

Douglas County Official Records
 Patricia K. Hitt, County Clerk

2012-019201



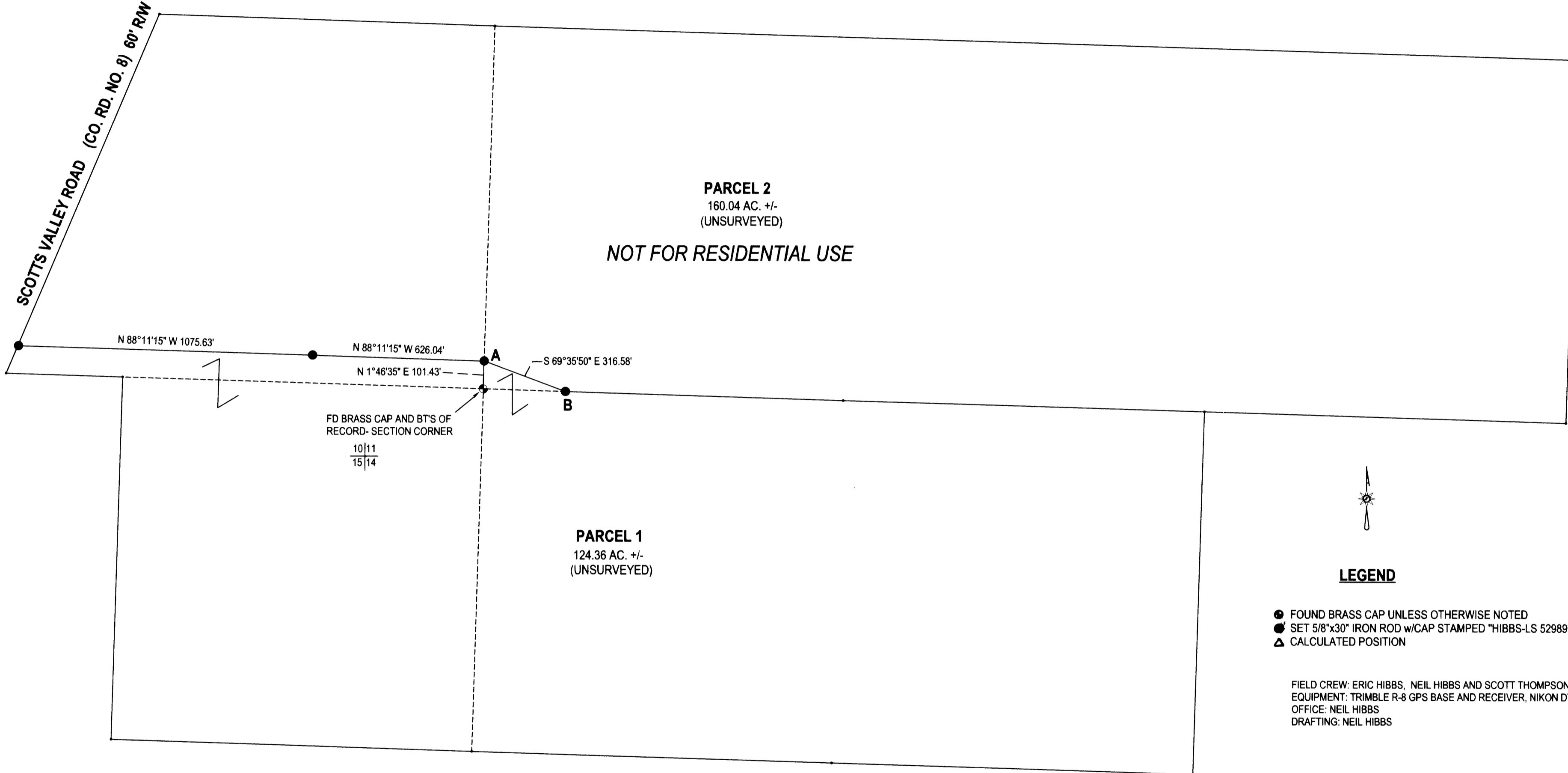
NO FEE

00334008201200192010020021

12/06/2012 9:26:12 AM

PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER
 This is a no fee document

SCOTTS VALLEY ROAD (CO. RD. NO. 8) 60' R/W



FD BRASS CAP AND BT'S OF
 RECORD- SECTION CORNER
 $\frac{10}{11}$
 $\frac{15}{14}$

PARCEL 2
 160.04 AC. +/-
 (UNSURVEYED)
 NOT FOR RESIDENTIAL USE

PARCEL 1
 124.36 AC. +/-
 (UNSURVEYED)



LEGEND

- FOUND BRASS CAP UNLESS OTHERWISE NOTED
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- ▲ CALCULATED POSITION

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

NOTE: BEARINGS ARE GRID, NAD 83, OREGON SOUTH ZONE. DISTANCES CONVERTED TO GROUND

PLANNING DEPT. FILE NO. 12-031

| | | |
|---|---|---|
| LAND PARTITION | | REGISTERED PROFESSIONAL LAND SURVEYOR <i>J. Neil Hibbs</i> OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2013 |
| LYING IN THE SE 1/4 SEC. 10, SW 1/4 & SE 1/4 SEC. 11, NW 1/4 SEC. 14 AND NE 1/4 SEC. 15, T23S, R4W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON | | |
| CLIENT: LINDA NORD P.O. BOX 725 OAKLAND, OR. 97462 | SURVEYOR: NEIL HIBBS LAND SURVEYING, INC <small>4738 LOOKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-957-5203 fax: 541-957-8306 e-mail: neilhibbs@wildblue.net</small> | |
| DWG SCALE: 1"= 300' | JOB NO.: 1262-01 | DATE: NOVEMBER 2012 |
| | | PAGE 1 OF 2 |

2012-0019 A

2012-0019 A

2012-0019 B

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE LINDA A. NORD FAMILY TRUST IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED INTO TWO PARCELS AS SHOWN.

Linda A. Nord 12-4-12
LINDA A. NORD- TRUSTEE DATE

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 4 DAY OF Dec., 2012, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED LINDA A. NORD, AS TRUSTEE FOR THE LINDA A. NORD FAMILT TRUST, WHO DID SAY THAT SHE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENTAND THAT SHE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

PRINTED NAME: Nancy A. Winchell
COMMISSION #: 442244
MY COMMISSION EXPIRES ON: October 20, 2013
SIGNATURE: Nancy A. Winchell

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO TWO PARCELS AS SHOWN. WESTERLY MONUMENT SET IN EXISTING RIGHT-OF-WAY FENCE FOR LINE ONLY, MAY NOT BE ON ACTUAL RIGHT-OF-WAY. POINT "B" SET TO DEFINE LINE "A-B" ONLY, ACTUAL PROPERTY LINE COULD BE SLIGHTLY NORTHERLY OR SOUTHERLY OF THIS POINT, THE TRUE PROPERTY LINE BETWEEN PARCELS 1 AND 2 BEING ON THE ACTUAL SECTION LINE BETWEEN SECTIONS 11 AND 14. THE 1/16 CORNER TO THE EAST OF POINT "B" WAS LOOKED FOR BUT NOT FOUND. ALSO LOOKED FOR NORHTWEST CORNER OF PROPERTY, NOT FOUND.

SURVEYOR'S CERTIFICATE:

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

THAT LAND DESCRIBED IN INSTRUMENT NO. 2005- 17639 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

APPROVALS:

Keith L. Cubie 12/5/12
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Randy Smith 12-6-12
DOUGLAS COUNTY SURVEYOR DATE

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

Sandra K. Corree 12/6/12
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 6th December DAY OF 2012, 9:26 O'CLOCK AM PM

Patricia K. Hitt 12/6/12
DOUGLAS COUNTY CLERK DATE



23 04 10 TL 800
23 04 11 TL 900
23 04 14 TL 200
23 04 15 TL 100

ZONE: FG
COMP. PLAN: AGG AND FFT
WATER: WELL FOR PARCEL 1, VARIANCE FOR PARCEL 2
SEWER: ON-SITE SEPTIC FOR PARCEL 1, VARIANCE FOR PARCEL 2

PLANNING DEPT. FILE NO. 12-031

| | | |
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| | | PAGE 2 OF 2 |

2012-0019 B