

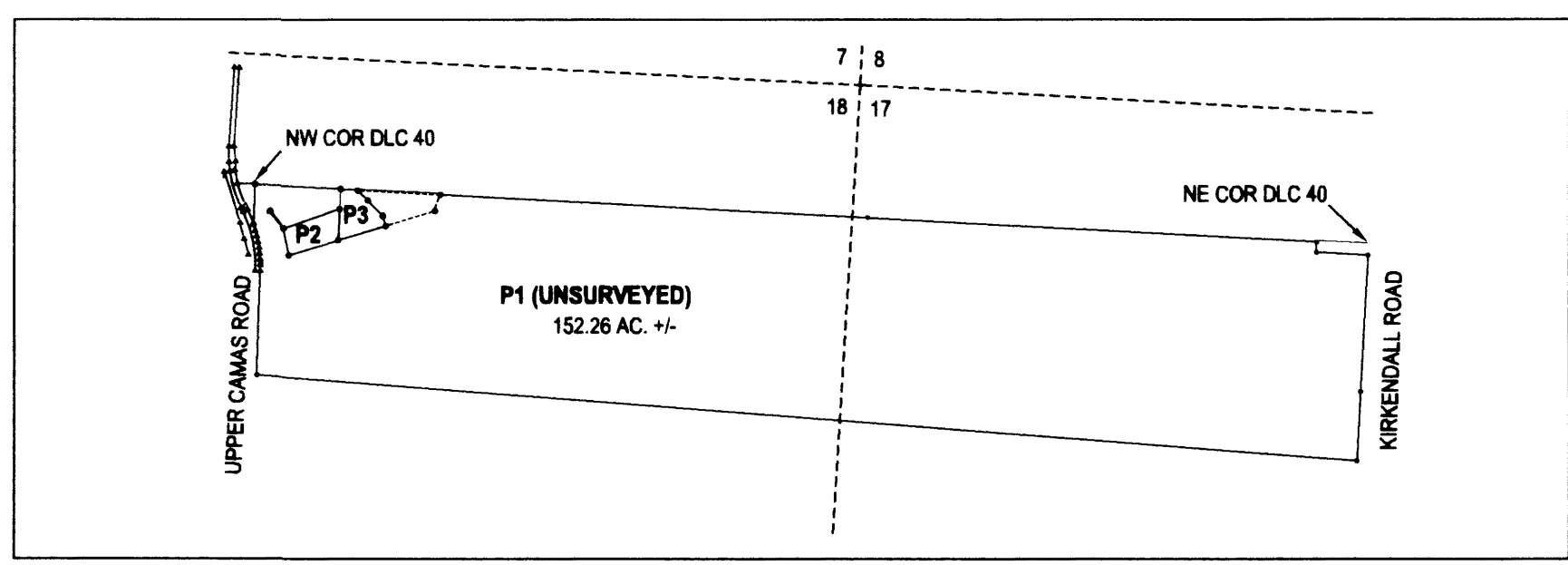
2015-0009 A

Douglas County Official Records  
Patricia K. Hitt, County Clerk 2015-007563



NO FEE

05/14/2015 03:21:58 PM  
LAT-PAR Cnt=1 Stn=33 HEDI  
This is a no fee document

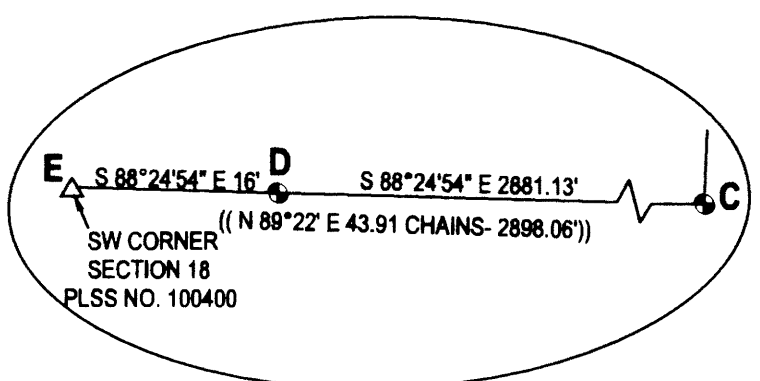


OVERALL VIEW NTS



LEGEND

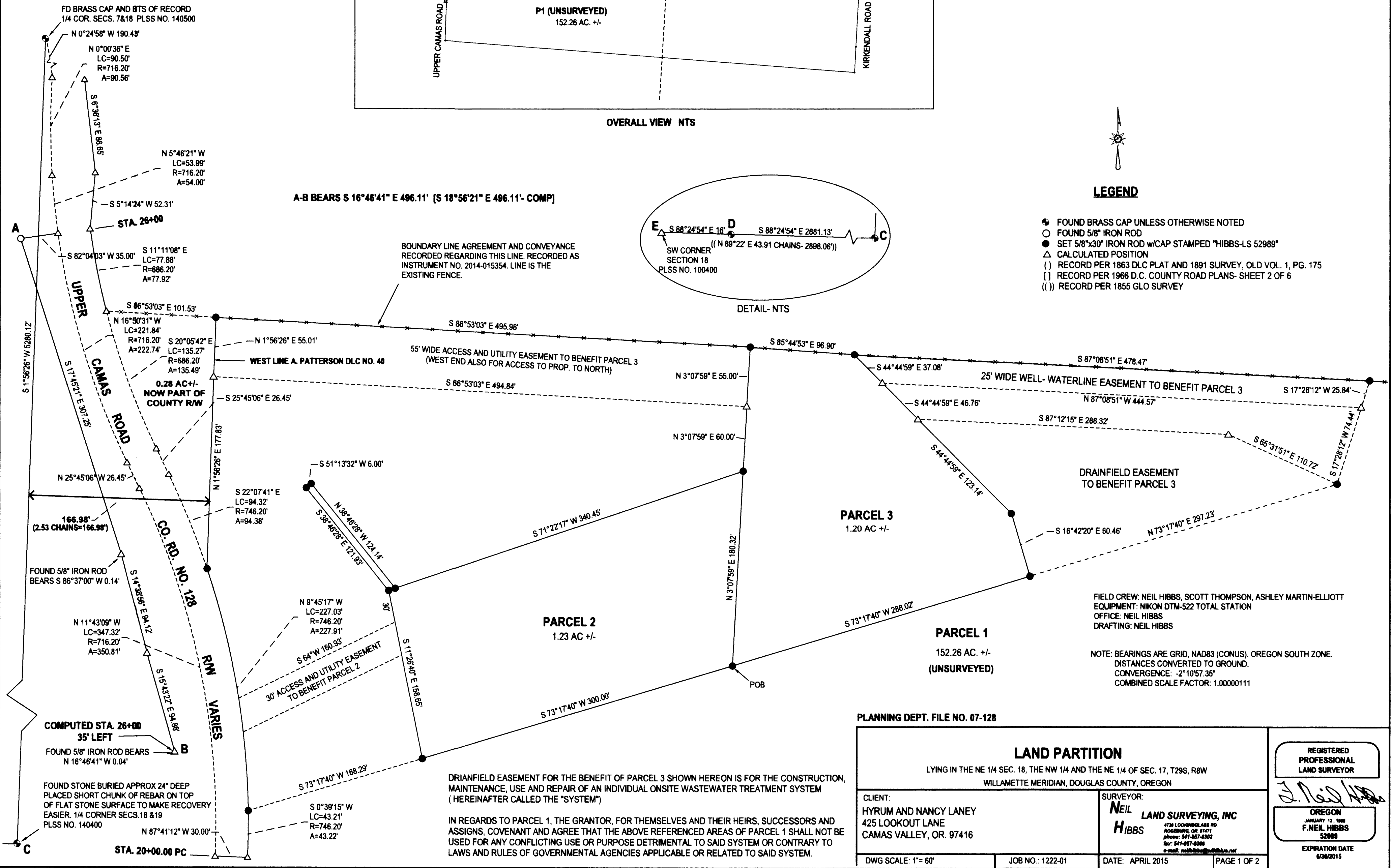
- FOUND BRASS CAP UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- △ CALCULATED POSITION
- ( ) RECORD PER 1863 DLC PLAT AND 1891 SURVEY, OLD VOL. 1, PG. 175
- [ ] RECORD PER 1966 D.C. COUNTY ROAD PLANS- SHEET 2 OF 6
- (( )) RECORD PER 1855 GLO SURVEY



DETAIL-NTS

A-B BEARS S 16°46'41" E 496.11' [S 18°56'21" E 496.11'- COMP]

BOUNDARY LINE AGREEMENT AND CONVEYANCE  
RECORDED REGARDING THIS LINE. RECORDED AS  
INSTRUMENT NO. 2014-015354. LINE IS THE  
EXISTING FENCE.



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

NOTE: BEARINGS ARE GRID, NAD83 (CONUS), OREGON SOUTH ZONE.  
DISTANCES CONVERTED TO GROUND.  
CONVERGENCE: -2"10'57.35"  
COMBINED SCALE FACTOR: 1.00000111

PLANNING DEPT. FILE NO. 07-128

<b>LAND PARTITION</b>		REGISTERED PROFESSIONAL LAND SURVEYOR   OREGON JANUARY 13, 1988 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2015
LYING IN THE NE 1/4 SEC. 18, THE NW 1/4 AND THE NE 1/4 OF SEC. 17, T29S, R8W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: HYRUM AND NANCY LANEY 425 LOOKOUT LANE CAMAS VALLEY, OR. 97416	SURVEYOR: <b>NEIL HIBBS</b> LAND SURVEYING, INC <small>4738 LOCKWOOD AVE. SE ROSBURG, OR. 97171 PHONE: 541-957-6363 FAX: 541-957-6366 E-MAIL: neil@neilhibbs.com</small>	
DWG SCALE: 1" = 60'	JOB NO.: 1222-01	DATE: APRIL 2015
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**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT HYRUM D. LANEY AND NANCY L. LANEY ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED INTO THREE PARCELS, TOGETHER WITH EASEMENTS AS SHOWN.

Hyrum D. Laney 4-29-15  
HYRUM D. LANEY DATE  
Nancy L. Laney 4/29/15  
NANCY L. LANEY DATE

**ACKNOWLEDGEMENT:**

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 29 DAY OF April, 2015, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED HYRUM D. AND NANCY L. LANEY AND, 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  
COMMISSION #: 459801  
MY COMMISSION EXPIRES ON: July 31 2015  
SIGNATURE: Carmen Miles



**SURVEYOR'S CERTIFICATE:**

I, F. NEIL HIBBS, HEREBY CERTIFY 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. PARCEL 1 BEING UNSURVEYED.

THAT LAND DESCRIBED IN INSTRUMENT NO. 96-23177 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

AND PER INST. NO. 2014-015354, LESS ANY PORTION OF DLC NO. 40 THAT MAY LIE NORTH OF THE FENCE LINE AGREED TO AND TOGETHER WITH ANY PORTION OF DLC NO. 50 THAT MAY LIE SOUTH OF THE FENCE LINE AGREED TO.

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO THREE PARCELS, TOGETHER WITH EASEMENTS, AS SHOWN. MONUMENTATION IS VERY SCARCE IN THIS AREA, BOTH IN REGARDS TO THE SECTION ITSELF AS WELL AS THE DONATION LAND CLAIMS COMING TOGETHER NEAR THE NORTHWEST CORNER OF THE SUBJECT PROPERTY. BASED ON OLD VOLUME 1, PAGE 175 OF THE DOUGLAS COUNTY SURVEY RECORDS, THE NORTHWEST CORNER OF THE PATTERSON DLC NO. 40 WAS 2.53 CHAINS EAST OF THE CENTER SECTION LINE. THIS DISTANCE IS ALSO NOTED DIRECTLY ON THE 1863 DLC PLAT. THE COUNTY RIGHT-OF-WAY ON COUNTY ROAD NO. 128 WAS CALCULATED PER SHEET 2 OF 6 OF THE 1966 COUNTY ROAD PLANS, THIS SHEET ON LINE AS 02300231. THIS CALCULATED RIGHT-OF-WAY WAS BROUGHT TOGETHER WITH THE TIED MONUMENT AT "A", THIS ROD BEING 35 FEET LEFT OF STATION NO. 26+00. THE CALCULATED RIGHT-OF-WAY WAS THEN ROTATED AROUND "A" TO BRING INTO ALIGNMENT WITH LINE BETWEEN FOUND MONUMENTS "A" AND "B". A GOOD NUMBER OF RIGHT-OF-WAY MONUMENTS ARE MISSING BUT THE ONES THAT ARE LEFT FIT PRETTY WELL. WITH ALL OF THE PROBLEMS IN THE AREA WITH MISSING MONUMENTATION, A BOUNDARY LINE AGREEMENT AND CONVEYANCE WAS FILED BETWEEN THE LANEYS AND GLADYS MILTON WHICH WAS RECORDED AS INSTRUMENT NO. 2014-015354. WITH THIS AGREEMENT IN PLACE, MONUMENTS ALONG THE NORTHERN BOUNDARY OF THE SUBJECT PROPERTY WERE SET IN THE EXISTING FENCE. AS SHOWN IN DETAIL, AFTER CALCULATING POINT "E" AT RECORD DISTANCE FROM POINT "D", LINE "E-C" FITS THE ORIGINAL 1855 GLO DISTANCE FAIRLY WELL. ESPECIALLY CONSIDERING THAT THE ACTUAL CORNER HAS BEEN LOST AND RE-ESTABLISHED SO MANY TIMES. AT POINT "C", BYRON'S 12" OAK BT IS NOW A STUMP AND APPROX. 26" DIAMETER. BYRON'S 20" OAK IS STANDING, NOW APPROX 36". DID NOT OPEN EITHER BUT THEY FIT LOCATION OF FOUND STONE.

**APPROVALS:**

Keith J. Cubie 5/13/15  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Kristian O. DeArnt 5/14/2015  
DOUGLAS COUNTY SURVEYOR DATE

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

Isourence 5/14/2015  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 14<sup>th</sup> DAY OF MAY, 2015, 3:21 O'CLOCK AMPM


Patricia K. Hitt 5/14/15  
DOUGLAS COUNTY CLERK DATE



29-8-18 TL 100, 101  
29-8-17 TL 500, 502, 503, 504

ZONE: FG  
COMP. PLAN: AGG  
WATER: WELLS  
SEWER: ON-SITE SEPTIC

PLANNING DEPT. FILE NO. 07-128

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