

PREMIERE SUBDIVISION, PHASE 3 VOL. 19, PG. 19

LOT 5 LOT 6

Douglas County Official Records
Patricia K. Hitt, County Clerk 2015-018031



NO FEE

11/30/2015 02:45:17 PM

PLAT-PAR Cnt=1 Str=33 HED1
This is a no fee document

LOT 7

S 2°03'10" E 49.13'
[S 2°28'31" E 49.06']

FD 2" IRON PIPE
INITIAL POINT
PRIMROSE PARK

LOT 4 PRIMROSE PARK
VOL. 16, PG. 11

N 2°35'00" W 136.00'
(N 2°22'22" W 130.15')

PARCEL 3
0.64 AC +/-

S 2°32'22" E 5.90'

INITIAL POINT FOR THIS LAND PARTITION
(ALSO BENCHMARK- ELEV. 436.33 FEET, NAVD 88)

AREA BEING DEDICATED IS 380 SQ FT

N 4°55'05" E
LC=78.55'
R=52.00'
A=89.04'
T=59.93'
D=98°06'27"

S 12°12'35" E
LC=88.10'
R=50.00'
A=107.79'
D=123°31'26"

PRIMROSE LANE 50' RW

PREMIERE SUBDIVISION VOL. 17, PG. 44

LOT 6

S 2°29'22" E 186.32'

[S 2°28'31" E 218.50']

LOT 5

CL 14' WIDE ACCESS EASEMENT PER
VOL. 170, PG. 599 AND VOL. 180, PG. 134

S 89°38'00" W 114.97'

FLOOD ZONE AE
FLOOD ZONE X

APPROXIMATE SOUTH EDGE OF FLOODPLAIN
PER FIRM MAP NO. 41019C1707F

N 60°35'20" W
LC=29.46'
R=52.00'
A=28.87'
D=32°54'24"

PARCEL 2
0.20 AC +/-

S 2°30'24" E 27.27'
S 2°30'24" E 60.00'

25' WIDE ACCESS AND UTILITY
EASEMENT TO BENEFIT PARCEL 1

S 2°30'24" E 0.73'

N 2°30'24" W 1.63'

FD. BENT 3/8" IRON ROD
BEARS 50'-33'-26" ± 0.20'



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 M66-69 UNLESS OTHERWISE NOTED
- [] RECORD PER PREMIERE SUBDIVISION, VOL. 17, PG. 44

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

BASE OF BEARING- COMP. LINE "A-B"
N 1°15'04" E 229.57' (N 1°15'04" E 229.57')

LINE C-D N 2°31'27" E 97.59' (N 2°31'00" W 97.64' PER VOL. 16, PG. 15)

NOTE: UTILITY EASEMENT FULL LENGTH OF BOTH SOUTHERLY BOUNDARY OF PARCEL 1 AND
EASTERN BOUNDARY OF PARCELS 1 AND 2 AS RECORDED IN INST. NO. 77-14164 AND
UNRECORDED AGREEMENT DATED 1976. BOTH STATING THAT EASEMENT IS 7.5 FEET
(45 FEET CENTERED ON PROPERTY LINES) DURING CONSTRUCTION

SHOULD BE INITIAL POINT FOR
PREMIERE SUBDIVISION.
ROD MAY BE INSIDE 2" IRON PIPE

HAD TO SET OFFSET MONUMENT
DUE TO EXISTING FENCE HERE
AND AT POINT "C"

PARCEL 1
0.22 AC +/-

10' WIDE UTILITY
EASEMENT PER
INST. NO. 78-10741

N 89°37'36" E 20.01' (N 89°38'00" E 20.03'-COMP)

N 89°38'09" E 9.91' (N 89°38'00" E 9.91')

LOT 15

N 89°38'00" E 2.00'

N 89°38'00" E 108.06'

(N 89°38'00" E 110.06')

LOT 14

FD 1" BOLT

FD 3/4" IRON ROD

FD 3/4" IRON PIPE

LOT 5 SPRAY SUBDIVISION VOL.
PLANNING DEPT. FILE NO. P-15-4

LAND PARTITION

LYING IN THE NW 1/4 SEC. 14, T27S, R6W
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:
TL DRECHSEL LLC
2270 NW TROOST ST.
ROSEBURG, OR. 97471

SURVEYOR:
NEIL HIBBS
LAND SURVEYING, INC
4739 LOOKWOOD LANE
ROSEBURG, OR. 97471
PHONE: 541-857-4303
FAX: 541-857-4306
E-MAIL: neil@hibbsland.com

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 12, 1989
F. NEIL HIBBS
52989

EXPIRATION DATE
8/30/2017

DWG SCALE: 1"= 20'

JOB NO.: 1295-03

DATE: AUGUST 2015

PAGE 1 OF 2