

2015-0021 A

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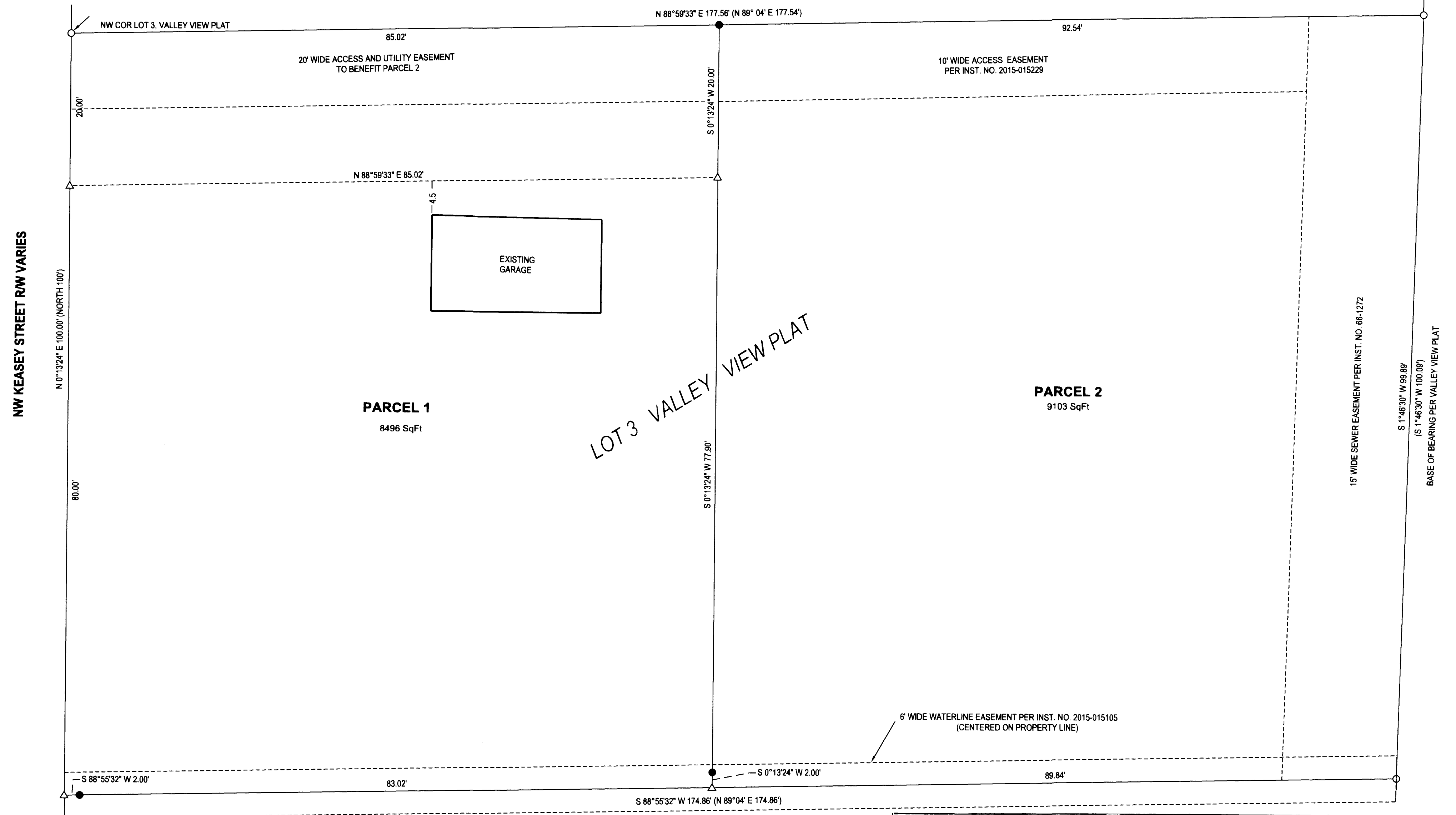
Douglas County Official Records
Patricia K. Hitt, County Clerk

2015-015982



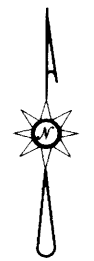
NO FEE

10/15/2015 01:30:25 PM
This is a no fee document



LEGEND

- FOUND 1/2" IRON PIPE UNLESS OTHERWISE NOTED
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- △ CALCULATED POSITION
- () RECORD PER VALLEY VIEW PLAT, VOL. 9, PG. 37



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

PLANNING DEPT. FILE NO. P-15-3

LAND PARTITION

LYING IN THE SE 1/4 SEC. 11, T27S, R6W
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:
LYNN SHELBY
2261 MOOREA DRIVE
ROSEBURG, OR. 97471

SURVEYOR:
NEIL HIBBS
LAND SURVEYING, INC
4738 LOOKINGGLASS RD.
ROSEBURG, OR. 97471
PHONE: 541-857-8303
FAX: 541-857-8306
E-MAIL: neilhibbs@neilhibbs.net

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 12, 1988
F. NEIL HIBBS
52989

EXPIRATION DATE
6/30/2017

DWG SCALE: 1"= 10' JOB NO.: 1295-04 DATE: SEPTEMBER 2015 PAGE 1 OF 2

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DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT LYNN E. SHELBY AND BRANDA C. SHELBY ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN, HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO TWO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES, TOGETHER WITH THE 20 FOOT WIDE ACCESS AND UTILITY EASEMENT AS SHOWN.

SEE CONSENT AFFIDAVIT

LYNN E. SHELBY DATE

SEE CONSENT AFFIDAVIT

BRENDA C. SHELBY DATE

CONSENT AFFIDAVIT FILED AS INSTRUMENT NO. 2015- 015981

APPROVALS:

Brian [Signature] 10/12/2015
CITY OF ROSEBURG- COMMUNITY DEVELOPMENT DIRECTOR DATE

Michelle [Signature] 10/12/2015
CITY OF ROSEBURG- PUBLIC WORKS DIRECTOR DATE

Kristian O. DeGroot 10/14/2015
DOUGLAS COUNTY SURVEYOR DATE

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

Jessie [Signature] 10/15/15
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 15TH DAY OF OCTOBER, 1:30 O'CLOCK AM (PM)

Patricia K. Hitt 10/15/15
DOUGLAS COUNTY CLERK DATE



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.

LOT 3, VALLEY VIEW PLAT AS RECORDED IN VOLUME 9, PAGE 37 OF THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO TWO PARCELS, TOGETHER WITH EASEMENTS, AS SHOWN. IRON PIPES FOUND AT THE NW, NE AND SE CORNERS WERE ACCEPTED AS ORIGINAL VALLEY VIEW PLAT MONUMENTS. PIPES FOUND ON EASTERN BOUNDARY WERE HELD AS A BASE OF BEARING. NO OTHER MONUMENTATION BEING FOUND ALONG KEASEY STREET, THE MISSING SOUTHWEST CORNER WAS COMPUTED AT A RECORD DISTANCE-DISTANCE INTERSECTION FROM FOUND PIPES AT THE NORTHWEST AND SOUTHEAST CORNERS OF LOT 3. ACTUAL SW AND SE CORNERS OF PARCEL 1 LANDED IN CONCRETE SO REFERENCE MONUMENTS WERE SET.

27-6-11DC TL 1100

ZONE: R7.5
COMP. PLAN: LDR
WATER: CITY OF ROSEBURG
SEWER: R.U.S.A.

PLANNING DEPT. FILE NO. P-15-3

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|---|---|--|
| LAND PARTITION LYING IN THE SE 1/4 OF SEC. 11, T27S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON | | REGISTERED PROFESSIONAL LAND SURVEYOR |
| CLIENT: LYNN SHELBY 2261 NW MOOREA DRIVE ROSEBURG, OR. 97471 | SURVEYOR: NEIL HIBBS 4738 L OOKONGOLASS RD. ROSEBURG, OR 97471 phone: 541-857-6363 fax: 541-857-6366 e-mail: neilhibbs@neilhibbs.com | <u>[Signature]</u> OREGON JANUARY 13, 1989 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2017 |
| DWG SCALE: N/A | JOB NO.: 1295-04 | DATE: SEPTEMBER 2015 PAGE 2 OF 2 |

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