

2016-0007 A

Douglas County Official Records 2016-005240
Patricia K. Hitt, County Clerk
NO FEE
00412653201600052400030030
03/21/2016 10:19:01 AM
PLAT-PAR Cnt=1 Stn=18 MARRIAGECOUNTER
This is a no fee document



LEGEND

- FOUND BRASS CAP
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- SET 5/8"x 30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- CALCULATED POSITION
- () RECORD PER M75-9
- [] RECORD PER M52-63
- (i) RECORD PER 1938 OSHD ROLL MAP 5B-17-17

FIELD CREW: NEIL HIBBS, SCOTT THOMPSON, ASHLEY MATIN-ELLIOTT AND LEON WOODRING
EQUIPMENT: NIKON DTM-522 AND NPL-322 TOTAL STATIONS
OFFICE: NEIL HIBBS
DRAFTING: NEIL HIBBS

NARRATIVE:

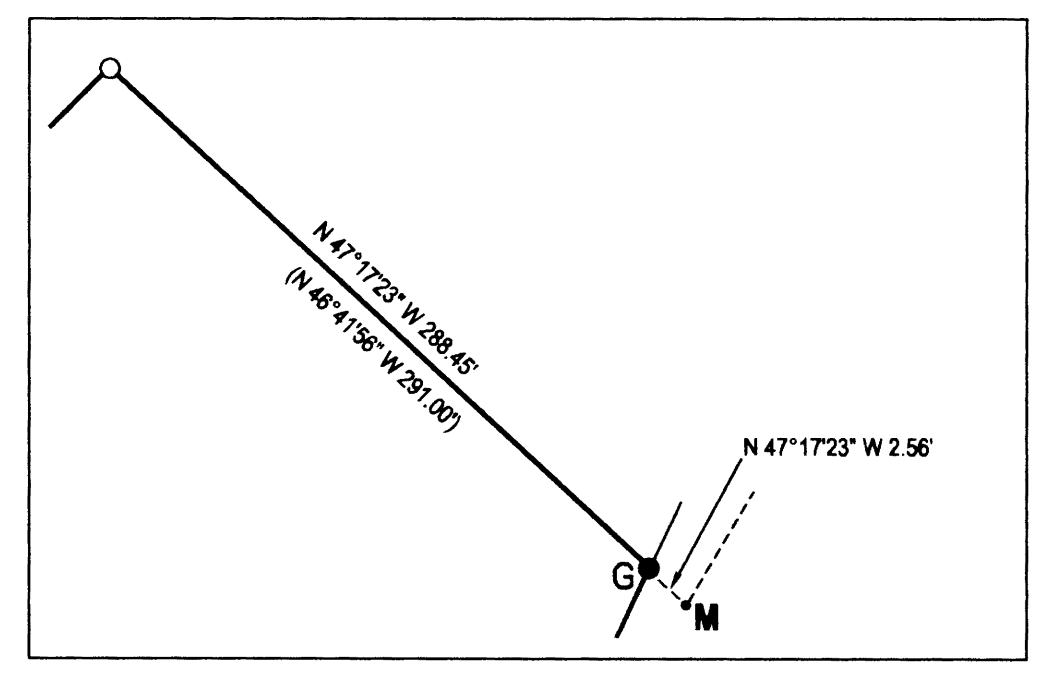
THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO 2 PARCELS, TOGETHER WITH A WATER/ WELL EASEMENT TO BENEFIT BOTH PARCELS OF THIS LAND PARTITION AND THE TAVERN PROPERTY AS SHOWN. UNFORTUNATELY, ALL SURVEYS IN THE AREA OVER THE YEARS HAVE BASICALLY IGNORED THE TRUE RIGHT-OF-WAY OF THE HIGHWAY AND SIMPLY MADE GUESSES WITHOUT ACTUALLY TYING INTO THE RIGHT-OF-WAY. THE 1938 OSHD MAP 5B-17-17 WAS USED TO CREATE THE CENTERLINE AND NORTHWESTERLY RIGHT-OF-WAY. THERE WERE A NUMBER OF BRONZE DISKS REFERENCED ON THE ROLL MAP BUT, AFTER BRINGING OUR FIELD DATA TOGETHER AT POINT "A" AND ROTATING TO USE COMPUTED LINE "A-B" AS A BASE OF BEARING, WE WERE UNABLE TO FIND ANY OF THESE DISKS. M 75-9, WHILE NOT DEALING WITH THE ACTUAL RIGHT-OF-WAY, DOES CLOSE ALMOST PERFECTLY GOING "E" TO "L", AROUND TO "M" AND BACK TO POINT "L". M75-9 WAS THEN ROTATED CLOCKWISE FROM POINT "E" TO BRING CALCULATED LINE "E-F" INTO ALIGNMENT WITH FOUND MONUMENTS. CALCULATED POINT "M" WAS HELD FOR ALIGNMENT TO POINT "F" WITH POINT "G" BEING SET ON THE TRUE RIGHT-OF-WAY AS DEFINED ABOVE AND ON LINE FROM "M" TO THE FOUND BAR NEAR "F". POINT "H" WAS ACTUALLY SET AT PROPORTIONED DISTANCE- DISTANCE INTERSECTION FROM MONUMENTS FOUND AT "F" AND "E". THIS ONLY CHANGED IT'S POSITION 0.01'. WHILE LEGAL DESCRIPTIONS OF THIS AND THE PROPERTIES TO THE SOUTH AND WEST REFER TO OLD FENCES, THE BEARINGS AND DISTANCES DO NOT MATCH. PINS WERE SET ALONG THE OLD FENCES. I TALKED WITH THE NEIGHBOR TO THE SOUTH AND THEY WERE IN AGREEMENT WITH THE BOUNDARY BEING ALONG THE OLD FENCE BUT NO FORMAL AGREEMENT WAS RECORDED. THERE WERE TWO BOUNDARY LINE AGREEMENTS, ONE INVOLVING A PARTNERSHIP AND THE OTHER INDIVIDUALLY, RECORDED ALONG THE WESTERN BOUNDARY. THESE FENCES ARE QUITE OLD AND ARE GROWN ALMOST THROUGH THE MIDDLE OF SOME VERY LARGE TREES.

NOTE: RIGHT-OF-WAY WAS BUILT GOING PI TO PI AND INSERTING THE SPIRAL AND CIRCULAR CUREVES. IN DOING SO, SOME SLIGHT DIFFERENCES IN STATIONING WERE FOUND TO EXIST. FOR EXAMPLE, BETWEEN PI STATIONS 985+68.24 AND 996+67.96, WHERE THE SPIRAL CURVES END, I COME UP WITH 44.33 FEET, RECORD IS 44.97 FEET.

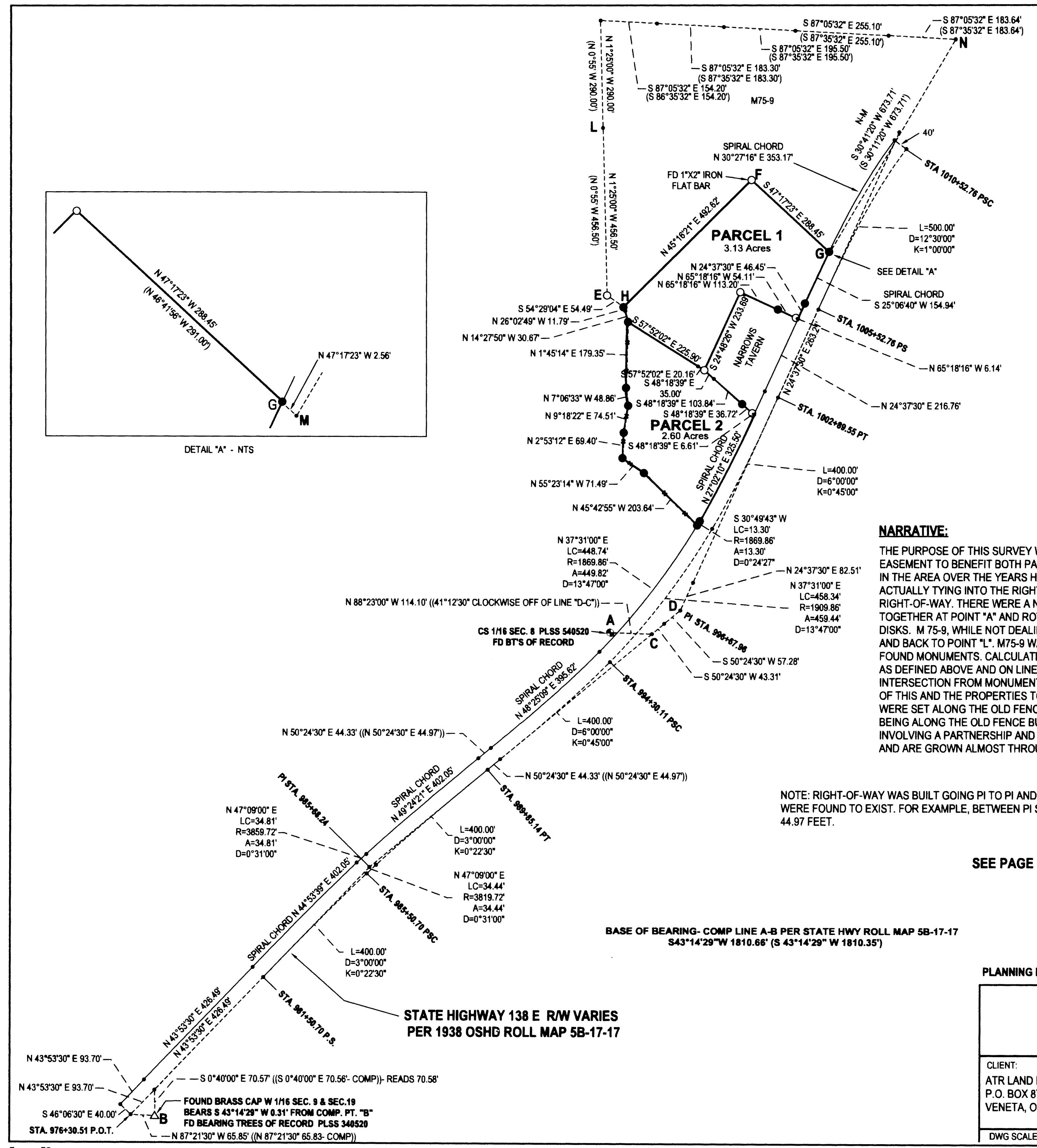
SEE PAGE 2 FOR MORE DETAIL OF PARCELS 1 AND 2

PLANNING DEPT. FILE NO. 15-005

LAND PARTITION		REGISTERED PROFESSIONAL LAND SURVEYOR	
LYING IN THE SE 1/4 SEC. 9, T26S, R3W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		NEIL HIBBS LAND SURVEYING, INC 4738 LOCKWOOD LAKE RD. ROSEBURG, OR. 97131 PHONE: 541-857-4263 FAX: 541-857-4266 E-MAIL: neil@hibbsland.com	
CLIENT: ATR LAND LLC P.O. BOX 876 VENETA, OR. 97487	DWG SCALE: 1"= 200'	JOB NO.: 1575-01	DATE: MARCH 2016
		PAGE 1 OF 3	
		EXPIRATION DATE 6/30/2017	



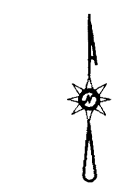
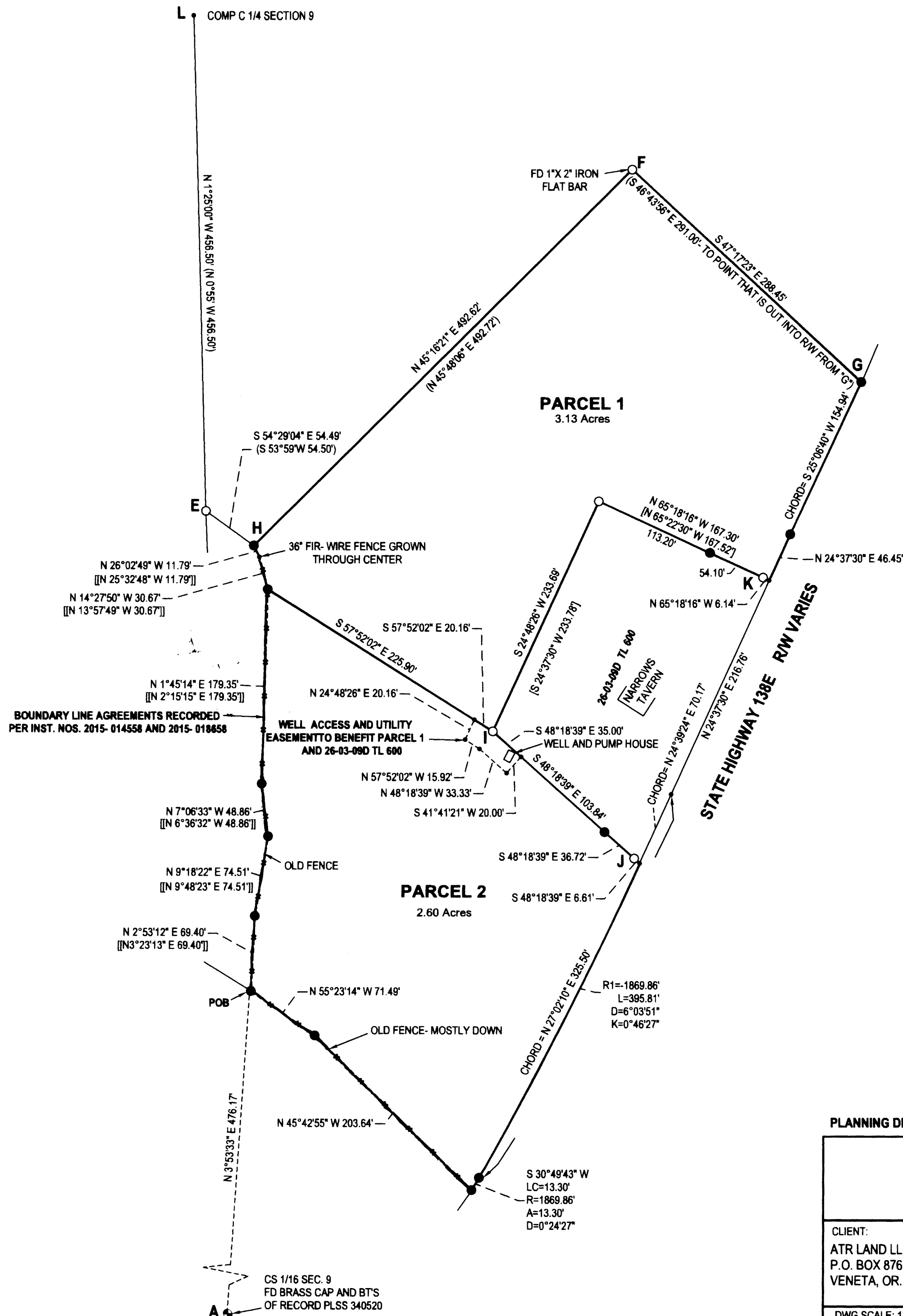
DETAIL "A" - NTS



2016-0007 A

2016-0007 B

2016-0007 B



LEGEND

- FOUND BRASS CAP
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- SET 5/8" x 30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- CALCULATED POSITION
- () RECORD PER M75-9
- [] RECORD PER M52-63
- [] RECORD PER INST. NOS. 2015-014558 AND 2015-018658

FIELD CREW: NEIL HIBBS, SCOTT THOMPSON, ASHLEY MARTIN-ELLIOTT AND LEON WOODRING
EQUIPMENT: NIKON DTM-522 AND NPL-322 TOTAL STATIONS
OFFICE: NEIL HIBBS
DRAFTING: NEIL HIBBS

T26S- R3W- SEC. 9D TL 500
ZONE: RR
COMP. PLAN: RC2
WATER: WELL
SEWER: GLIDE SEWER

I-J S 48°18'39" E 175.56' [S 48°22'30" E 175.17']
J-K N 24°40'08" E 285.00 [N 24°37'23" E 284.99'- COMP]
L-I N 22°46'54" E 714.96' [N 22°49' E 715.20']
E-F N 51°22'49" E 504.72' (N 51°52'49" E 504.82'-COMP)

PLANNING DEPT. FILE NO. 15-005

LAND PARTITION		REGISTERED PROFESSIONAL LAND SURVEYOR
LYING IN THE SE 1/4 SEC. 9, T26S, R3W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: ATR LAND LLC P.O. BOX 876 VENETA, OR. 97487	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 4738 LOCKWOOD AVE. S.W. ROSEBURG, OR 97131 phone: 541-857-8363 fax: 541-857-8366 e-mail: neil@hibbsland.com	 NEIL HIBBS OREGON JANUARY 13, 1988 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2017
DWG SCALE: 1"= 80'	JOB NO.: 1575-01	
		PAGE 2 OF 3

2016-0007 C

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT ATR LAND, LLC IS THE OWNER 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 A 20 FOOT WIDE WELL ACCESS AND UTILITY EASEMENT AS SHOWN.

SEE CONSENT AFFIDAVIT

3/21/2016

GREGORY M. DEMERS, MEMBER

DATE

CONSENT AFFIDAVIT FILED AS INSTRUMENT NO. 2016- 5239

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.

BEGINNING AT A 5/8" IRON ROD THAT BEARS N 3°53'33" E 476.17 FEET FROM THE BRASS CAP MARKING THE CS 1/16 CORNER OF SECTION 9, TOWNSHIP 26 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE N 2°53'12" E 69.40 FEET TO A 5/8" IRON ROD; THENCE N 9°18'22" E 74.51 FEET TO A 5/8" IRON ROD; THENCE N 7°06'33" W 48.86 FEET TO A 5/8" IRON ROD; THENCE N 1°45'14" E 179.35 FEET TO A 5/8" IRON ROD; THENCE N 14°27'50" W 30.67 FEET TO A 36" FIR; THENCE N 26°02'49" W 11.79 FEET TO A 5/8" IRON ROD; THENCE N 45°16'21" E 492.62 FEET TO A 1" X 2" IRON BAR; THENCE S 47°17'23" E 288.45 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A SPIRAL CURVE, THE CHORD OF WHICH BEARS S 25°06'40" W 154.94 FEET, TO A 5/8" IRON ROD; THENCE S 24°37'30" W 46.45 FEET; THENCE S 24°37'30" W 216.76 FEET; THENCE ALONG THE ARC OF A SPIRAL CURVE, THE CHORD OF WHICH BEARS S 27°02'10" W 325.50 FEET TO A 5/8" IRON ROD; THENCE 13.30 FEET ALONG THE ARC OF A 1869.86 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS S30°49'43" W 13.30 FEET TO A 5/8" IRON ROD; THENCE N 45°42'55" W 203.64 FEET TO A 5/8" IRON ROD; THENCE N 55°23'14" W 71.49 FEET TO A 5/8" IRON ROD, THE PLACE OF BEGINNING.

LESS THAT LAND DESCRIBED AS BEGINNING AT A 5/8" IRON ROD WHICH BEARS N 19°40'56" E 759.13 FEET FROM THE BRASS CAP MARKING THE CS 1/16 CORNER OF SECTION 9; THENCE N 24°48'26" E 233.69 FEET TO A 5/8" IRON ROD; THENCE S 65°18'16" E 167.30 FEET TO A 5/8" IRON ROD; THENCE S 65°18'16" E 6.14 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF STATE HIGHWAY 138E; THENCE ALONG SAID RIGHT-OF-WAY S 24°37'30" W 216.76 FEET; THENCE ALONG THE ARC OF AN OFFSET SPIRAL CURVE, THE CHORD OF WHICH BEARS S 24°39'24" W 70.17 FEET; THENCE N 48°18'39" W 6.61 FEET TO A 5/8" IRON ROD; THENCE N 48°18'39" W 175.56 FEET TO A 5/8" IRON ROD, THE PLACE OF BEGINNING.

APPROVALS:

Keith L. Cubro 3/17/16
DOUGLAS COUNTY PLANNING DIRECTOR DATE

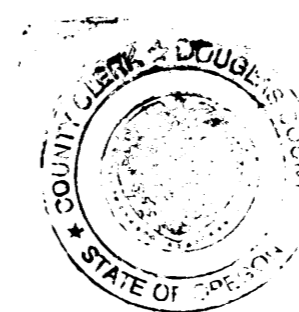
Kathleen P. DeFoor 3/17/2016
DOUGLAS COUNTY SURVEYOR DATE

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

Jason Johnson 3/17/16
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 21 DAY OF 2016, 10:19 O'CLOCK ~~AM~~ PM
March

Carol Engel, Deputy 3/21/2016
DOUGLAS COUNTY CLERK DATE



T26S R3W SEC. 9D TL500

ZONE: RR
COMP. PLAN: RC2
WATER: WELL
SEWER: GLIDE SEWER

PLANNING DEPT. FILE NO. 15-005

LAND PARTITION LYING IN THE SE 1/4 OF SEC. 9, T26S, R3W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR
CLIENT: ATR LAND, LLC P.O. BOX 876 VENETA, OR. 97487	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 4726 LOOKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-857-8363 fax: 541-857-8386 e-mail: neil@neilhibbs.com	<i>F. Neil Hibbs</i> OREGON JANUARY 12, 1988 F. NEIL HIBBS 52988 EXPIRATION DATE 6/30/2017
DWG SCALE: N/A	JOB NO.: 1575-01	DATE: MARCH 2016
		PAGE 3 OF 3

2016-0007 C