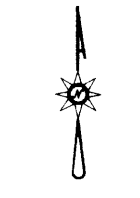


Douglas County Official Records 2013-011009
Patricia K. Hitt, County Clerk



NO FEE

06/25/2013 01:19:09 PM
PLAT-PAR Cnt=1 Stn=12 HEDI
This is a no fee document



LEGEND

- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- △ CALCULATED POSITION
- () RECORD PER LAND PARTITION 1994-0006
- [] RECORD PER M79-39
- { } RECORD PER M56-45

FIELD CREW: NEIL HIBBS, 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, NAD83, OREGON SOUTH ZONE.
DISTANCES CONVERTED TO GROUND

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SET MISSING MOUMENTS ON THE POLAND PROPERTY AND TO PARTITION A PORTION OF THAT PROPERTY INTO 2 PARCELS AS SHOWN. POINT "C" WAS PROPORTIONED IN BETWEEN POINTS "A" AND "B". POINT "E" WAS THEN PROPORTIONED IN BETWEEN POINTS "C" AND "D" PER COMBINATION OF LAND PARTITION 1994-006 AND M79-39. POINT "G" WAS SET AT RECORD DISTANCE FROM POINT "F" AND ON EXTENSION OF LINE LINE "E-F". POINT "H" WAS SET AT RECORD DISTANCE FROM "G" PER M79-39 AND RECORD ANGLE FROM LINE "G-F". ALSO PER M79-39. POINT "I" WAS SET ON LINE BETWEEN POINTS "D" AND "H" AT PROPORTIONED DISTANCE PER M56-45. M 56-45 SHOWS LINES THAT WOULD CORRESPOND TO "E-G" AND "D-H" AS BEING PARALLEL. THESE LINES, AS SET PER THIS SURVEY ARE WITHIN 0°00'06" OF BEING PARALLEL. POINT "J" WAS SET AT RECORD DISTANCE FROM "H" ON LINE "H-D". POINT "K" WAS COMPUTED AT BEARING FROM "J" THAT IS ROTATED 0°52'35" COUNTERCLOCKWISE FROM LINE "G-H AS PER M79-39 AND 140 FOOT OFFEST FROM LINE "D-H" AS PER M56-45.

PLANNING DEPT. FILE NO. P-13-3

LAND PARTITION AND SURVEY

LYING IN THE SE 1/4 SEC. 17 & NE 1/4 SEC. 20, T27S, R5W
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:
RICK POLAND
900 S.E. DOUGLAS AVE.
ROSEBURG, OR. 97470

SURVEYOR:
NEIL HIBBS LAND SURVEYING, INC
4738 LOCKWOOD LASS RD.
ROSEBURG, OR. 97471
PHONE: 541-867-8303
FAX: 541-867-8306
EMAIL: neil@neilhibbs.com

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Neil Hibbs
OREGON
JANUARY 12, 1999
F. NEIL HIBBS
52989

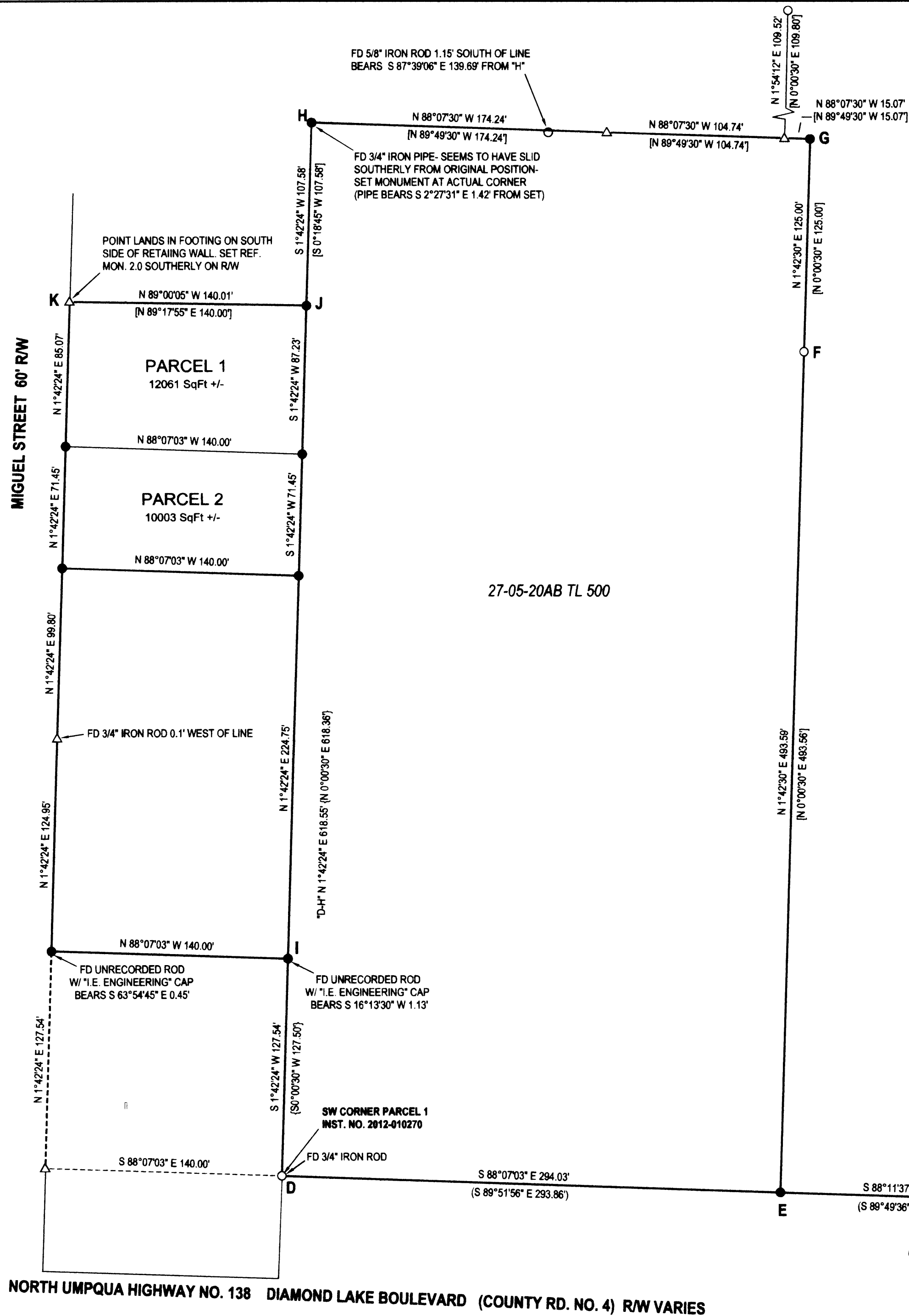
EXPIRATION DATE
6/30/2013

DWG SCALE: 1"= 50'

JOB NO.: 0109-13

DATE: MAY 2013

PAGE 1 OF 2



2013-0021 B

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT RICK A. POLAND IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED INTO 2 PARCELS AS SHOWN.

Rick Poland 6/14/13
RICK A. POLAND DATE

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 14 DAY OF June, 2013, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RICK A. POLAND 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 ON: October 20, 2013
SIGNATURE: Nancy A. Winchell

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 THAT BEARS N 1°42'24" E 352.19 FEET FROM THE 3/4" IRON ROD AT THE SOUTHWEST CORNER OF THE LAND DESCRIBED AS PARCEL 1, INST. NO. 2012-010270 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE N 88°07'03" W 140.00 FEET TO A 5/8" IRON ROD; THENCE N 1°42'24" E 154.52 FEET TO A 5/8" IRON ROD; THENCE N 1°42'24" E 2.00 FEET; THENCE S 89°00'05" E 140.01 FEET TO A 5/8" IRON ROD; THENCE S 1°42'24" W 158.68 FEET TO A 5/8" IRON ROD, THE PLACE OF BEGINNING. CONTAINING 0.51 ACRES, MORE OR LESS.

APPROVALS:

Brian 6/17/2013
COMMUNITY DEVELOPMENT DIRECTOR DATE

Nekei Messy 6/17/2013
PUBLIC WORKS DIRECTOR DATE

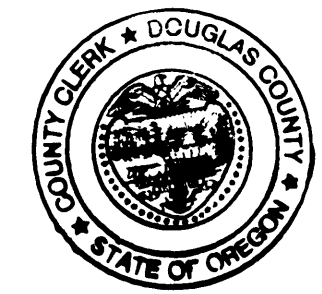
Randy Smith 5-21-2013
DOUGLAS COUNTY SURVEYOR DATE

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

Josephine 6/25/2013
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 25 ^{June} DAY OF 2013, 1:19 O'CLOCK AM/PM

Patricia K. Hitt 6/25/13
DOUGLAS COUNTY CLERK DATE



27 05 17DC TL 1400

ZONE: MR-18
COMP. PLAN: MEDIUM DENSITY RESIDENTIAL
WATER: CITY OF ROSEBURG
SEWER: R.U.S.A.

PLANNING DEPT. FILE NO. P-13-3

LAND PARTITION AND SURVEY		REGISTERED PROFESSIONAL LAND SURVEYOR OREGON JANUARY 13, 1988 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2013
LYING IN THE SE 1/4 SEC. 17 & NE 1/4 SEC. 20, T27S, R5W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: RICK POLAND P.O. BOX 161. ROSEBURG, OR. 97470	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC <small>4738 LOOKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-967-6363 fax: 541-967-6366 e-mail: neil@neilhibbs.com</small>	
DWG SCALE: N/A	JOB NO.: 0109-13	DATE: MAY 2013
		PAGE 2 OF 2

2013-0021 B