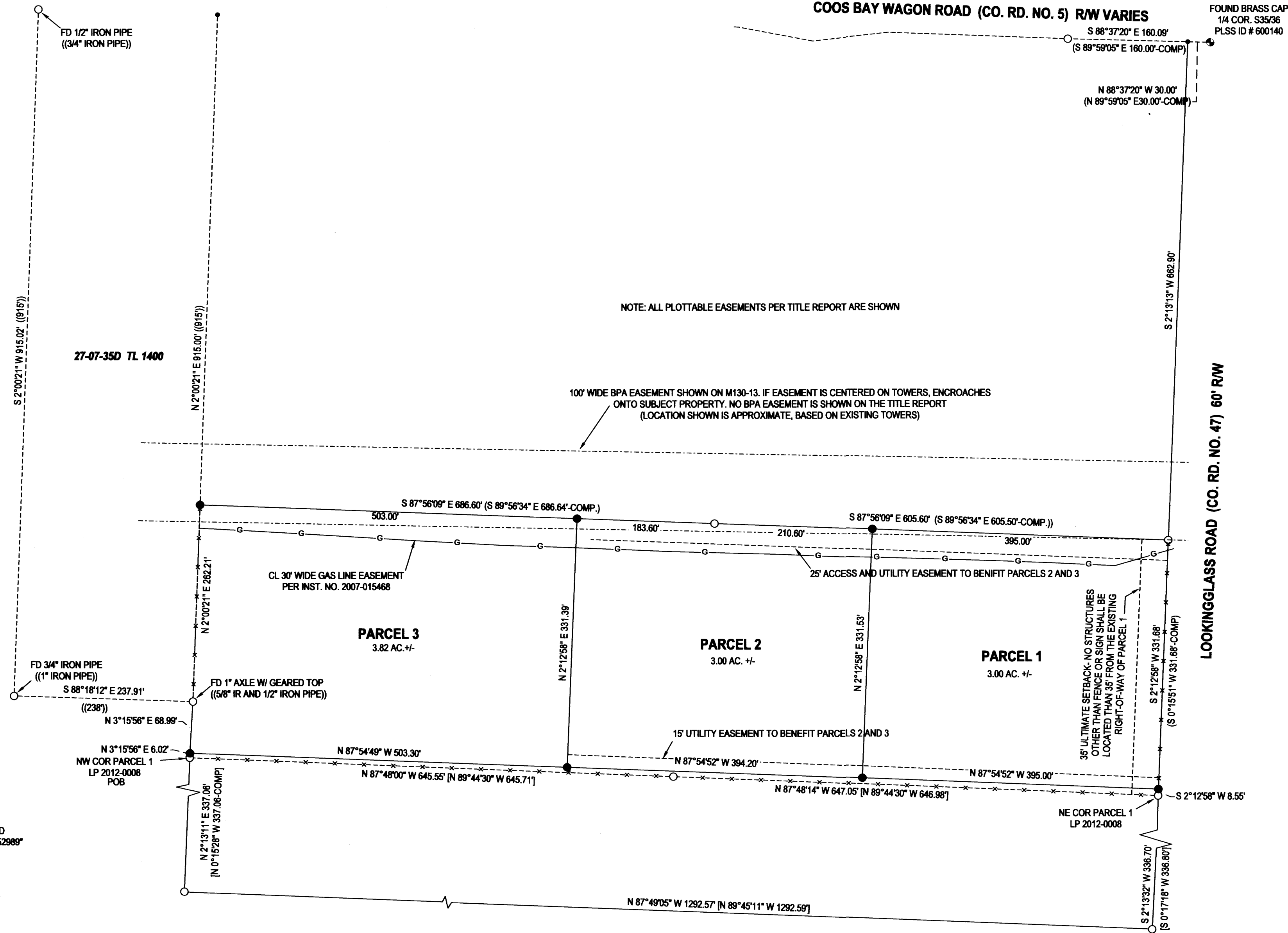




NO FEE

00476198201800182490020024 11/14/2018 02:52:12 PM

PLAT-PAR Cnt=1 Stn=33 HAJOHNST  
This is a no fee document



- FOUND BRASS CAP
- FOUND 5/8" IRON ROD UNLESS OTHERWISE SPECIFIED
- SET 5/8" X 30" IRON ROD W/ CAP STAMPED "HIBBS-LS52989"
- CALCULATED POINT
- ( ) RECORD PER M130-13
- [ ] RECORD PER M172-34
- (o) RECORD PER CS 51/203-3

FIELD CREW: NEIL HIBBS, TONY FIELDS AND BRAD EVANS  
EQUIPMENT: TRIMBLE R-10 BASE AND RECEIVER, NIKON NPL-522+2" TOTAL STATION  
OFFICE: NEIL HIBBS  
DRAFTING: NEIL HIBBS

BEARINGS ARE GRID, NAD 83 (CONUS), OREGON SOUTH ZONE  
DISTANCES CONVERTED TO GROUND  
COMBINED SCALE FACTOR: 0.999998082  
CONVERGENCE: -.2"0241"

PLANNING DEPT. FILE NO. 18-034

|   |   |   |             |
|---|---|---|-------------|
| <b>LAND PARTITION</b>   |   | REGISTERED<br>PROFESSIONAL<br>LAND SURVEYOR<br><br><br>OREGON<br>JANUARY 12, 1989<br>F. NEIL HIBBS<br>52989<br>EXPIRATION DATE<br>6/30/2019 |             |
| LYING IN THE SE 1/4 SEC. 35, T27S R7W<br>WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON  |   |   |             |
| CLIENT:<br>CAMERON AND KACY MCDOWELL<br>7551 LOOKINGGLASS ROAD<br>ROSEBURG, OR. 97471 | SURVEYOR:<br><br>4738 LOOKINGGLASS RD.<br>ROSEBURG, OR. 97471<br>PHONE: 541-857-8303<br>FAX: 541-857-8398<br>E-MAIL: neil@hibbsland.com |   |             |
| DWG SCALE: 1"= 100'   | JOB NO.: 2117-01  | DATE: OCTOBER 2018  | PAGE 1 OF 2 |

2018-0030 A

2018-0030 A

2018-0030 B

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT CAMERON AND KACY D. MCDOWELL 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 25 FOOT ACCESS AND UTILITY EASEMENT BEING CREATED ACROSS PARCELS 1 AND 2 FOR THE BENEFIT OF PARCELS 2 AND 3. A 15 FOOT WIDE UTILITY EASEMENT ACROSS PARCELS 1 AND 2 BEING CREATED FOR THE BENEFIT OF PARCELS 2 AND 3.

Cameron McDowell 11-8-2018  
CAMERON MCDOWELL DATE

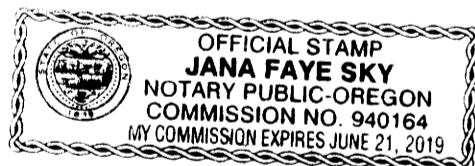
Kacy D. McDowell 11.8.18  
KACY D. MCDOWELL DATE

**ACKNOWLEDGEMENT:**

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 2<sup>th</sup> DAY OF November, 2018, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED CAMERON AND KACY D. MCDOWELL 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: Jana Faye sky  
COMMISSION #: 940164  
MY COMMISSION EXPIRES ON: 6-21-19  
SIGNATURE: Janasky



**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.

BEGINNING AT A 5/8" IRON ROD THAT BEARS N 3°15'56" E 6.02 FEET FROM THE NORTHWEST CORNER OF PARCEL 1, LAND PARTITION 2012-0008; THENCE N 3°15'56" E 68.98 FEET TO A GEARED AXLE; THENCE N 2°00'21" E 262.21 FEET TO A 5/8" IRON ROD; THENCE S 87°56'09" E 503.00 FEET TO A 5/8" IRON ROD; THENCE S 87°56'09" E 183.80 FEET TO A 5/8" IRON ROD; THENCE S 87°56'09" E 210.60 FEET TO A 5/8" IRON ROD; THENCE S 87°56'09" E 395.00 FEET TO A 5/8" IRON ROD; THENCE S 2°12'58" W 331.68 FEET TO A 5/8" IRON ROD; THENCE N 87°54'52" W 395.00 FEET TO A 5/8" IRON ROD; THENCE N 87°54'52" W 394.20; THENCE N 87°48'00" W 503.30 FEET TO A 5/8" IRON ROD, THE PLACE OF BEGINNING.

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO 3 PARCELS AS SHOWN. MONUMENTS WERE FOUND AND HELD AS SHOWN. THE NORTHWEST CORNER OF PARCEL 3 WAS SET AT THE INTERSECTION OF A LINE EXTENDED WESTERLY THROUGH THE TWO MONUMENTS FOUND ON THE NORTHERN BOUNDARY AND A LINE EXTENDED NORTHERLY FROM THE AXLE FOUND PER CS 51/203-3 AT A BEARING PARALLEL TO THE WEST LINE OF 27-07-35D TL 1400. AS NOTED ON LAND PARTITION 2012-0008, THE SECTION, SUBDIVIDED AS SHOWN ON M130-13, LEAVES A GAP BETWEEN THE NORTHERN BOUNDARY OF LAND PARTITION 2012-0008 AND THE SOUTHERN BOUNDARY OF THE SUBJECT PROPERTY WHICH IS DEFINED AS AN ALIQUOT PART OF THE SECTION. WHILE I BELIEVE THIS TO BE BASICALLY AN INADVERTENT GLITCH, THE LITERAL INTERPRETATION OF THE DEED CREATES A GAP AND I AM FORCED TO MONUMENT IT THAT WAY.

**APPROVALS:**

JMD 11/8/18  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Kristina O. Schubert 11/8/2018  
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 11/14/18  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 14<sup>th</sup> DAY OF 2018, 2:52 O'CLOCK AM PM  
Patricia K. Hitt 11/14/18  
DOUGLAS COUNTY CLERK DATE



SEWER: ON-SITE SEPTIC  
WATER: UMPQUA BASIN WATER ASSOC.  
ZONE: RR  
COMP. PLAN: RC2

PLANNING DEPT. FILE NO. 18-034

|  |  |   |
|--|--|---|
| <b>LAND PARTITION</b>  |  | REGISTERED<br>PROFESSIONAL<br>LAND SURVEYOR<br><br><br>OREGON<br>JANUARY 12, 1988<br>F. NEIL HIBBS<br>52989<br>EXPIRATION DATE<br>6/30/2019 |
| LYING IN THE SE 1/4 OF SEC. 35, T27S, R7W<br>WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON |  |   |
| CLIENT:<br>CAMERON AND KACY MCDOWELL<br>7551 LOOKINGGLASS ROAD<br>ROSEBURG, OR. 97471    | SURVEYOR:<br><b>NEIL HIBBS</b><br>LAND SURVEYING, INC<br><small>4738 LOCKWOOD AVE. NO. ROSEBURG, OR. 97471<br/>         phone: 541-657-4363<br/>         fax: 541-657-4368<br/>         e-mail: neil@neilhibbs.com</small> |   |
| DWG SCALE: N/A   | JOB NO.: 2117-01   | DATE: OCTOBER 2018  |
|  |  | PAGE 2 OF 2   |

2018-0030 B