



NO FEE

06/27/2018 01:18:30 PM
LAT-PAR Cnt=1 Stn=33 HAJOHNST
This is a no fee document

LEGEND

- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- SET 5/8" X 30" IRON ROD W/CAP STAMPED "HIBBS-LS 52989"
- △ CALCULATED POSITION
- () RECORD PER LAND PARTITION 2007-0065

FIELD CREW: NEIL HIBBS, SCOTT THOMPSON, GARRETT GOODWIN
EQUIPMENT: NIKON NPL-322+2" TOTAL STATION
OFFICE: NEIL HIBBS
DRAFTING: NEIL HIBBS

T26S R6W SEC. 25DA TL1800

ZONE: R-1
COMP. PLAN: MDR (CITY)
WATER: CITY OF ROSEBURG
SEWER: RUSA

COVENANT RECORDED AS
INSTRUMENT NO. 2017-014697

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARIES OF THE SUBJECT PROPERTY AND THEN TO PARTITION ONE OF THE ADJUSTED UNITS INTO 2 PARCELS. A NEW ACCESS AND UTILITY EASEMENT WAS ALSO CREATED TO BENEFIT PARCEL 1 WHILE THE ORIGINAL 30 FOOT WIDE ACCESS EASEMENT THAT WAS CENTERED ON THE ORIGINAL BOUNDARY BETWEEN UNITS 1 AND 2 WAS EXTINGUISHED. FOUND MONUMENTS PER LAND PARTITION 2007-0065 WERE HELD. A NEW SEWER EASEMENT WAS ALSO CREATED TO BENEFIT PARCEL 1.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE CARL DEAN BARRON TRUST IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAD CAUSED THE SAME TO BE PLATTED INTO 2 PARCELS, TOGETHER WITH A NEW 25 FOOT WIDE ACCESS AND UTILITY EASEMENT TO BENEFIT PARCEL 1, AS WELL AS A NEW SEWER EASEMENT TO BENEFIT PARCEL 1, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES, AS SHOWN. ADDITIONALLY, THE 30 FOOT WIDE ACCESS EASEMENT, CENTERED ON THE BOUNDARY BETWEEN PARCELS 2 AND 3 OF LAND PARTITION 2007-0065 IS HEREBY EXTINGUISHED.

Carl Dean Barron Trustee 5-8-18
CARL DEAN BARRON, TRUSTEE DATE

ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS ON THIS 8th DAY OF May, 2018, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED CARL DEAN BARRON, AS TRUSTEE OF THE CARL DEAN BARRON TRUST, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

PRINTED NAME Kendall M Bentley

COMMISSION # 903410

MY COMMISSION EXPIRES August 21, 2020

SIGNATURE Kendall M. Bentley

SURVEYOR'S CERTIFICATE

I, F. NEIL HIBBS, DO 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 LEGAL DESCRIPTION. A NEW SEWER EASEMENT AND ADDITIONAL ACCESS EASEMENT WERE ALSO CREATED TO BENEFIT PARCEL 1.

BEGINNING AT A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF PARCEL 3, LAND PARTITION 2007-0065 AS RECORDED IN THE SURVEY RECORDS OF DOUGLAS COUNTY, OREGON; THENCE N 2°23'22" W 331.87 FEET TO A 5/8" IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY OF STRAUSS AVENUE; THENCE 25.12 FEET ALONG THE ARC OF A 530.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS N 82°05'21" E 25.12 FEET TO A 5/8" IRON ROD; THENCE S 2°23'22" E 184.03 FEET TO A 5/8" IRON ROD; THENCE S 64°43'39" E 75.02 FEET TO A 5/8" IRON ROD; THENCE N 50°27'53" E 44.62 FEET TO A 5/8" IRON ROD ON THE EASTERN BOUNDARY OF SAID PARCEL 3; THENCE S 2°16'58" E 70.09 FEET TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF SAID PARCEL 3; THENCE S 35°40'40" W 59.16 FEET ALONG THE SOUTHERN BOUNDARY OF SAID PARCEL 3 TO A 5/8" IRON ROD; THENCE S 71°44'25" W 31.60 FEET ALONG SAID SOUTHERN BOUNDARY TO A 5/8" IRON ROD; THENCE CONTINUING ALONG SAID SOUTHERN BOUNDARY S 71°44'25" E 62.39 FEET TO A 5/8" IRON ROD, THE PLACE OF BEGINNING.

APPROVALS

Keith L. Cubic JUNE 26, 2018
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Kristian O. Rusthant 6/26/2018
DOUGLAS COUNTY SURVEYOR DATE

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

Joselyn Johnson 6/27/2018
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 27th DAY OF JUNE, 2018, 1:18 O'CLOCK AM/PM

Patricia K. Hitt 6/27/18
DOUGLAS COUNTY CLERK DATE



PLANNING DEPT. FILE NO. 17-002

LAND PARTITION AND BOUNDARY LINE ADJUSTMENT

LYING IN THE SE 1/4 OF SEC. 25, T26S, R6W
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:
CARL BARRON
865 CROSS CREEK RD.
ROSEBURG, OR. 97471

SURVEYOR:
NEIL LAND SURVEYING, INC
HIBBS
4739 LOCKWOOD BLVD. NO.
ROSEBURG, OR. 97471
phone: 541-867-8303
fax: 541-867-8306
e-mail: neil@landsurveyinginc.com

REGISTERED
PROFESSIONAL
LAND SURVEYOR
F. Neil Hibbs
OREGON
JANUARY 12, 1999
F. NEIL HIBBS
52989
EXPIRATION DATE
6/30/2019

DWG SCALE: 1"= 20' JOB NO.: 1738-01 DATE: MARCH 2018 PAGE 1 OF 1