

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

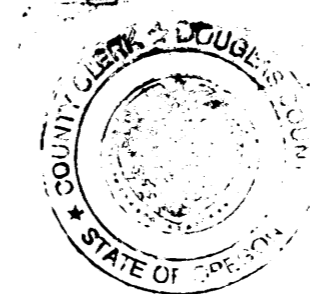
Kathleen P. DeFoor 3/17/2016
DOUGLAS COUNTY SURVEYOR DATE

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
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