



29-03-03-00300
NOT PART OF THIS SURVEY

PORTION OF EXISTING EASEMENT
PER INST. NO. 91-07219

PARCEL 2
160.56 AC +/-
(PARTIALLY SURVEYED)

PARCEL 3
162.03 AC +/-
(PARTIALLY SURVEYED)

BLM RD NO. 29-03-11.1 FROM S MYRTLE ROAD
(UNKNOWN R/W WIDTH- NOT IN TITLE REPORT)

T29S R3W SEC. 10 TL 200

S. MYRTLE ROAD R/W VARIES

PARCEL 1
184.88 AC +/-

SEE PAGE 2 FOR WATER EASEMENT DETAIL

CL GRAVEL ROAD

CL 35' WIDE ACCESS AND UTILITY
EASEMENT TO BENEFIT PARCELS 1 AND 2

PORTION OF EXISTING EASEMENT
PER INST. NO. 91-07219

PORTION OF PARCEL 3

NOTE: FROM THE BLM BRASS CAP AT 1/4 CORNER
COMMON TO SECTIONS 10 AND 15, 1975 BLM
LINE NOTES NOTE THAT 1962 DCSO BRASS
CAP BEARS N 20 1/2° W 3 LKS. OR 1.98'. WE
FIND DCSO CAP N 16°48'07" W 2.22 FEET.

SEE DETAIL FOR SOUTH MYRTLE ROAD- PAGE 2

LINE	BEARING	HORIZ DIST
L1	N0°53'53"E	16.86'
L2	N5°22'45"E	7.07'
L3	N13°13'11"E	10.16'
L4	N21°59'17"E	10.77'
L5	N11°02'06"E	19.79'
L6	N5°45'15"E	10.59'
L7	N3°39'31"E	11.60'
L8	N0°24'11"E	21.90'
L9	N76°37'06"W	93.05'

FIELD CREW: NEIL HIBBS, SCOTT THOMPSON, GARRETT GOOWIN AND ASHLEY ELLIOTT
EQUIPMENT: NIKON NPL-522 + 2" TOTAL STATION AND TRIMBLE R-10 BASE AND RECEIVER
OFFICE: NEIL HIBBS
DRAFTING: NEIL HIBBS

PLANNING DEPT. FILE NO. 17-042

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 M130-67
- [] RECORD PER BLM SURVEYS

BEARINGS ARE GRID NAD 83 (CONUS), OREGON SOUTH ZONE
DISTANCES CONVERTED TO GROUND
CONVERGENCE: -1°44'38"
COMBINED SCALE FACTOR: 1.0000036172

LAND PARTITION

LYING IN THE NW, NE, SW & SE 1/4'S SEC. 10 T29S R3W
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:
STEVE AND JAN POTTER
15102 S. MYRTLE ROAD
MYRTLE CREEK, OR. 97457

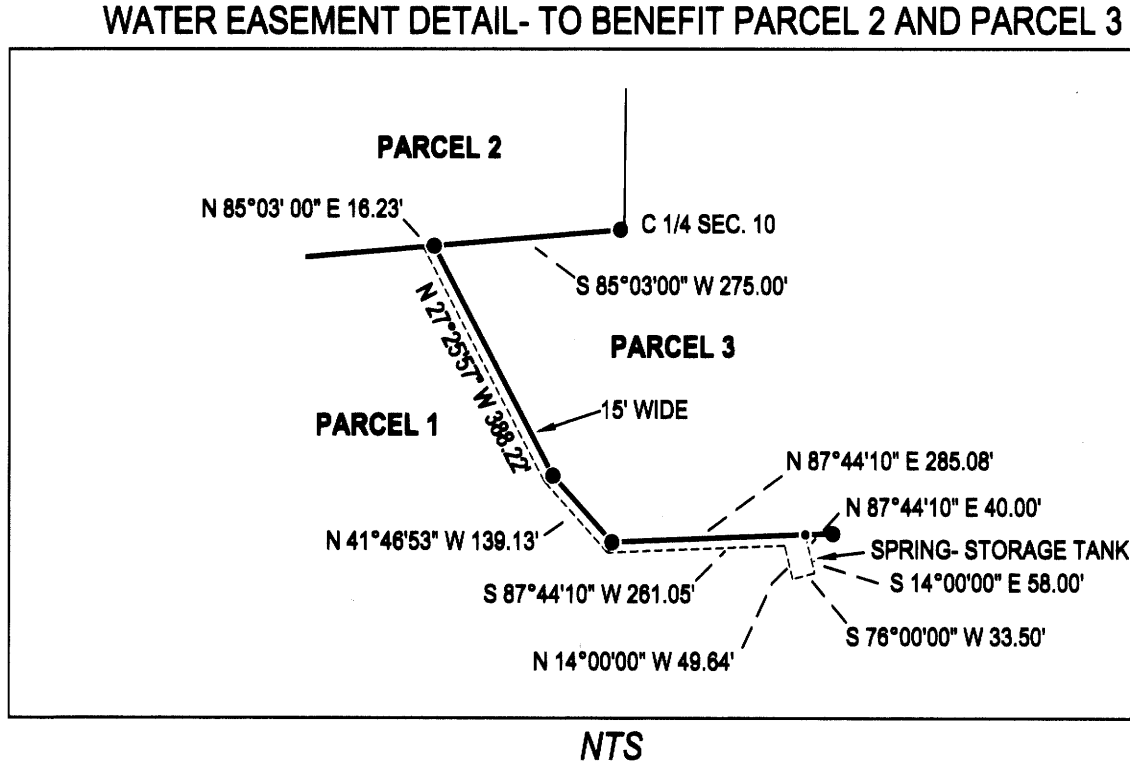
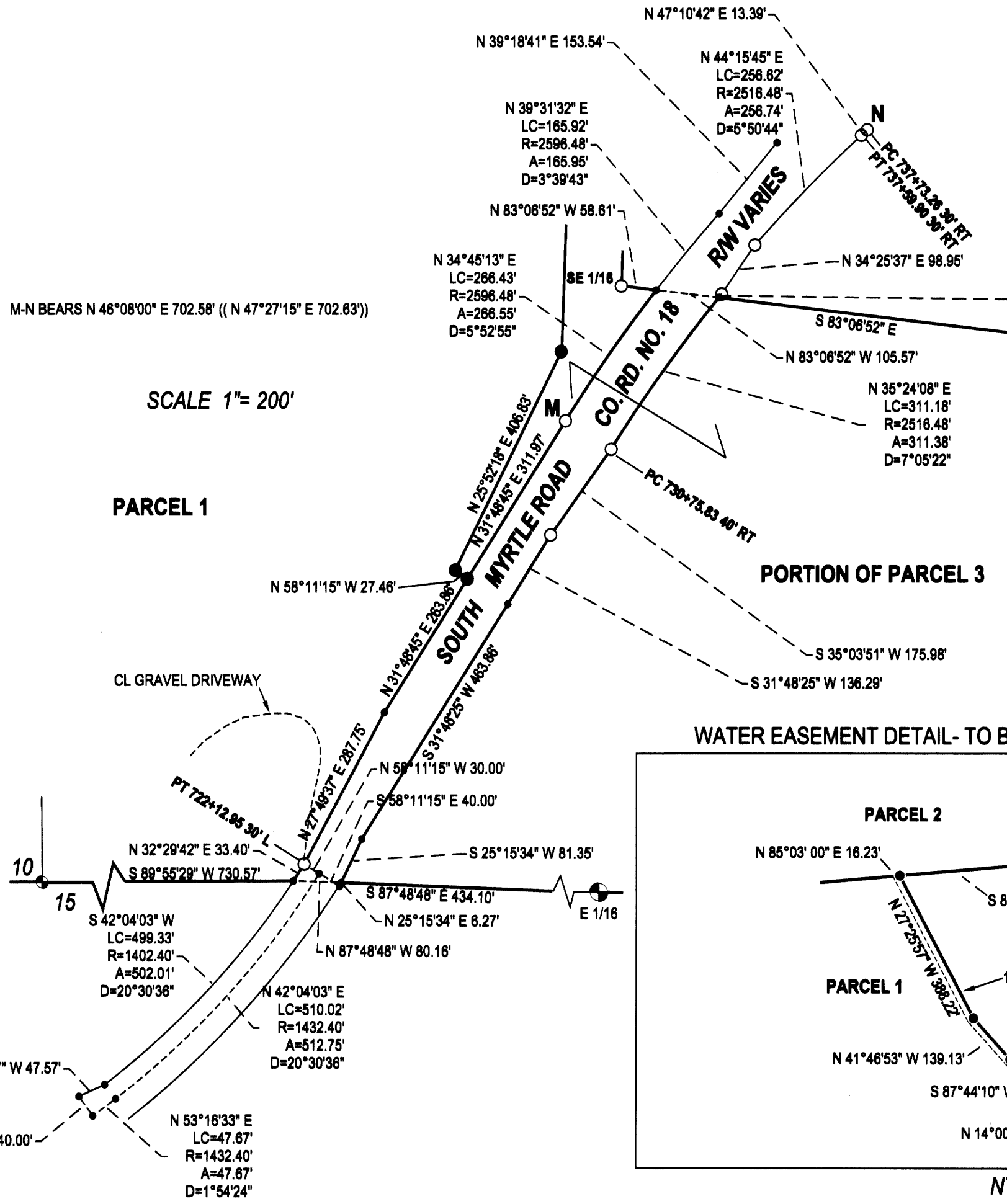
SURVEYOR:
NEIL LAND SURVEYING, INC
HIBBS
479 LOCKWOOD AVE. S.W.
HOBBURN, OR. 97111
PHONE: 541-867-4303
FAX: 541-867-5306
E-MAIL: neilhibbs@wilhibbs.net

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Neil Hibbs
OREGON
JANUARY 12, 1990
F. NEIL HIBBS
52989

EXPIRATION DATE
8/30/2018

DWG SCALE: 1"= 400' JOB NO.: 1979-01 DATE: AUGUST 2018 PAGE 1 OF 2



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT STEVEN D. AND JANET N. POTTER ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO THREE PARCELS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES. A 35 FOOT ACCESS AND UTILITY EASEMENT BEING CREATED ACROSS PARCEL 3 FOR THE BENEFIT OF PARCEL 1 AND PARCEL 2. A VARIABLE WIDTH WATERLINE EASEMENT BEING CREATED ACROSS PARCEL 1 FOR THE BENEFIT OF PARCELS 2 AND 3.

Steven D. Potter 8-27-18
STEVEN D. POTTER DATE

Janet N. Potter 8-27-2018
JANET N. POTTER DATE

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO THREE PARCELS, TOGETHER WITH EASEMENTS AS SHOWN. POINT "C" WAS CALCULATED AS EXTENSION OF LINE "B-A", RECORD DISTANCE PER M130-67. POINT "E" WAS CALCULATED AT DISTANCE-DISTANCE INTERSECTION FROM POINTS "C" AND "D" PER M130-67. POINT "F" WAS CALCULATED AS MID-POINT BETWEEN POINTS "C" AND "E" PER M130-67. POINT "G" WAS CALCULATED AT PROPORTIONED DISTANCE-DISTANCE INTERSECTION BETWEEN POINTS "C" AND "H" PER M130-67. POINT "I" WAS PROPORTIONED BETWEEN POINTS "C" AND "G". POINT "K" WAS CALCULATED AT RECORD DISTANCE FROM POINT "J" ON EXTENSION OF LINE "D-J". THIS RESULTED IN LINE "B-K" MATCHING BLM RECORD WITHIN 0.06'. THERE IS SOMETHING STRANGE IN THE SOUTHWEST QUARTER OF SECTION 10 BUT UNFORTUNATELY, THERE ARE A NUMBER OF BLM SURVEYS AROUND THIS PROPERTY BUT EACH ONE ONLY DEALT WITH A DIFFERENT PORTION SO THERE IS NO CHECK BETWEEN SURVEYS REGARDING THE W 1/4 CORNER OF SECTION 10 AND THE S 1/4 CORNER OF SECTION 10. WHILE THE DISTANCE ON THE WEST HALF OF THE SOUTHERN BOUNDARY OF SECTION 10 MATCHES RECORD DISTANCE WITHIN 0.86', THE SOUTH HALF OF THE WESTERN BOUNDARY OF SECTION 10 WAS 80.15 FEET OFF OF RECORD. RIGHT OF WAY OF SOUTH MYRTLE ROAD WAS CREATED PER THE 1968 COUNTY ROAD RECORDS. A NUMBER OF MONUMENTS WERE FOUND AND HELD, BRINGING THE RECORD TRAVERSE TOGETHER WITH THE FOUND RODS AT POINT "M" AND ROTATING THE RECORD TRAVERSE AROUND POINT "A" USING LINE "M-N" FOR ALIGNMENT. MISSING POINTS WERE HELD TO RECORD POSITIONS.

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 27th DAY OF August, 2018, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED STEVEN D. AND JANET N. POTTER WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

ZONE: TIMBERLAND RESOURCE (TR)
COMP. PLAN: TIMBERLAND (TL)

PRINTED NAME: Jessica Ann Dora Ione Myford

COMMISSION #: 976046

MY COMMISSION EXPIRES ON: June 25, 2022

SIGNATURE: [Signature]

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 AS PARCEL 2, INSTRUMENT NO. 2007-004282 OF THE DEED RECORDS OF DOUGLAS COUNTY.

APPROVALS:

Keith L. Cubie 8/27/18
DOUGLAS COUNTY PLANNING DIRECTOR DATE

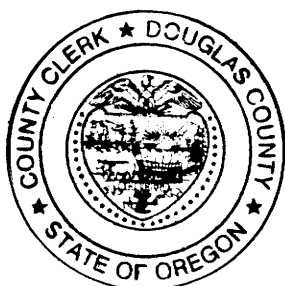
[Signature] 8/27/18
DOUGLAS COUNTY SURVEYOR DATE

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

Michelle Nelson chief deputy 8/29/18
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 29th DAY OF August, 2018, 2:38 O'CLOCK AM/PM

Patricia K. Hitt 8/29/18
DOUGLAS COUNTY CLERK DATE



PLANNING DEPT. FILE NO. M17-042

LAND PARTITION LYING IN THE NE, NE, SW & SE 1/4'S OF SEC. 10 T29S R3W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR <u>[Signature]</u> OREGON JANUARY 12, 1988 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2019
CLIENT: STEVE AND JAN POTTER 15102 S. MYRTLE ROAD MYRTLE CREEK, OR. 97457	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 4738 LOOKINGGLASS RD. ROSBURG, OR. 97471 PHONE: 541-867-4303 FAX: 541-867-8306 E-MAIL: neilhibbs@wilhibbs.net	
DWG SCALE: 1" = 200'	JOB NO.: 1979-01	DATE: AUGUST 2018