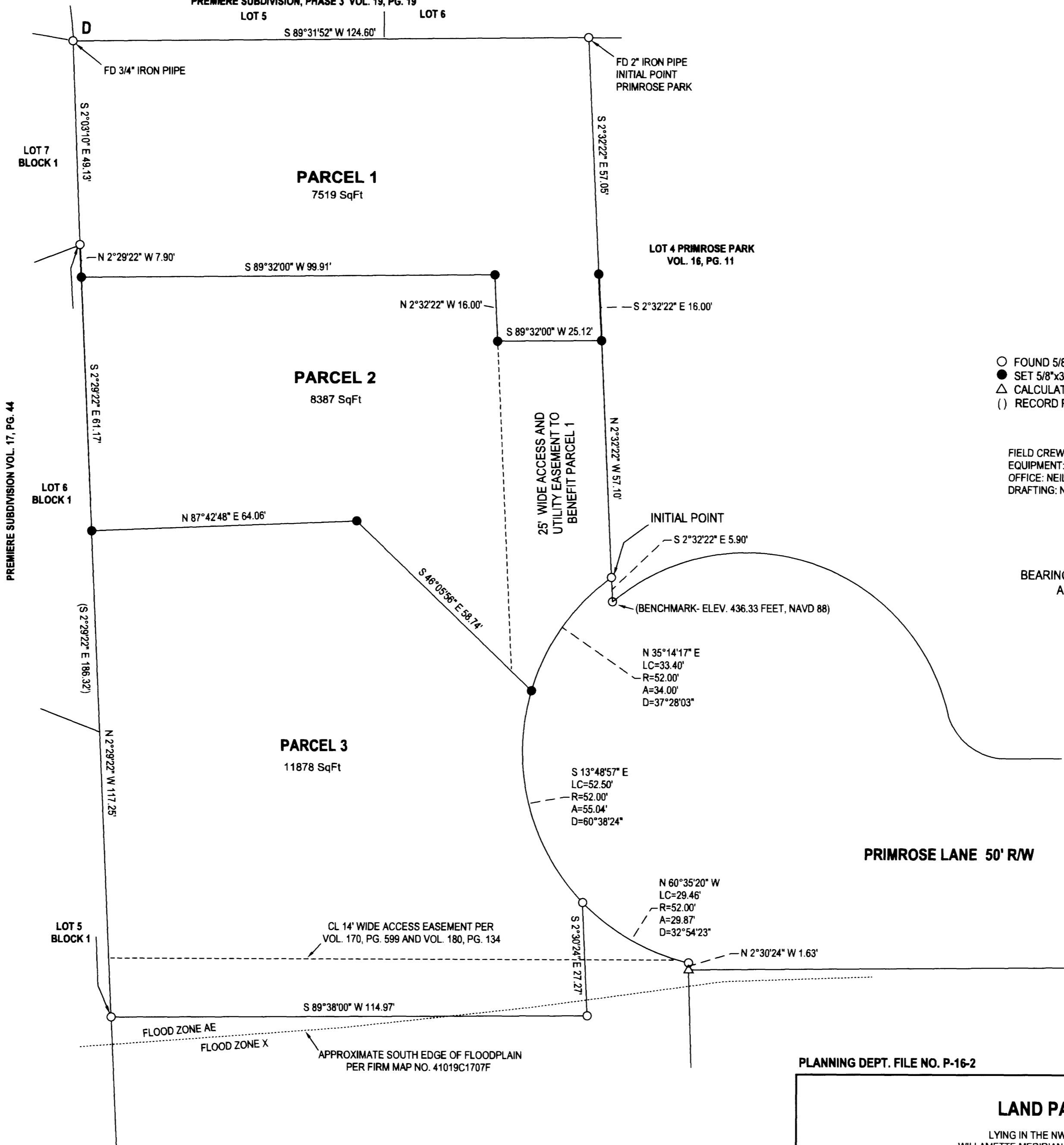


2016-0022 A

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PREMIERE SUBDIVISION, PHASE 3 VOL. 19, PG. 19
LOT 5 S 89°31'52" W 124.60' LOT 6

Douglas County Official Records
Patricia K. Hitt, County Clerk
2016-014247
NO FEE
09/07/2016 01:22:00 PM
This is a no fee document



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 LAND PARTITION 2015-0023

FIELD CREW: NEIL HIBBS, SCOTT THOMPSON, BRANDON LAMBERT
EQUIPMENT: NIKON DTM-522 TOTAL STATION
OFFICE: NEIL HIBBS
DRAFTING: NEIL HIBBS

BEARINGS AND DISTANCES BETWEEN FOUND MONUMENTS
ARE RECORD PER LAND PARTITION 2015-0023.

PLANNING DEPT. FILE NO. P-16-2

LAND PARTITION		REGISTERED PROFESSIONAL LAND SURVEYOR
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 4738 LOOKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-857-8303 fax: 541-857-8306 e-mail: neilhibbs@neilhibbs.net	J. Neil Hibbs OREGON JANUARY 13, 1998 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2017
DWG SCALE: 1"= 20'	JOB NO.: 1295-03	
		PAGE 1 OF 2

2016-0022 B

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE TL DRECHSEL LLC IS THE OWNER 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 EASEMENT AS SHOWN.

[Signature] member 9/6/16
TIM DRECHSEL, MEMBER DATE

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 6 DAY OF August, 2016, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED TIM DRECHSEL, AS MEMBER OF TL DRECHSEL LLC, WHO DID SAY THAT HE IS THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

PRINTED NAME: Carmen Miles
COMMISSION #: 940745
MY COMMISSION EXPIRES ON: July 19, 2019
SIGNATURE: Carmen Miles



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.

THAT LAND DESCRIBED AS PARCEL 3 OF LAND PARTITION 2015-0023 AS RECORDED IN THE SURVEY RECORDS OF DOUGLAS COUNTY, OREGON.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO THREE PARCELS, TOGETHER WITH EASEMENT, AS SHOWN. PERIMETER WAS HELD AS SURVEYED FOR LAND PARTITION 2015-0023. NEW MONUMENTS SET ON LINE WITH EXISTING MONUMENTS.

APPROVALS:

[Signature] 9/6/16
PUBLIC WORKS DIRECTOR DATE

[Signature] 9/7/2016
COMMUNITY DEVELOPMENT DIRECTOR DATE

[Signature] 9/7/2016
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 9/7/2016
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 7th September DAY OF 2016, 1:22 O'CLOCK AM (PM)

[Signature] 9/7/16
DOUGLAS COUNTY CLERK DATE



27-6-14BD TL 1700

ZONE: R7.5
COMP. PLAN: LDR
WATER: CITY OF ROSEBURG
SEWER: R.U.S.A.

PLANNING DEPT. FILE NO. P-16-2

LAND PARTITION LYING IN THE NW 1/4 OF SEC. 14, T27S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR
CLIENT: TL DRECHSEL LLC 2270 NW TROOST ST. ROSEBURG, OR. 97471	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 4738 LOGANGLASS RD. ROSEBURG, OR. 97471 phone: 541-957-4303 fax: 541-957-8396 e-mail: neilhibbs@wibbsinc.net	<u>[Signature]</u> OREGON JANUARY 15, 1886 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2017
DWG SCALE: N/A	JOB NO.: 1295-03	DATE: AUGUST 2016
		PAGE 2 OF 2

2016-0022 B