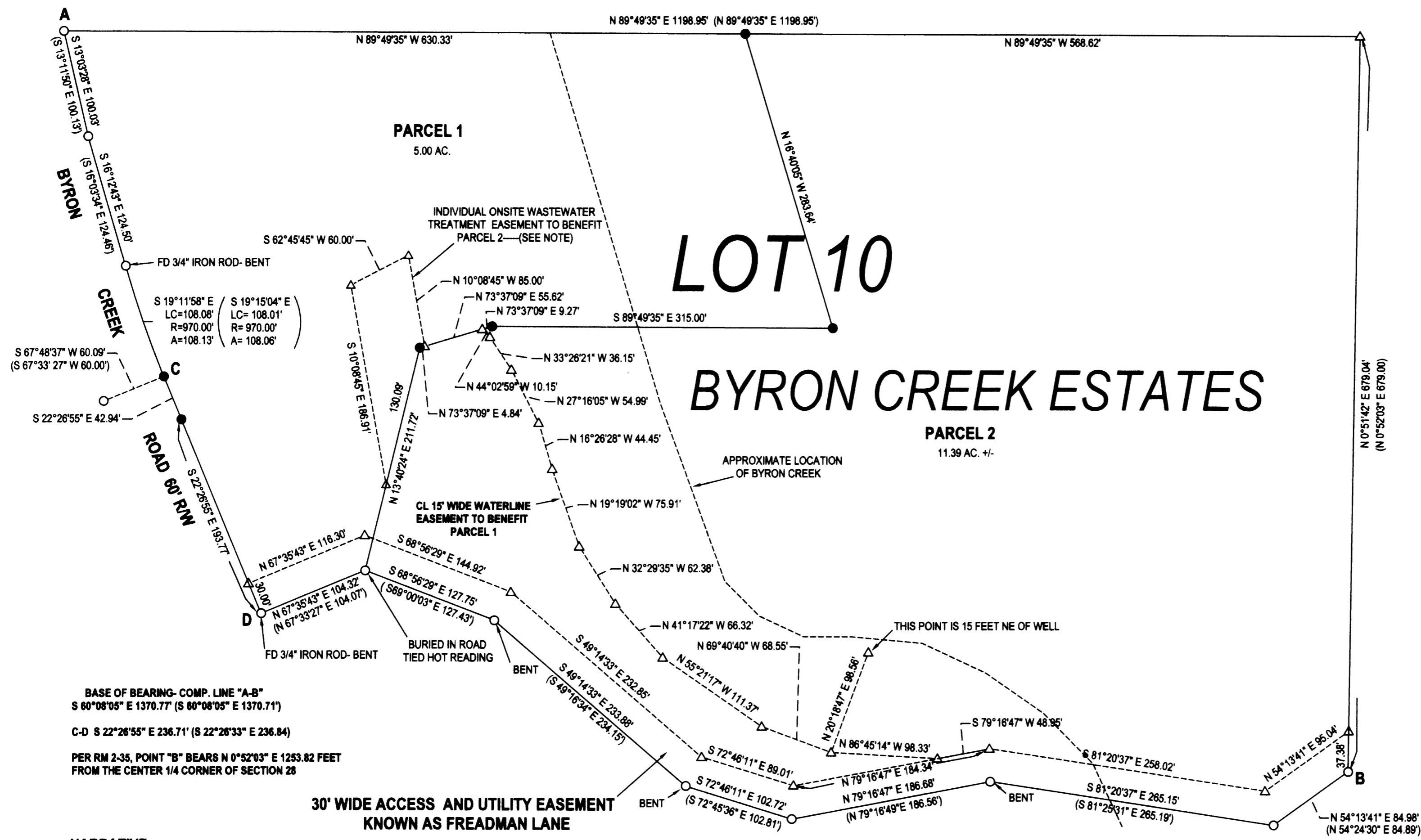




2014-0003 A



**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 RM 2-35

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

29-07-28 TL 800  
 ZONE: 5R  
 COMP. PLAN: RC5  
 WATER: WELL  
 SEWER: ON-SITE SEPTIC

BASE OF BEARING- COMP. LINE "A-B"  
 S 60°08'05" E 1370.77' (S 60°08'05" E 1370.71')  
 C-D S 22°26'55" E 236.71' (S 22°26'33" E 236.84)  
 PER RM 2-35, POINT "B" BEARS N 0°52'03" E 1253.82 FEET  
 FROM THE CENTER 1/4 CORNER OF SECTION 28

**30' WIDE ACCESS AND UTILITY EASEMENT  
 KNOWN AS FREADMAN LANE**

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO 2 PARCELS, TOGETHER WITH EASEMENTS AS SHOWN. COMPUTED LINE "A-B", FITTING RECORD DISTANCE WITHIN 0.06' AND BEING USED AS A BASE OF BEARING, NORTHEAST CORNER OF PROPERTY WAS HELD TO RECORD POSITION PER RM 2-35. THE ROD FOUND NEAR POINT "C" WAS BADLY BENT AND BARELY IN THE GROUND. IT WAS OUT BY OVER 2 FEET, SUSPECT IT WAS HIT WITH MOWER, TORE OUT AND STUCK BACK IN THE GROUND SOMEWHERE CLOSE. SET POINT "C" AT RECORD POSITION PER RM 2-35.

NOTE- INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM EASEMENT SHOWN ON PARCEL 1 IS FOR THE BENEFIT OF PARCEL 2 AND IS FOR THE CONSTRUCTION, MAINTENANCE, USE AND REPAIR OF AN INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM ( HERINAFTER CALLED THE "SYSTEM")

GRANTORS, FOR THEMSELVES AND THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE THAT THE ABOVE REFERENCED INDIVIDUAL ONSITE WASTEWATER TREATMENT EASEMENT TO BENEFIT PARCEL 2 SHALL NOT BE USED FOR ANY CONFLICTING USE OR PURPOSE DETRIMENTAL TO SAID SYSTEM OR CONTRARY TO LAWS AND RULES OF GOVERNMENTAL AGENCIES APPLICABLE OR RELATED TO SAID SYSTEM.

PLANNING DEPT. FILE NO. 14-008

<b>LAND PARTITION</b>		REGISTERED PROFESSIONAL LAND SURVEYOR
LYING IN THE NW 1/4 AND NE 1/4 OF SEC. 28, T29S, R7W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: PAUL AND DEBI MONTAGUE P.O. BOX 451 WINSTON, OR. 97496	SURVEYOR: <b>NEIL HIBBS</b> LAND SURVEYING, INC 4726 L OGDON BLVD. #200 ROSELAND, OR. 97131 PHONE: 541-367-8303 FAX: 541-367-8300 E-MAIL: neil@neilhibbs.com	 OREGON JANUARY 12, 1989 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2015
DWG SCALE: 1" = 80'	JOB NO.: 1400-01	

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