOB NO.: 1155-01	DATE: JULY 2011
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2011-0022 B