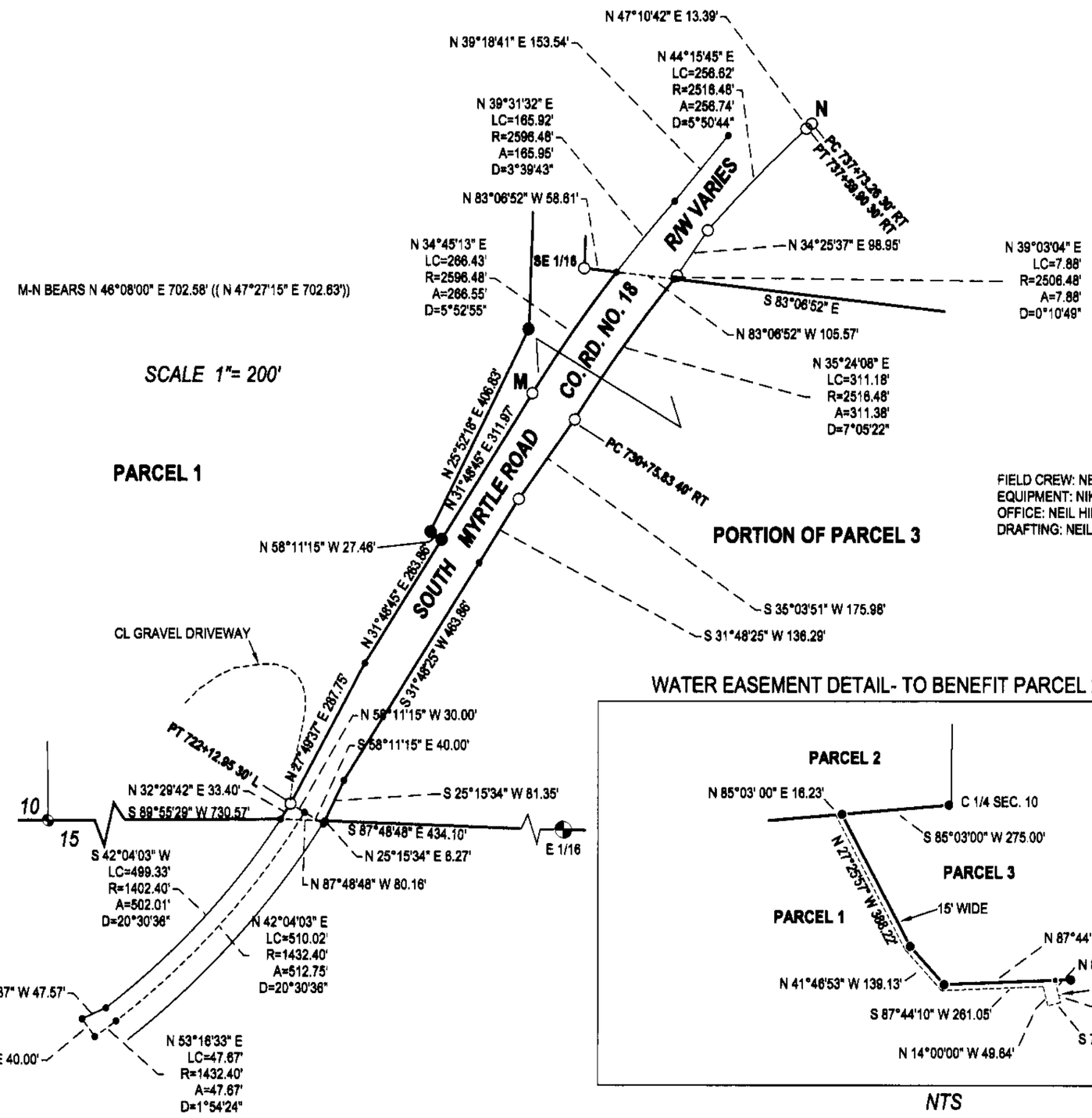
2018-0027 B

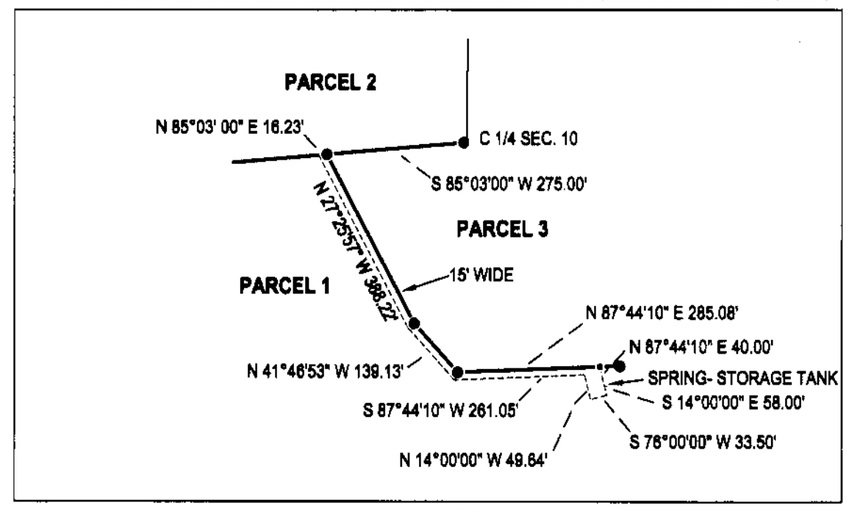


LEGEND

- 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
- (()) RECORD PER 1968 ROAD PLANS, SHEET 3 OF 7

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

WATER EASEMENT DETAIL- TO BENEFIT PARCEL 2 AND PARCEL 3



NTS

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 M130-87. 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 0.66', 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 ALIGHMENT. 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.

PRINTED NAME: Jessica Ann Dora Ione McLord

COMMISSION #: 976046

MY COMMISSION EXPIRES ON: June 25, 2022

SIGNATURE:

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

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. 2007-004292 OF THE DEED RECORDS OF DOUGLAS COUNTY.

APPROVALS:

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

Kristian Allen Grant 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 2018, 2:38 O'CLOCK AM/PM

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

COUNTY CLERK ★ DOUGLAS COUNTY ★ STATE OF OREGON

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

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

SURVEYOR:
NEIL HIBBS LAND SURVEYING, INC
4736 LOOKINGGLASS RD.
ROSEBURG, OR. 97471
phone: 541-957-9303
fax: 541-957-9306
e-mail: neilhibbs@wildblue.net

DWG SCALE: 1"= 200'	JOB NO.: 1979-01	DATE: AUGUST 2018	PAGE 2 OF 2

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JANUARY 13, 1989
F.NEIL HIBBS
52989
EXPIRATION DATE
6/30/2019

Traverse PC

2018-0027 B