

Douglas County Official Records
 Patricia K. Hitt, County Clerk
 2015-011454

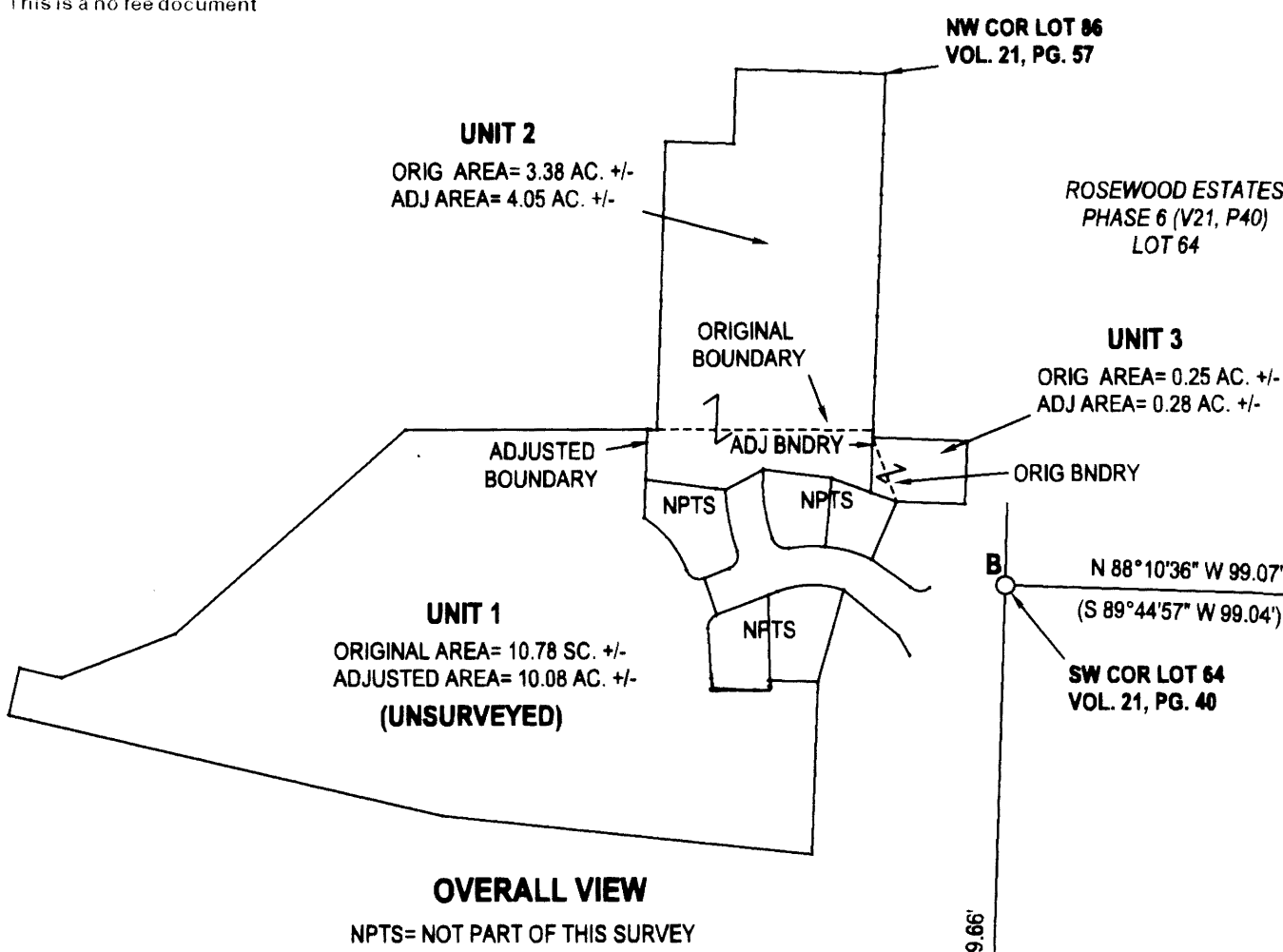


NO FEE

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07/21/2015 11:57:19 AM

PLAT-PAR Cnt=1 Stn=33 HED!
 This is a no fee document

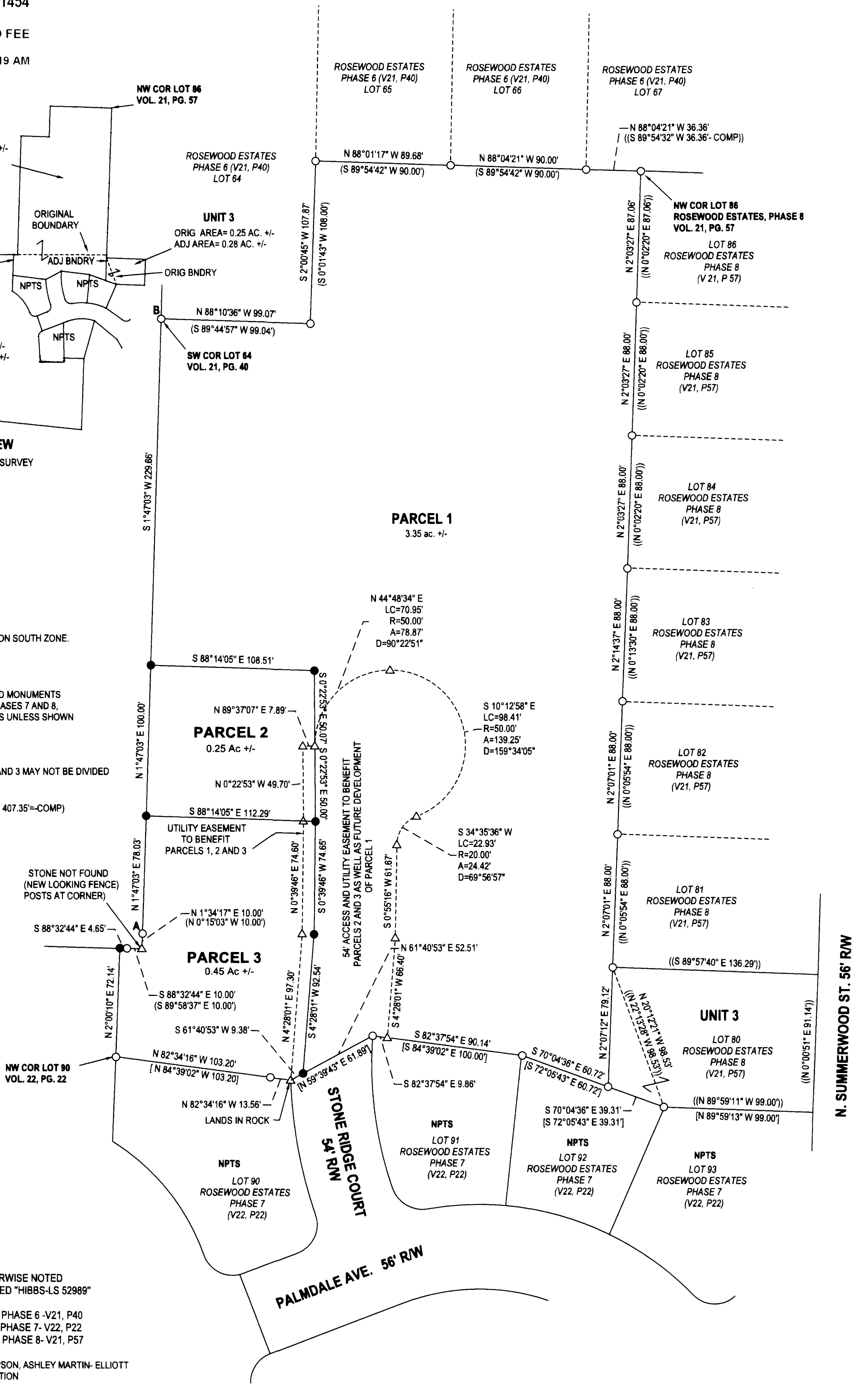


NOTE: BEARINGS ARE GRID NAD 83 (CONUS), OREGON SOUTH ZONE.
 DISTANCES CONVERTED TO GROUND.
 CONVERGENCE: -1°58'34.79"
 COMBINED SCALE FACTOR: 0.99999182

NOTE: BEARINGS AND DISTANCES BETWEEN FOUND MONUMENTS
 ARE RECORD PER ROSEWOOD ESTATES, PHASES 7 AND 8,
 ROTATED 2°01'07" TO MATCH GRID BEARINGS UNLESS SHOWN
 OTHERWISE.

NOTE: PER CONDITIONS OF APPROVAL, PARCELS 2 AND 3 MAY NOT BE DIVIDED

A-B BEARS N 1°47'03" E 407.69' (N 0°15'03" W 407.35'=COMP)



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 ROSEWOOD ESTATES, PHASE 6 - V21, P40
- [] RECORD PER ROSEWOOD ESTATES, PHASE 7 - V22, P22
- (()) RECORD PER ROSEWOOD ESTATES, PHASE 8 - V21, P57

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

DEED TRANSFERRING PORTION OF UNIT 2 TO UNIT 3 RECORDED PER INST. NO. 2015- 009565
 COVENANT TRANSFERRING PORTION OF UNIT 1 TO UNIT 2 RECORDED AS INST. NO. 2015- 010563

LAND PARTITION AND BOUNDARY LINE ADJUSTMENT		REGISTERED PROFESSIONAL LAND SURVEYOR OREGON JANUARY 12, 1989 F. NEIL HIBBS 52989
LYING IN THE NE 1/4 & SE 1/4 SEC. 3, T28S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: RON POTEET 114 POTEET AVE. ROSEBURG, OR. 97471	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 4738 LOOKHOLM LASS RD. ROSEBURG, OR. 97471 phone: 541-987-4303 fax: 541-987-4306 e-mail: neil@hibbsurveying.com	EXPIRATION DATE 6/30/2015
DWG SCALE: 1"= 50'	JOB NO.: 1470-01	DATE: JUNE 2015

2015-0015 B

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT RONALD G. AND ANITA R. POTEET 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 EASEMENT AS SHOWN.

Ronald G. Poteet 6/22/15
RONALD G. POTEET DATE
Anita R. Poteet 6-22-15
ANITA R. POTEET DATE

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 22 DAY OF June, 2015, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RONALD G. AND ANITA R. POTEET, 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: Maria del Carmen Miles
NOTARY PUBLIC- OREGON

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.

BEGINNING AT A 5/8" IRON ROD AT THE NORTHWEST CORNER OF LOT 90, ROSEWOOD ESTATES, PHASE 7; THENCE N 2°00'10" E 72.14 FEET TO A 5/8" IRON ROD; THENCE S 88°32'44" E 4.65 FEET TO A 5/8" IRON ROD; THENCE S 88°32'44" E 10.00 FEET; THENCE N 1°34'17" E 10.00 FEET TO A 5/8" IRON ROD; THENCE N 1°47'03" E 78.03 FEET TO A 5/8" IRON ROD; THENCE N 1°47'03" E 100.00 FEET TO A 5/8" IRON ROD; THENCE N 1°47'03" E 229.66 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF LOT 64, ROSEWOOD ESTATES, PHASE 6; THENCE S 88°10'36" E 99.07 FEET TO A 5/8" IRON ROD; THENCE N 2°00'45" E 107.87 FEET TO A 5/8" IRON ROD; THENCE S 88°01'17" E 89.68 FEET TO A 5/8" IRON ROD; THENCE S 88°04'21" E 90.00 FEET TO A 5/8" IRON ROD; THENCE S 88°04'21" E 36.36 FEET TO A 5/8" IRON ROD; THENCE S 2°03'27" W 263.06 FEET TO A 5/8" IRON ROD; THENCE S 2°14'37" W 88.00 FEET TO A 5/8" IRON ROD; THENCE S 2°07'01" W 88.00 FEET TO A 5/8" IRON ROD; THENCE S 2°07'01" W 88.00 FEET TO A 5/8" IRON ROD; THENCE S 2°07'12" W 79.12 FEET TO A 5/8" IRON ROD; THENCE N 70°04'36" W 60.72 FEET TO A 5/8" IRON ROD; THENCE N 82°37'54" W 100.00 FEET TO A 5/8" IRON ROD; THENCE S 61°40'53" W 52.51 FEET TO A 5/8" IRON ROD; THENCE S 61°40'53" W 9.38 FEET; THENCE N 82°34'16" W 13.56 FEET TO A 5/8" IRON ROD; THENCE N 82°34'16" W 103.20 FEET TO A 5/8" IRON ROD, THE PLACE OF BEGINNING. CONTAINING 4.05 ACRES, MORE OR LESS.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO THREE PARCELS, TOGETHER WITH EASEMENT, AS SHOWN. MONUMENTS AROUND PROPERTY WERE FOUND AND HELD AS SHOWN. THE COMPUTED POINT ON THE WESTERN BOUNDARY OF PARCEL 3 WAS COMPUTED AT A DISTANCE-DISTANCE INTERSECTION FROM THE TWO MONUMENTS FOUND ON EITHER SIDE OF IT. THE ROD SET TO THE WEST OF THIS POINT WAS SET ON AN EXTENSION OF THE BETWEEN THE FOUND AND COMPUTED POINTS EAST OF IT.

APPROVALS:

Keith L. Cubie 7/7/15
DOUGLAS COUNTY PLANNING DIRECTOR DATE

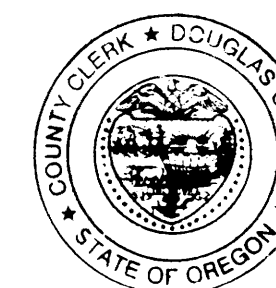
Kristian O. DeGroot 7/7/2015
DOUGLAS COUNTY SURVEYOR DATE

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

Jose Encinas 7/21/2015
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 21st DAY OF July, 2015, 11:57 O'CLOCK (AM/PM)

Patricia K. Hitt 7/21/15
DOUGLAS COUNTY CLERK DATE



28-6-3D TL 308, 318
28-6-3AD TL 1400
28-6-3DA TL 12900

ZONE: R-1
COMP. PLAN: RMD
WATER: ROBERTS CREEK WATER DISTRICT
SEWER: GREEN SANITARY

PLANNING DEPT. FILE NO. 14-064

LAND PARTITION AND BOUNDARY LINE ADJUSTMENT LYING IN THE NE 1/4 & SE 1/4 SEC. 3, T28S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR
CLIENT: RON POTEET 114 POTEET AVE. ROSEBURG, OR. 97471	SURVEYOR: NEIL LAND SURVEYING, INC HIBBS <small>4738 LOOKINGGLASS RD. ROSEBURG, OR. 97471 PHONE: 541-857-8303 FAX: 541-857-8306 e-mail: neil@hibbslandsurveying.com</small>	<u>F. Neil Hibbs</u> OREGON JANUARY 11, 1988 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2015
DWG SCALE: N/A	JOB NO.: 1470-01	DATE: JUNE 2015
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