

DOUGLAS COUNTY OFFICIAL RECORDS
 BARBARA E. NIELSEN, COUNTY CLERK 2011-016794
 NO FEE
 00308598201100167940010012
 11/22/2011 01:15:16 PM
 PLAT-PAR Cnt=1 Stn=1 receiptcounter
 This is a no fee document

2011-0038 A

NW COR, S 1/2 OF THE
 NW 1/4 OF THE SW 1/4

NE COR, S 1/2 OF THE
 NE 1/4 OF THE SE 1/4

PARCEL 1
 230 AC. +/-
 (UNSURVEYED)

PARCEL 2
 50 AC. +/-
 (UNSURVEYED)

W 1/16 SECS. 12 & 13
 AND BT'S OF RECORD

LEGEND

- FOUND BRASS CAP
- FOUND 5/8" IRON ROD
- △ CALCULATED POSITION
- () RECORD PER M45-70
- [] RECORD PER DEPENDENT RESURVEY 8-18-77

FIELD CREW: NEIL HIBBS, SCOTT THOMPSON
 EQUIPMENT: TRIMBLE R-8 GPS BASE AND RECIEVER, NIKON DTM-522 TOTAL STATION
 OFFICE: NEIL HIBBS
 DRAFTING: NEIL HIBBS

LINE	BEARING	HORIZ DIST
L1	S63°11'38"W	59.78'
L2	S87°15'59"W	36.28'
L3	N82°17'09"W	88.99'
L4	S70°30'25"W	50.00'
L5	S74°30'00"W	125.00'
L6	S81°30'00"W	125.00'
L7	S87°40'00"W	150.00'
L8	N69°00'00"W	40.00'
L9	N39°00'00"W	225.00'
L10	N27°00'00"W	100.00'
L11	N15°00'00"W	110.00'
L12	N40°00'00"W	40.00'
L13	N74°00'00"W	40.00'
L14	S78°00'00"W	85.00'
L15	S76°00'00"W	55.00'
L16	S72°00'00"W	125.00'
L17	N86°00'00"W	75.00'
L18	N76°50'33"W	230.00'
L19	N59°00'00"W	65.00'
L20	N46°00'00"W	105.00'
L21	N58°00'00"W	55.00'
L22	N77°00'00"W	110.00'
L23	N82°00'00"W	100.00'
L24	N65°00'00"W	150.00'
L25	N51°00'00"W	100.00'
L26	N36°30'00"W	170.00'
L27	N22°00'00"W	100.00'
L28	N48°53'17"W	110.00'
L29	N47°00'00"W	110.00'
L30	N38°00'00"W	75.00'
L31	N28°00'00"W	170.00'
L32	N39°00'00"W	30.00'
L33	N54°00'00"W	72.00'
L34	S55°00'00"W	40.00'
L35	S44°00'00"W	25.00'
L36	S24°00'00"W	20.00'
L37	S7°00'00"W	30.00'
L38	S5°00'00"W	140.00'
L39	S27°00'00"W	50.00'
L40	S61°30'00"W	35.00'
L41	S64°00'00"W	80.00'
L42	S68°30'00"W	390.00'

25' ACCESS AND UTILITY EASEMENT
 TO BENEFIT PARCEL 2

HILLTOP DRIVE (CO. RD. NO. 359D)
 RW VARIES

A-B N70°42'02"E 215.95' (N68°28'38"E 215.95'- COMP.)
 A-E S2°18'17"W 68.60' (S0°04'21"E 68.60'- COMP.)
 E-D (S0°04'21"E 249.78')
 D-C N11°37'16"E 317.35'

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

T24S R6W SEC. 12 TL 1100
 T24S R6W SEC. 12 TL 1200
 T24S R6W SEC. 12 TL 1201
 T24S R6W SEC. 13 TL 200
 T24S R5W SEC. 7C TL 1900

ZONE: FF, 5R
 COMP. PLAN: FFT, RC5
 WATER: WELL FOR P1, UNDEVELOPED FOR PARCEL 2 (VARIANCE)
 SEWER: ON-SITE SEPTIC FOR P1, UNDEVELOPED FOR P2 (VARIANCE)

PLANNING DEPT. FILE NO. 11-038

LAND PARTITION

LYING IN THE SW 1/4 & SE 1/4 SEC. 12, THE NW 1/4 SEC 13, T24S, R6W, THE SW 1/4 SEC. 7, T24S, R5W
 WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:
 DON SCHULZ
 850 HILLTOP DRIVE
 OAKLAND, OR. 97462

SURVEYOR:
NEIL HIBBS
 LAND SURVEYING, INC
 4789 LOCKWOOD LANE RD.
 HOESBURN, OR. 97071
 phone: 541-957-8300
 fax: 541-957-8386
 e-mail: neil@hibbsland.com

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Neil Hibbs
 OREGON
 JANUARY 12, 1989
 F. NEIL HIBBS
 52989

EXPIRATION DATE
 6/30/2013

DWG SCALE: 1"= 300' JOB NO.: 1153-01 DATE: NOVEMBER 2011 PAGE 1 OF 2

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DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE DONALD E. SCHULZ REVOCABLE TRUST AND RUSSELL DAVID AND PAULINE HELEN ALIS ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED INTO TWO PARCELS, TOGETHER WITH AN ACCESS AND UTILITY EASEMENT AS SHOWN.

Donald E. Schulz Trustee 11/21/2011
DONALD E. SCHULZ, TRUSTEE DATE

SEE CONSENT AFFIDAVIT FILED AS INST. NO. 2011- 016793

RUSSELL DAVID ALIS DATE

SEE CONSENT AFFIDAVIT FILED AS INST. NO. 2011- 016793

PAULINE HELEN ALIS DATE

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 21 DAY OF November, 2011, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DONALD E. SCHULZ, AS TRUSTEE FOR THE DONALD E. SCHULZ REVOCABLE TRUST, WHO DID SAY THAT HE IS THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

PRINTED NAME: Nancy A. Winchell

NOTARY PUBLIC- OREGON

COMMISSION NO.: 442244

MY COMMISSION EXPIRES ON: Oct 24, 2013

SIGNATURE: Nancy A. Winchell

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO TWO PARCELS AS SHOWN. MONUMENTS AT THE END OF HILLTOP DRIVE WERE TIED AS SHOWN. A PORTION OF M45-71 WAS CALCULATED AND THEN BROUGHT TOGETHER WITH FIELD TRAVERSE AT POINT "A". CALCULATED PORTION OF M45-70 WAS THEN ROTATED AROUND POINT "A" TO BRING CALCULATED LINE "A-B" INTO ALIGNMENT WITH MONUMENTS TIED. POINT "D" WAS HELD AS CALCULATED ABOVE. POINT "C" BEING THE CENTER OF THE 25 FOOT ACCESS AND UTILITY EASEMENT WHERE IT INTERSECTS THE RIGHT-OF-WAY OF HILLTOP DRIVE.

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 NOS. 94-07150, 2011- 008848, 2011-013110 AND 2011-015306 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

APPROVALS:

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

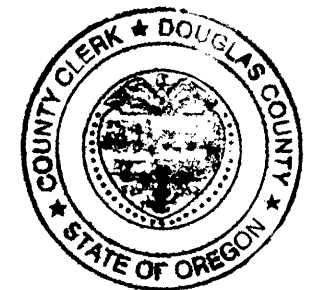
Randy Smith 11-22-11
DOUGLAS COUNTY SURVEYOR DATE

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

Sandra K. Cooree 11/22/11
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 22nd NOVEMBER DAY OF 2011, 1:15 O'CLOCK AM PM

Barbara E. Lee, C.C.L. 11-22-11
DOUGLAS COUNTY CLERK DATE



PLANNING DEPT. FILE NO. 11-038

LAND PARTITION		REGISTERED PROFESSIONAL LAND SURVEYOR OREGON JANUARY 12, 1989 F. NEIL HIBBS 52289 EXPIRATION DATE 6/30/2013
LYING IN THE SW1/4 & SE 1/4 SEC. 12, THE NW 1/4 SEC. 13, T24S, R6W, THE SW 1/4 SEC 7, T24S, R5W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: DON SCHULZ 850 HILLTOP DRIVE OAKLAND, OR. 97462	SURVEYOR: NEIL LAND SURVEYING, INC HIBBS <small>4720 LOCKWOOD BLVD. #200 ROSELAND, OR. 97071 phone: 503-987-5283 fax: 503-987-4206 e-mail: neil@hibbslandsurveying.com</small>	
DWG SCALE: N/A	JOB NO.: 1153-01	DATE: NOVEMBER 2011
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