

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

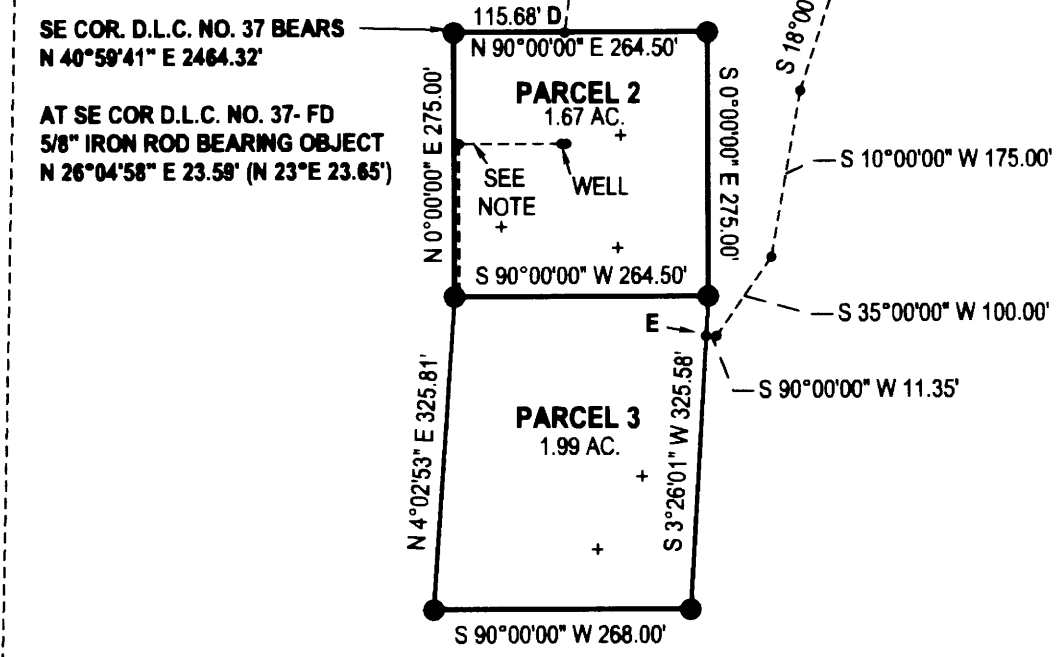
SW CORNER BLOCK 5, SL&W PLAT H  
 BLOCKS 3, 4 & 5, VOL. 4, PG. 51

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

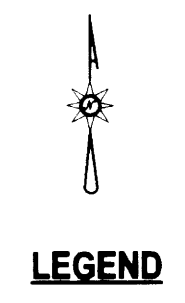
**NOTE:**  
 THE CENTERLINE OF A 10 FOOT WIDE WELL/ WATERLINE EASEMENT  
 TO SERVE PARCEL 3 SHALL BEGIN AT A POINT 5 FEET EAST OF THE  
 EXISTING WELL AND EXTEND WEST, THROUGH THE WELL, A DISTANCE  
 OF 111.83 FEET TO A POINT 5 FEET WEST OF THE WESTERN BOUNDARY  
 OF PARCEL 2; THENCE TURN SOUTH, PARALLEL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

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

1/4 CORNER SEC. 30 & 31  
 BRASS CAP, PLSS #100200  
 P.O.B.



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

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

<b>LAND PARTITION</b>		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: <b>NEIL HIBBS</b> LAND SURVEYING, INC 4738 LOOKINGGLASS RD. ROSEBURG, OR. 97471 PHONE: 541-857-8353 FAX: 541-857-8306 e-mail: neil@hibbsland.com	J. Neil Hibbs OREGON JANUARY 12, 1990 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2017
DWG SCALE: 1"= 200'	JOB NO.: 1120-01	
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