

2016-0017 A

CENTERLINE 35' WIDE ACCESS EASEMENT PER INST. NO. 94-06159
 EXTENDS NORTHERLY TO SOUTH END OF A 60' WIDE EASEMENT
 PER INST. NO. 78-21128 THAT CONTINUES NORTHERLY TO RATHBUN
 ROAD NEAR INTERSTATE 5- (LOCATION SHOWN ON MAP IS APPROXIMATE
 FROM GOOGLE EARTH)

SE CORNER D.L.C. NO. 37
 POINT "B" BEARS S 25°34'48" W 1854.29'
 FROM THE SE CORNER OF D.L.C. NO. 37
 AND IS 30 FEET OFF OF CENTERLINE OF
 TRAVELLED WAY.
 PER DEED, EASTERN BOUNDARY OF PARCEL 1 FROM POINT "F" TO "G"
 30 FEET WESTERLY OF AND PARALLEL TO EXISTING ROAD CENTERLINE

SW CORNER BLOCK 5, SL&W PLAT H
 BLOCKS 3, 4 & 5, VOL. 4, PG. 51

SE CORNER BLOCK 5, SL&W PLAT H
 BLOCKS 3, 4 & 5, VOL. 4, PG. 51

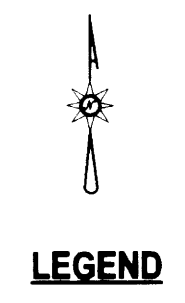
NOTE:
 THE CENTERLINE OF A 10 FOOT WIDE WELL/ WATERLINE EASEMENT
 TO SERVE PARCEL 3 SHALL BEGIN AT A POINT 5 FEET EAST OF THE
 EXISTING WELL AND EXTEND WEST, THROUGH THE WELL, A DISTANCE
 OF 111.83 FEET TO A POINT 5 FEET WEST OF THE WESTERN BOUNDARY
 OF PARCEL 2; THENCE TURN SOUTH, PARALLEL THE WESTERN
 BOUNDARY OF PARCEL 2, A DISTANCE OF 158.66 FEET TO THE NORTH
 BOUNDARY OF PARCEL 3

SE COR. D.L.C. NO. 37 BEARS
 N 40°59'41" E 2464.32'
 AT SE COR D.L.C. NO. 37- FD
 5/8" IRON ROD BEARING OBJECT
 N 26°04'58" E 23.58' (N 23°E 23.65')

POINT B TO POINT C
 CL 25' WIDE ACCESS AND
 UTILITY EASEMENT TO
 BENEFIT PARCELS 2 AND 3
 (OVER EXISTING GRAVEL ROAD)

POINT C TO POINT D
 CL 25' WIDE ACCESS AND
 UTILITY EASEMENT TO
 BENEFIT PARCEL 2
 OVER EXISTING GRAVEL ROAD)

POINT C TO POINT E
 CL 25' WIDE ACCESS AND
 UTILITY EASEMENT TO
 BENEFIT PARCEL 3
 (UNIMPROVED)

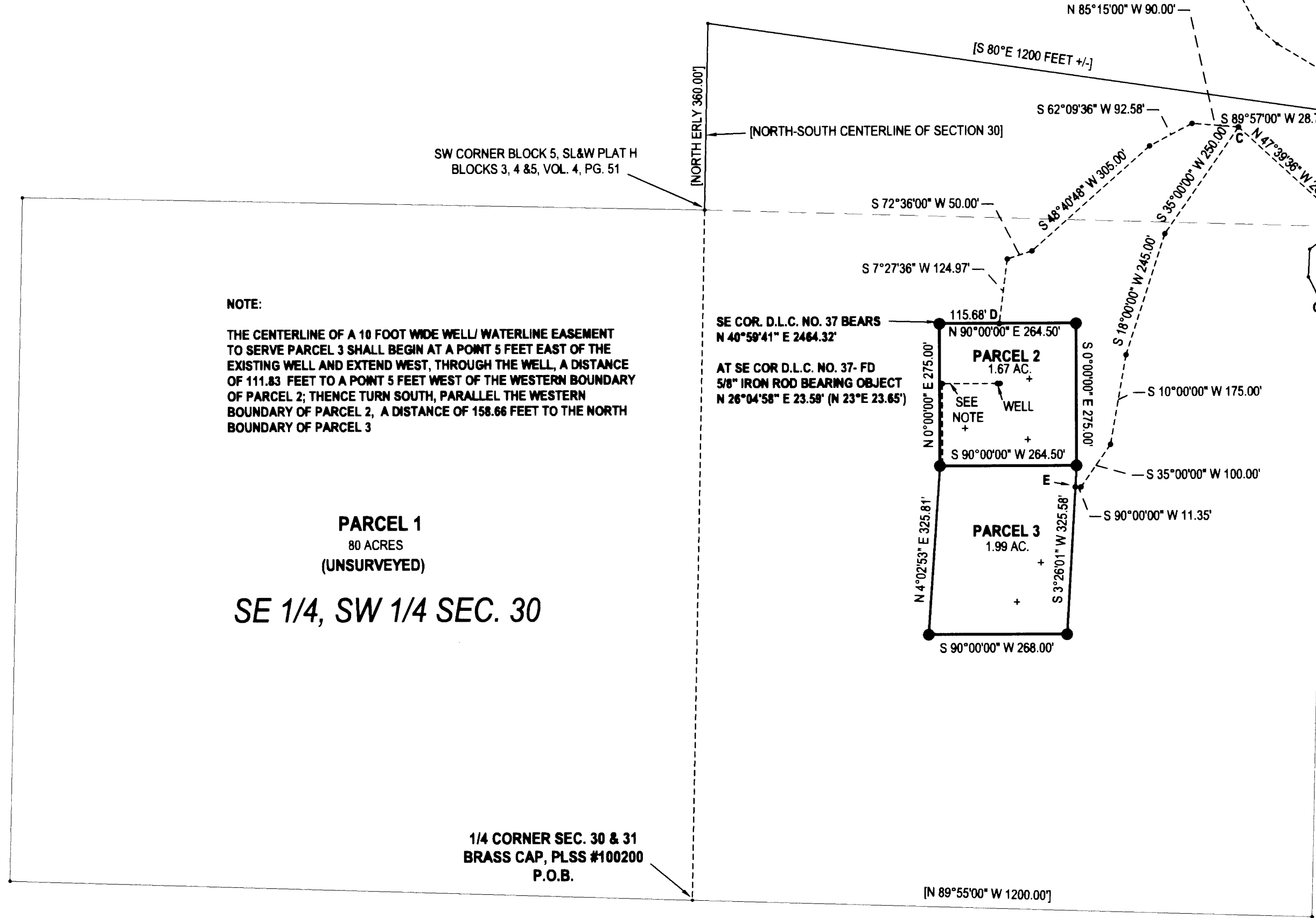


- LEGEND**
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
 - SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
 - CALCULATED POSITION
 - () RECORD PER M141-19
 - [] RECORD PER INST. NO. 2002-07424
 - + TEST HOLE

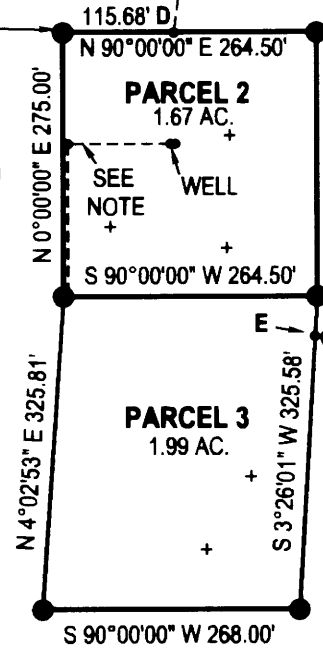
FIELD CREW: NEIL HIBBS, ERIC HIBBS & SCOTT THOMPSON
 EQUIPMENT: NIKON DTM-522 TOTAL STATION, TRIMBLE R-8 BASE AND RECEIVER
 OFFICE: NEIL HIBBS
 DRAFTING: NEIL HIBBS

T25 S R5W SEC. 30 TL 3201

ZONE: FG AND FF
 COMP. PLAN: FFT
 WATER: WELL W/ EASEMENT TO BENEFIT PARCEL 3
 SEWER: ON-SITE SEPTIC



PARCEL 1
 80 ACRES
 (UNSURVEYED)
SE 1/4, SW 1/4 SEC. 30



BEARINGS ARE GRID, NAD 83(CONUS) OREGON SOUTH ZONE
 DISTANCES CONVERTED TO GROUND
 CONVERGENCE: -1°56'20.145"
 COMBINED SCALE FACTOR: 1.00000434

PLANNING DEPT. FILE NO. 11-019

LAND PARTITION		REGISTERED PROFESSIONAL LAND SURVEYOR
LYING IN THE SW 1/4 & SE 1/4 OF SEC. 30, T25S, R5W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: MARC AND DIANA WOODWARD P.O. BOX 500 SUTHERLIN, OR. 97479	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 4738 LOOKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-857-8353 fax: 541-857-8306 e-mail: neil@hibbsland.com	 OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989 EXPIRATION DATE 5/30/2017
DWG SCALE: 1"= 200'	JOB NO.: 1120-01	
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DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT MARC AND DIANNA WOODWARD ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN, HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO THREE PARCELS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES, TOGETHER WITH THE 25 FOOT WIDE ACCESS AND UTILITY EASEMENTS AND 10 FOOT WIDE WATER EASEMENT AS SHOWN.

Marc Woodward 6/29/2016
MARC WOODWARD DATE

Dianna Woodward 6/29/2016
DIANNA WOODWARD DATE

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 29 DAY OF June, 2016, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED MARC AND DIANNA WOODWARD 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 Marc and Dianna Woodward

COMMISSION #: 940745

MY COMMISSION EXPIRES ON: July 19, 2019

SIGNATURE: Carmen Miles



SURVEYOR'S CERTIFICATE:

I, F. NEIL HIBBS, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED, EXCEPTING PARCEL 1 WHICH IS UNSURVEYED, AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THE ANNEXED PLAT, OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION.

THAT LAND DESCRIBED IN INSTRUMENT NO, 2002-07424 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO THREE PARCELS, TOGETHER WITH EASEMENTS, AS SHOWN. THE SOUTHEAST CORNER OF DLC WAS TIED WITH THE GPS, WE ALSO TIED A 5/8" IRON ROD THAT WAS SET PER M141-19 AS A REFERENCE MONUMENT. WE MEASURED N 26°04'58" E 23.59' BETWEEN THE TWO RODS (N 23°E 23.65' BEING RECORD PER M141-19). PERIMETER OF PARCEL 1 WAS CREATED USING COMBINATION OF M141-19, SL&W CO PLAT H RECORDED AS VOLUME 4, PAGE 51 AND INST. NO. 2004-07424 OF THE DEED RECORDS OF DOUGLAS COUNTY.

APPROVALS:

Keith L. Cubic 6/28/16
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Kristian O. DeGroot 6/28/2016
DOUGLAS COUNTY SURVEYOR DATE

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

Issoufhusul 6/29/16
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 29th DAY OF June, 2016, 2:59 P. O'CLOCK AM/PM

Patricia K. Hill 6/29/16
DOUGLAS COUNTY CLERK DATE



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PLANNING DEPT. FILE NO. 11-019

LAND PARTITION LYING IN THE SW 1/4 & SE 1/4 OF SEC. 30, T25S, R5W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR
CLIENT: MARC AND DIANA WOODWARD P.O. BOX 500 SUTHERLIN, OR. 97479	SURVEYOR: NEIL LAND SURVEYING, INC HIBBS <small>4738 LOOKINGGLASS RD. ROSEBURG, OR. 97471 PHONE: 541-857-8263 FAX: 541-857-8306 E-MAIL: neil@neilandsurveying.com</small>	<u>F. Neil Hibbs</u> OREGON JANUARY 13, 1989 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2017
DWG SCALE: N/A	JOB NO.: 1120-01	DATE: JUNE 2016
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