

LINE	BEARING	HORIZ DIST
L1	N88°05'05"W	33.46' (N 89°59'10" W 33.46')
L2	N88°05'05"W	36.16' (N 89°59'10" W 36.16')
L3	N1°52'37"E	46.77' (N 0°01'28" W 46.77')
L4	S1°48'49"W	13.63' (S 0°05'16" E 13.63')
L5	S1°48'49"W	46.37' (S 0°05'16" E 46.37')
L6	S40°30'01"W	60.00' ((N 38°26'56" E 60.00'))
L7	S45°17'47"E	156.47' (S 47°10'09" E 156.49')
L8	N58°01'31"E	120.00' ((N 55°28'29" E 120.00'))
L9	S31°58'29"E	45.00' ((S 34°01'31" E 45.00'))
L10	S58°01'31"W	120.00' ((S 55°58'29" W 120.00'))
L11	S7°58'29"E	59.84' ((S 10°01'31" E 59.84'))
L12	S82°01'31"W	20.00' ((S 79°58'29" W 20.00'))
L13	S82°01'31"W	20.00' ((S 79°58'29" W 20.00'))
L14	N7°58'29"W	59.84' ((N 10°01'31" W 59.84'))
L15	N6°02'38"W	15.95' (N 8°05'43" W 15.95')
L16	N14°15'17"E	45.00' ((N 12°12'12" E 45.00'))

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA
C1	S69°46'45"W (S 67°52'41" W	35.04' 35.04'	560.00' 560.00'	35.05' 35.05'	3°35'08" 3°35'08" - CALC)
C2	S88°03'47"E (N 89°53'08" E	327.27' 327.27'	262.50' 262.50'	353.35' 353.35'	77°07'32" 77°07'32" - CALC)
C3	N49°16'22"W (S 51°19'27" E	2.56' 2.56'	322.50' 322.50'	2.56' 2.56'	0°27'17" 0°07'17" - CALC)
C4	N48°31'49"W (S 50°33'37" E	6.02' 6.02'	322.50' 322.50'	6.02' 6.02'	1°04'11" 1°04'11" - CALC)
C5	N61°51'33"W (N 63°54'38" W	133.19' 133.19'	277.50' 322.50'	134.50' 134.50'	27°46'15" 27°46'15" - CALC)
C6	N84°58'28"W (N 87°01'31" W	334.01' 334.01'	277.50' 277.50'	358.41' 358.41'	74°00'02" 74°00'02" - CALC)
C7	S60°04'56"W (S 58°01'16" W	23.06' 23.06'	322.50' 322.50'	23.06' 23.06'	4°05'52" 4°05'52" - CALC)
C8	S68°43'11"W (S 66°40'01" W	74.10' 74.10'	322.50' 322.50'	74.26' 74.27'	13°11'38" 13°11'38" - CALC)
C9	S33°39'52"W (S 31°31'17" W	26.58' 26.58'	20.00' 20.00'	29.07' 29.07'	83°16'52" 83°16'52" - CALC)
C10	N49°37'22"W (N 51°40'19" W	26.58' 26.58'	20.00' 20.00'	29.08' 29.07'	83°17'44" 83°17'44" - CALC)
C11	N83°30'38"W (N 85°33'34" W	87.11' 87.11'	322.50' 322.50'	87.38' 87.38'	15°31'25" 15°31'25" - CALC)
C12	N61°51'39"W (N 63°54'38" W	154.79' 154.79'	322.50' 322.50'	156.32' 156.32'	27°46'19" 27°46'19" - CALC)
C13	S62°19'43"E (S 64°22'47" E	167.35' 167.35'	337.50' 337.50'	169.11' 169.12'	28°42'35" 28°42'35" - CALC)
C14	S48°44'12"E (S 50°47'17" E	6.99' 6.99'	262.50' 262.50'	6.99' 6.99'	1°31'33" 1°31'33" - CALC)
C15	N87°18'04"W	332.71'	262.50'	360.34'	78°39'04"
C16	N70°44'36"E (N 68°41'31" E	155.16' 155.16'	337.50' 337.50'	156.56' 156.56'	26°34'42" 26°34'42" - CALC)
C17	S70°07'09"W (S 68°01'51" W	115.51' 115.53'	262.50' 262.50'	116.47' 116.48'	25°25'15" 25°25'15" - CALC)
C18	N87°50'58"W	403.96'	322.50'	436.53'	77°33'14"
C19	N 88°03'47" W (N 89°53'08" W	402.08' 402.08'	322.50' 322.50'	434.12' 434.12'	77°07'36" 77°07'36" - CALC)

NOTE "B"- ORIGINAL DLC RECORD ANGLE IS 90°
 ANGLE PER THIS SURVEY IS 90°00'33"
 ANGLE PER M70-31 IS 90°00'32"
 ANGLE PER M11-10 IS 90°10'24" FOR 2-3-4
 ANGLE PER M11-10 IS 89°48'59" FOR 2-3-6 (DISTANCE FOR 4-6 CORRECTED FROM 2162.8 TO 2962.8 PER DISCUSSION WITH COUNTY SURVEYOR)

DESCRIPTION OF HOW POINT "Q" WAS SET IS VERY WEAK. MOST OF THE COURSES GOING AROUND M11-10 ARE WAY OFF OF RECORD WITH VERY LITTLE ORIGINAL EVIDENCE USED. THE MONUMENT SET PER M11-10, WHICH MAY OR MAY NOT BE POINT "Q", FOR THE SW CORNER OF DLC 46 PLACES AN ALMOST 18 FOOT KINK IN THE EAST LINE OF DLC 48 WHEN IT IS SUPPOSED TO BE STRAIGHT. POINT "Q" IS 8.84 FEET EAST OF LINE "A-F" AND THE LONG EXISTING POSITION OF THE FENCE. IF THE EAST LINE OF DLC 48 WERE TO BE TURNED 89°48'59" CLOCKWISE OFF OF POINT "A" AND THE LINE EXTENDING WESTERLY FROM IT ALONG THE SOUTH BOUNDARY OF DLC 48 AS NOTED ABOVE FOR ANGLE 2-3-6 OF M11-10, THIS ELIMINATING THE KINK CREATED PER M11-10, THE RESULTANT LINE WOULD BE 18.47 FEET WESTERLY OF POINT "Q" AND 9.76 FEET WESTERLY OF POINT "F". FOR ALL OF THE ABOVE REASONS, I BELIEVE THAT THE SURVEY FILED AS M70-31, WHILE GIVING NO NARRATIVE OR PURPOSE FOR THE SURVEY, BY MONUMENTING THE EXISTING FENCE AS HE DID, SEEMS TO ALMOST EXACTLY MATCH THE RECORD ANGLE AT THE SOUTHEAST CORNER OF DLC 48 AND ALMOST SPLITS THE TWO SCENARIOS DESCRIBED ABOVE. I DID NOT FIND ANYONE WITH KNOWLEDGE OF THE EXISTING FENCE PRIOR TO THE DATE OF M70-31, 1978. BUT THIS ALONE IS A SPAN OF 40 YEARS THAT THE FENCE HAS BEEN IN THE SAME PLACE AND I WOULD SUSPECT THAT IT WAS THERE LONG BEFORE 1978. I BELIEVE THAT THE EXISTING FENCE IS AS GOOD AS WE ARE GOING TO GET FOR THE LOCATION OF THE EASTERN BOUNDARY OF DLC 48. I AM ACCEPTING THE LINE MONUMENTED ALONG THE EXISTING FENCE BETWEEN POINT "A" AND STEARNS LANE PER M70-31 AND TIED PER THIS SURVEY AS THE EASTERN BOUNDARY OF DLC 48.

NOTE: AT POINT "P", A FOUND 5/8" IRON ROD, THERE IS ANOTHER ROD THAT BEARS S 33°44'22" E 0.64 FEET. THE OTHER ROD DOES NOT SEEM TO FIT ANYTHING.

NOTE: THIS SET MONUMENT HAS RECENTLY BEEN DESTROYED DURING CONSTRUCTION. BEING RESET BY OTHERS FOR NEW SUBDIVISION FOR GALPIN- NOT YET RECORDED

NOTE: THE BRASS CAP SET IN 1999 BY THE DCSO AT POINT "G" FOR THE 1/4 CORNER BETWEEN SECTIONS 13 AND 18 NO LONGER EXISTS. IT HAS APPARENTLY BEEN DESTROYED BY ROAD CONSTRUCTION. THE POSITION SHOWN IS WHERE WE TIED THE CORNER IN 2005 AS PART OF A CONTRACT WITH THE DCSO. THE 2005 GPS WORK WAS USED AS CONTROL TO START THIS JOB.

G-E BEARS S 13°08'49" W 55.43' <S 11 1/2"W 55.4'>

FIELD CREW: NEIL HIBBS, SCOTT THOMPSON, GARRETT GOODWIN AND DANE BERRY
 EQUIPMENT: NIKON NPL-322+2" TOTAL STATION, TRIMBLE R10 GPS BASE AND RECEIVER
 OFFICE: NEIL HIBBS
 DRAFTING: NEIL HIBBS

LEGEND

- FOUND BRASS CAP
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- CALCULATED POSITION
- () RECORD PER INST. NO. 2007-018699
- [] RECORD PER INST. NO. 97-14116
- ([]) RECORD PER KNOLLS ESTATES PUD PHASE 2- VOL. 19, PG. 6
- [[]] RECORD PER INST. NO. 2007-018698
- <> RECORD PER M131-50 AND CS 66/8-32
- { } RECORD PER INST. NO. 2010-013540
- {2} RECORD PER INST. NO. 2002-018061

PLANNING DEPT. FILE NO. 17-S008

LAND PARTITION

LYING IN THE SW 1/4 SEC 7 & NW 1/4 SEC. 18, T25S, R5W AND THE NE 1/4 SEC 13 & SE 1/4 SEC 12, T25S, R6W
 WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT: ALASKA SUTHERLAND KNOLLS CORPORATION P.O. BOX 860 SUTHERLIN, OR. 97479	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 4738 LOCKWOOD BLVD ROSEBURG, OR. 97471 PHONE: 541-857-8303 FAX: 541-857-4308 E-MAIL: neilhibbs@willamette.com
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DWG SCALE: 1"= 100' JOB NO.: 1799-01 DATE: MARCH 2018 PAGE 2 OF 3

REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
 JANUARY 12, 1988
 F. NEIL HIBBS
 52989
 EXPIRATION DATE 8/28/2019

2018-0012 C

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT ALASKA SUTHERLAND KNOLLS CORPORATION ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN, HAVE 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 60' WIDE ACCESS AND UTILITY EASEMENT TO BENEFIT PARCEL 1 AS DESCRIBED ON PAGE 1.

James M Hart 3-21-18
JAMES M. HART, AS PRESIDENT OF ALASKA SUTHERLAND KNOLLS CORPORATION DATE

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO 2 PARCELS AS SHOWN AND TO DEFINE A 100 FOOT WIDE CORRIDOR WITHIN WHICH A 60 FOOT ACCESS EASEMENT IS TO BE DEFINED AS NOTED ON PAGE 1. POINT "A" WAS HELD AS THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY PER INST. NO. 97-04116. LINE A-F DEFINES THE WESTERN BOUNDARY OF THE SUBJECT PROPERTY PER INST. NO. 97-04116. FROM THE ROD FOUND AT POINT "P", THE RIGHT-OF-WAY OF SCARDI BOULEVARD WAS CALCULATED PER KNOLLS ESTATES P.U.D. PHASE 2 FOR THE AREA SHOWN. THIS COMPUTED ORIGINAL RIGHT-OF-WAY OF SCARDI BLVD. WAS THEN ROTATED AROUND POINT "P" TO BRING INTO ALIGNMENT WITH THE LINE BETWEEN FOUND MONUMENTS "P" AND "E". POINT "I", THE SOUTHWEST CORNER OF THE C.A. GALPIN TRACT WAS HELD TO A RECORD 2.56 FEET FROM THE CALCULATED RIGHT-OF-WAY POINT "H" AND BEING ON THE CALCULATED NORTHERN RIGHT-OF-WAY OF SCARDI BOULEVARD. THE ROD SET AT POINT "I", THE SW CORNER OF THE C.A. GALPIN TRACT, MATCHES THE RECORD TIE OF 156.49 FEET FROM THE NORTHWEST CORNER OF LOT 52, KNOLLS ESTATES P.U.D. PHASE 2 WITH 0.02', USING THE ACTUAL ROD FOUND AT THAT LOCATION. THE EASTERN BOUNDARY OF THE PROPERTY WAS HELD PARALLEL TO THE WESTERN BOUNDARY AS PER THE ANNEXATION RECORDED AS INST. NO. 2002-028061.

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 21st DAY OF March, 2018, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JAMES M. HART WHO DID SAY THAT HE WAS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

PRINTED NAME: Kendall M. Bentley
COMMISSION #: 953410
MY COMMISSION EXPIRES ON: August 21, 2020
SIGNATURE: Kendall M. Bentley

APPROVALS:

Brian Elliott 3-22-2018
SUTHERLIN COMMUNITY DEVELOPMENT DIRECTOR DATE

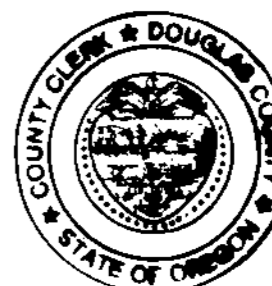
Kristian O. A. A. A. 3-22-2018
DOUGLAS COUNTY SURVEYOR DATE

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

Joseph Hanson 4/23/18
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 23rd APRIL DAY OF 2018, 1:19 O'CLOCK AM PM

Patricia K. Hitt 4/23/18
DOUGLAS COUNTY CLERK DATE



SURVEYOR'S CERTIFICATE:

I, F. NEIL HIBBS, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, PARCEL 2 OF THE LAND SHOWN ON THE ANNEXED PLAT, OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION. PARCEL 1 IS UNSURVEYED AND NOT FULLY MONUMENTED.

THAT LAND DESCRIBED IN INSTRUMENT NO. 97-04116 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

TOGETHER WITH THAT PORTION OF THE LAND DESCRIBED IN INSTRUMENT NO. 2002-28959 THAT LIES IMMEDIATELY EASTERLY OF AND ADJACENT TO THE LAND DESCRIBED IN INSTRUMENT NO. 97-04116.

LESS THAT LAND DESCRIBED IN INSTRUMENT NO. 84-5558 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

ALSO LESS THAT PORTION OF THE ABOVE DESCRIBED LAND THAT HAS BEEN DEDICATED TO RIGHT-OF-WAY PER INST. NOS. 2007-018698 AND 2007-018699.

ALSO LESS THAT PORTION OF THE ABOVE DESCRIBED LAND THAT WAS DEEDED TO THE KNOLLS ESTATES PUD HOMEOWNERS' ASSOCIATION, INC. PER INST. NO. 2010-013540

ALSO LESS THAT PORTION OF ADJUSTED UNIT 2, INST. NO. 2017-006892 INCLUDED IN INST. NO. 97-04116 AND PARCEL 2 OF LAND PARTITION 2000-0095.

WAIVER OF REMONSTRANCE RECORDED AS INSTRUMENT NO. 2018-3286

PLANNING DEPT. FILE NO. 17-S008

LAND PARTITION		REGISTERED PROFESSIONAL LAND SURVEYOR OREGON JANUARY 12, 1988 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2019
LYING IN THE SW 1/4 SEC. 7 & NW 1/4 SEC. 18, T25S, R5W AND THE NE 1/4 SEC. 13 & SE 1/4 SEC. 12, T25S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: ALASKA SUTHERLAND KNOLLS CORPORATION P.O. BOX 860 SUTHERLIN, OR. 97479	SURVEYOR: NEIL LAND SURVEYING, INC HIBBS <small>4728 LOCKWOOD AVE. RD. ROSEBURG, OR. 97471 phone: 541-957-8363 fax: 541-957-9388 e-mail: neil@neilands.com</small>	
DWG SCALE: N/A	JOB NO.: 1799-01	DATE: MARCH 2017
		PAGE 3 OF 3

2018-0012 C