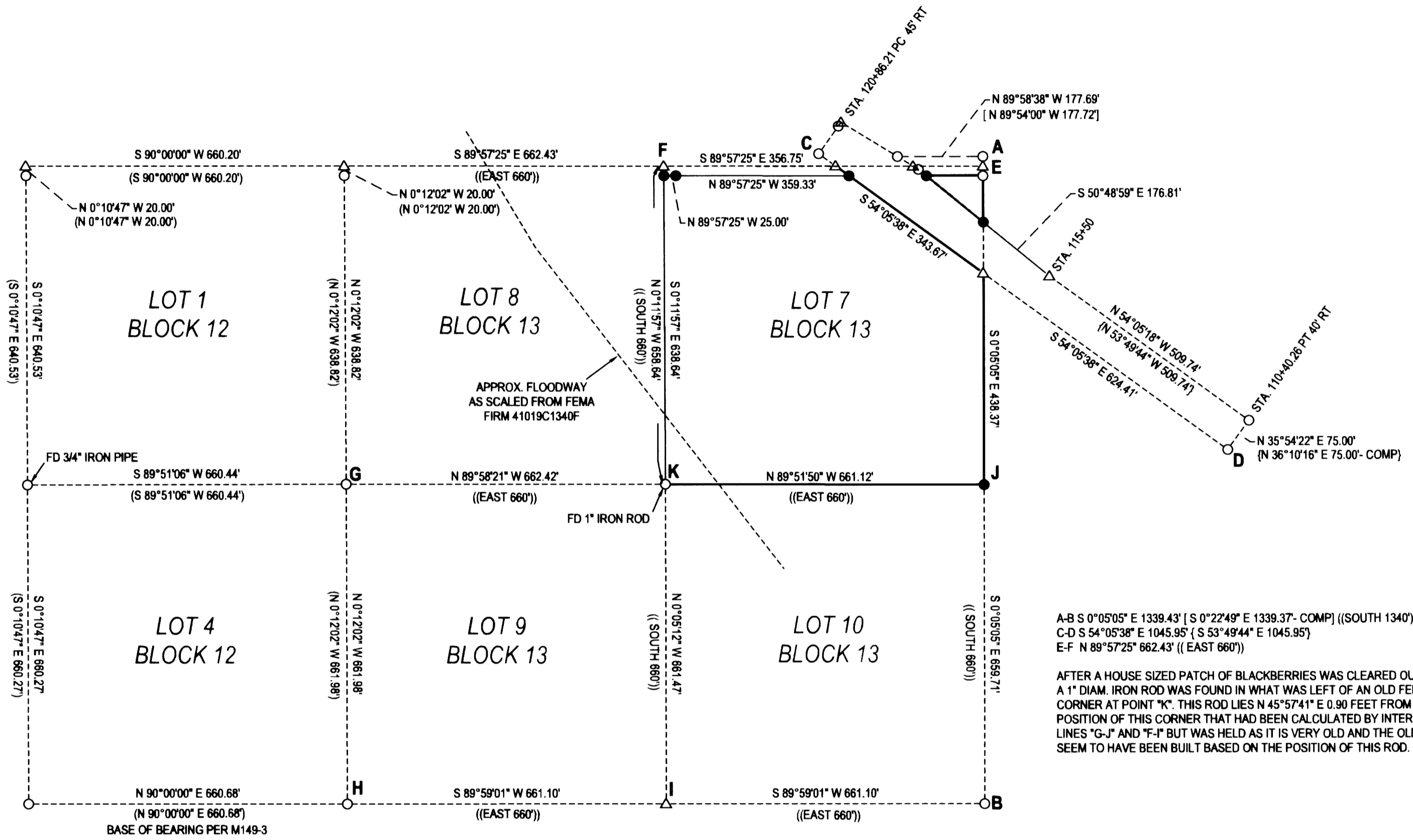


2017-0014 A



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 M149-3
- [] RECORD PER LAND PARTITION 1991-0072
- { } RECORD PER 1973 COUNTY ROAD PLANS- SHEET 6 07660820
- (()) RECORD PER RHOT, VOL. 1, PG. 58

FIELD CREW: NEIL HIBBS, SCOTT THOMPSON, LEON WOODRING, GARRETT GOODWIN
 EQUIPMENT: NIKON DTM-S22 TOTAL STATION
 OFFICE: NEIL HIBBS
 DRAFTING: NEIL HIBBS

A-B S 0°05'05" E 1339.43' [S 0°22'49" E 1339.37'- COMP] ((SOUTH 1340'))
 C-D S 54°05'38" E 1045.95' { S 53°49'44" E 1045.95'
 E-F N 89°57'25" E 662.43' ((EAST 660'))


AFTER A HOUSE SIZED PATCH OF BLACKBERRIES WAS CLEARED OUT A 1" DIAM. IRON ROD WAS FOUND IN WHAT WAS LEFT OF AN OLD FENCE CORNER AT POINT "K". THIS ROD LIES N 45°57'41" E 0.90 FEET FROM THE POSITION OF THIS CORNER THAT HAD BEEN CALCULATED BY INTERSECTING LINES "G-J" AND "F-I" BUT WAS HELD AS IT IS VERY OLD AND THE OLD FENCES SEEM TO HAVE BEEN BUILT BASED ON THE POSITION OF THIS ROD.

NOTE: B-I-H-G CENTERLINE OF A 40' PLATTED ROAD PER ROSEBURG HOME ORCHARD TRACTS, VOL. 1, PG. 58

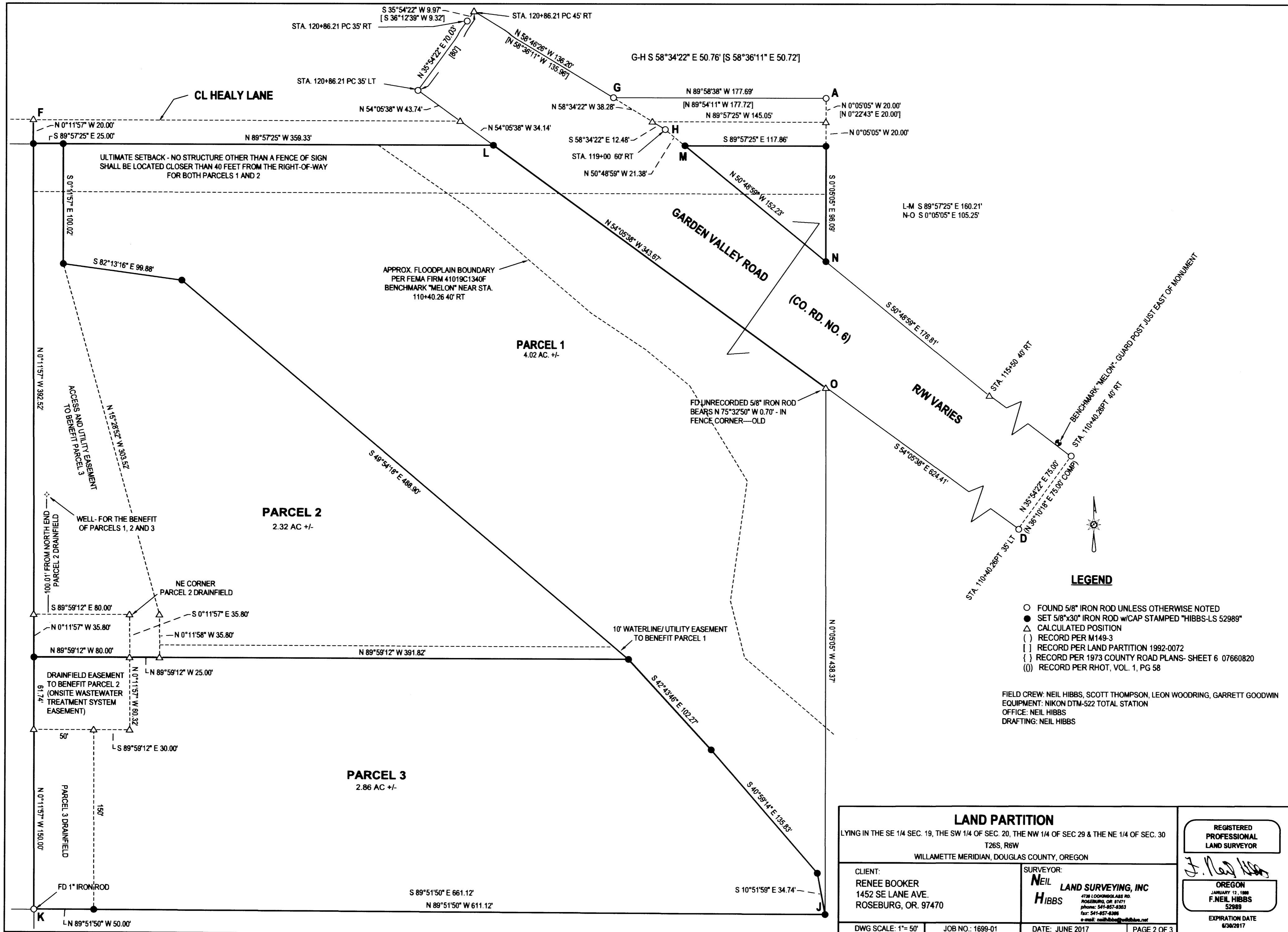
T26S R6W SEC. 20 TL 3300

PROPERTY ID. NO. R14572
 ZONE: RR-2 ACRE
 COMP. PLAN: RC2
 WATER: UMPQUA BASIN WATER ASSOC. AND WELL
 SEWER: ON-SITE SEPTIC SYSTEMS

PLANNING DEPT. FILE NO. 16-040

LAND PARTITION		REGISTERED PROFESSIONAL LAND SURVEYOR  OREGON JANUARY 12, 1988 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2017
LYING IN THE SE 1/4 SEC. 19, THE SW 1/4 OF SEC. 20, THE NW 1/4 OF SEC. 29 & THE NE 1/4 OF SEC. 30 T26S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: RENEE BOOKER 1452 SE LANE AVE. ROSEBURG, OR. 97470	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 479 LOOKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-937-8383 fax: 541-937-8386 e-mail: neil@neilhibbs.com	
DWG SCALE: 1"= 200'	JOB NO.: 1699-01	DATE: JUNE 2017
		PAGE 1 OF 3

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LAND PARTITION		REGISTERED PROFESSIONAL LAND SURVEYOR OREGON JANUARY 12, 1988 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2017
LYING IN THE SE 1/4 SEC. 19, THE SW 1/4 OF SEC. 20, THE NW 1/4 OF SEC 29 & THE NE 1/4 OF SEC. 30 T26S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: RENEE BOOKER 1452 SE LANE AVE. ROSEBURG, OR. 97470	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 4738 LOCKWOODGARDEN RD. ROSEBURG, OR. 97471 phone: 541-857-8363 fax: 541-857-8386 e-mail: neilhibbs@neilhibbs.net	
DWG SCALE: 1"= 50'	JOB NO.: 1699-01	DATE: JUNE 2017
		PAGE 2 OF 3

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DECLARATION:

AND LION ASSETS, LLC ARE

KNOW ALL PEOPLE BY THESE PRESENTS THAT B. RENEE BOOKER 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 ACCESS AND UTILITY EASEMENT TO BENEFIT PARCEL 3 AS SHOWN, THE "INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM" EASEMENT TO BENEFIT PARCEL 2 AS SHOWN AND A 10 FOOT WIDE WATERLINE/ UTILITY EASEMENT TO BENEFIT PARCEL 1 AS SHOWN. ONSITE CONDITIONS REGARDING THE "INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM" ALSO HEREBY ACCEPTED.

B. Renee Booker 6.26.17
B. RENEE BOOKER, AS INDIVIDUAL AND AS PRESIDENT LION ASSETS, LLC DATE

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 26 DAY OF June, 2017, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED B. RENEE BOOKER WHO DID SAY THAT SHE WAS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT SHE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

PRINTED NAME: Maria del Carmen Miles

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 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. 2016-8406 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON. LOT 7, BLOCK 13, ROSEBURG HOME ORCHARD TRACTS EXCEPTING THAT PORTION LYING WITHIN THE COUNTY ROAD RIGHT-OF-WAY.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO THREE PARCELS, TOGETHER WITH EASEMENTS, AS SHOWN. POINT "J" WAS SET MIDWAY BETWEEN "B" AND "E". POINT "O" WAS NOT SET AS UNRECORDED ROD WAS FOUND IN FENCE CORNER. THIS ROD BEARS N 75°32'50" W 0.70 FEET FROM ACTUAL CORNER. POINT "I" WAS SET MIDWAY BETWEEN "B" AND "H". RIGHT-OF-WAY WAS HELD TO MONUMENTS FOUND PER THE 1973 COUNTY ROAD PLANS

APPROVALS:

Keith L. Cubie JUNE 27, 2017
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Kristian O. Ostrom June 27, 2017
DOUGLAS COUNTY SURVEYOR DATE

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

Jessie Hausman 6/27/2017
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 27th DAY OF JUNE, 1:43 O'CLOCK AM/PM

Patricia K. Hitt 6/27/17
DOUGLAS COUNTY CLERK DATE



DRAINFIELD EASEMENT FOR THE BENEFIT OF PARCEL 2, SHOWN HEREON, IS FOR THE CONSTRUCTION, MAINTENANCE, USE AND REPAIR OF AN INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM (HEREINAFTER CALLED THE "SYSTEM")

IN REGARDS TO PARCEL 3, THE GRANTOR, FOR THEMSELVES AND THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE THAT THE ABOVE REFERENCED AREA OF PARCEL 3 SHALL NOT BE USED FOR ANY CONFLICTING USE OR PURPOSE DETRIMENTAL TO SAID SYSTEM OR CONTRARY TO LAWS AND RULES OF GOVERNMENTAL AGENCIES APPLICABLE OR RELATED TO SAID SYSTEM.

PLANNING DEPT. FILE NO. 16-040

LAND PARTITION		REGISTERED PROFESSIONAL LAND SURVEYOR OREGON JANUARY 12, 1988 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2017
LYING IN THE SE 1/4 OF SEC. 17, THE SW 1/4 OF SEC. 20, THE NW 1/4 OF SEC. 29 & THE NE 1/4 OF SEC. 30, T26S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: RENEE BOOKER 1452 SE LANE AVE. ROSEBURG, OR. 97470	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC <small>478 LOCKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-857-8303 fax: 541-857-8388 e-mail: neil@neilhibbs.com</small>	
DWG SCALE: N/A	JOB NO.: 1698-01	DATE: JUNE 2017
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