



LEGEND

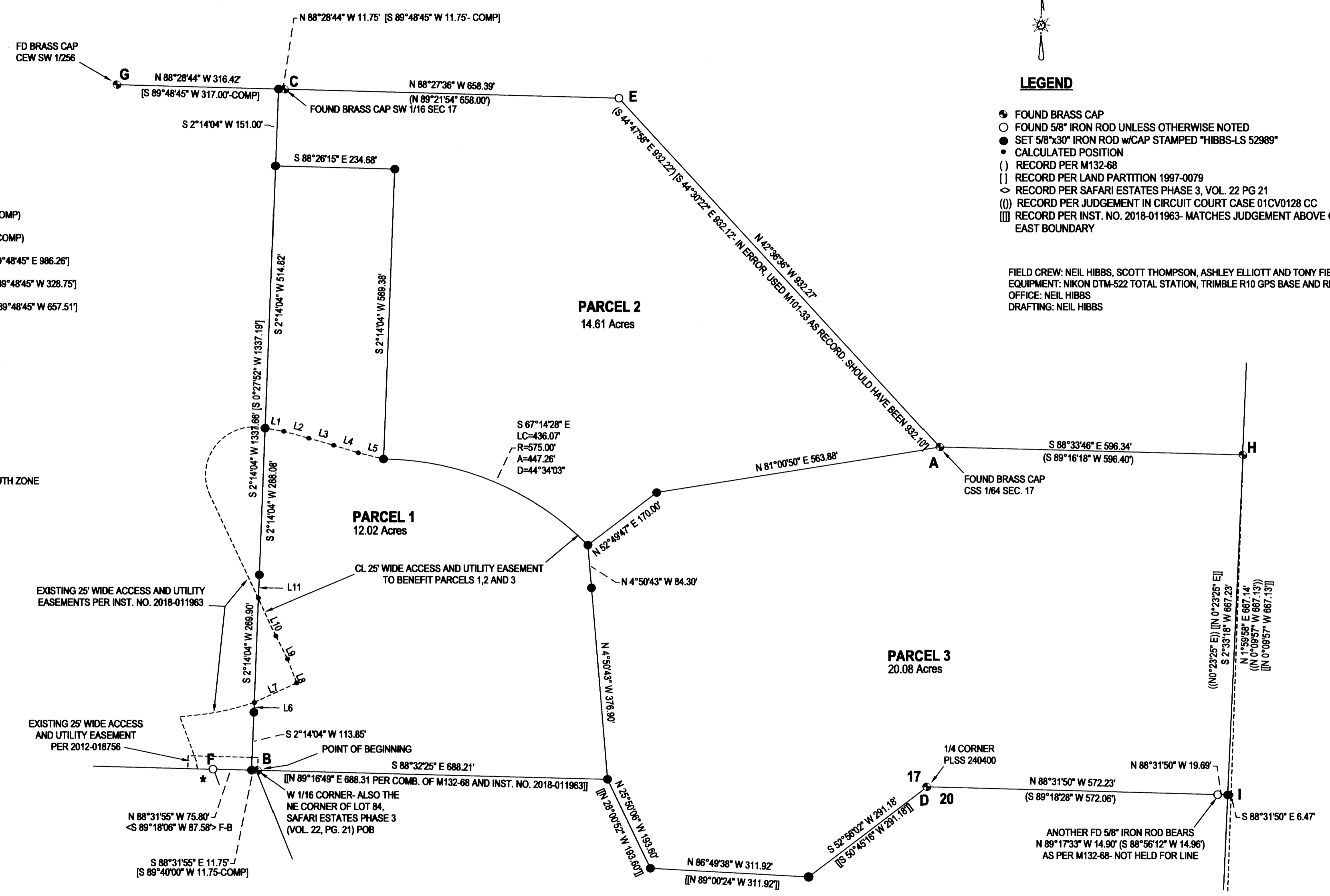
- FOUND BRASS CAP
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- CALCULATED POSITION
- () RECORD PER M132-68
- [] RECORD PER LAND PARTITION 1997-0079
- ◇ RECORD PER SAFARI ESTATES PHASE 3, VOL. 22 PG 21
- (()) RECORD PER JUDGEMENT IN CIRCUIT COURT CASE 01CV0128 CC
- [[]] RECORD PER INST. NO. 2018-011963- MATCHES JUDGEMENT ABOVE ON EAST BOUNDARY

FIELD CREW: NEIL HIBBS, SCOTT THOMPSON, ASHLEY ELLIOTT AND TONY FIELDS
EQUIPMENT: NIKON DTM-522 TOTAL STATION, TRIMBLE R10 GPS BASE AND RECEIVER
OFFICE: NEIL HIBBS
DRAFTING: NEIL HIBBS

- A-B S 64°44'43" W 1483.22 (S 62°33'53" W 1483.28- COMP)
- A-G N 66°13'26" W 1767.36 (N 68°23'58" W 1767.17- COMP)
- G-E S 88°27'05" E 986.37 (N 89°21'54" E 986.26) (N 89°48'45" E 986.26)
- C-G N 88°28'44" W 328.17 (S 89°21'54" W 328.26) (S 89°48'45" W 328.75)
- C-E S 88°27'22" E 658.14 (S 89°21'54" W 658.00) (S 89°48'45" W 657.51)
- B-D N 88°32'25" W 1316.57 (S 89°16'49" W 1316.67)
- D-I N 88°31'50" E 598.39 (N 89°18'28" E 598.22)

BEARINGS ARE GRID, NAD 83(CONUS), OREGON SOUTH ZONE
DISTANCES CONVERTED TO GROUND
CONVERGENCE: 0.9999983669
COMBINED SCALE FACTOR: -2"00'27"

LINE	BEARING	HORIZ DIST
L1	S79°53'31"E	36.63'
L2	S74°43'28"E	51.14'
L3	S74°02'47"E	50.96'
L4	S73°04'14"E	50.50'
L5	S76°07'01"E	51.25'
L6	N2°14'04"E	19.44'
L7	N65°23'29"E	91.03'
L8	N21°06'56"W	50.37'
L9	N26°52'59"W	50.76'
L10	N24°34'42"W	81.05'
L11	N2°14'04"E	46.43'



PLANNING DEPT. FILE NO. 18-W010

LAND PARTITION LYING IN THE SW 1/4 & SE 1/4 OF SEC. 17 & THE NW 1/4 OF SEC. 20, T28S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR
CLIENT: C&A PROPERTIES 522 SW WASHINGTON AVE. #108 ROSEBURG, OR. 97470	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 478 LOCKWOOD AVE. S.W. ROSEBURG, OR. 97471 PHONE: 541-657-4363 FAX: 541-657-4368 E-MAIL: neil@neilhiggs.com	 OREGON JANUARY 12, 1989 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2019
DWG SCALE: 1"= 150'	JOB NO.: 2109-01	DATE: OCTOBER 2018

2018-0031B

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT C&A PROPERTIES LLC IS THE OWNER 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 1,2 AND 3.

Kenneth B Averett 11-14-18
KENNETH B. AVERETT- MEMBER DATE

Shawn Clark 11-14-18
SHAWN W. CLARK-MEMBER DATE

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

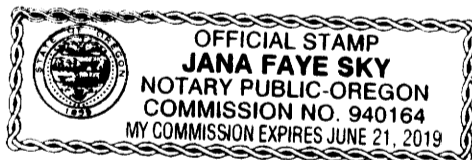
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 14th DAY OF November 2018, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED KENNETH B. AVERETT AND SHAWN W. CLARK, AS MEMBERS OF C & A PROPERTIES, WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

PRINTED NAME: Jana Faye Sky

COMMISSION #: 940164

MY COMMISSION EXPIRES ON: June 21, 2019

SIGNATURE: Jana Sky



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 THE BRASS CAP AT THE NORTHEAST CORNER OF LOT 84, SAFARI ESTATES PHASE 3 AS RECORDED IN VOLUME 22, PAGE 21 OF THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON, THENCE N 88°31'55" W 11.75 FEET TO A 5/8" IRON ROD, SAID ROD BEING THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN INSTRUMENT NO. 2018-011963 OF THE DEED RECORDS OF DOUGLAS COUNTY; THENCE N 2°14'04" E 113.85 FEET TO A 5/8" IRON ROD; THENCE N 2°14'04" E 269.90 FEET TO A 5/8" IRON ROD; THENCE N 2°14'04" E 288.08 FEET TO A 5/8" IRON ROD; THENCE N 2°14'04" E 514.82 FEET TO A 5/8" IRON ROD; THENCE N 2°14'04" E 151.00 FEET TO A 5/8" IRON ROD, SAID ROD BEING THE NORTHWEST CORNER OF THE LAND DESCRIBED IN INSTRUMENT NO. 2018-011963 OF THE DEED RECORDS OF DOUGLAS COUNTY; THENCE S 88°28'44" E 11.75 FEET TO A BRASS CAP MARKING THE SW 1/16 CORNER OF SECTION 17; THENCE S 88°27'36" E 658.39 FEET TO A 5/8" IRON ROD; THENCE S 42°36'36" E 932.27 FEET TO A BRASS CAP MARKING THE CSS 1/64 CORNER OF SECTION 17; THENCE S 88°33'46" E 596.34 FEET TO A BRASS CAP; THENCE S 2°33'18" W 667.23 FEET TO A 5/8" IRON ROD; THENCE N 88°31'50" W 19.69 FEET TO A 5/8" IRON ROD; THENCE N 88°31'50" W 572.23 FEET TO A BRASS CAP MARKING THE 1/4 CORNER BETWEEN SECTIONS 17 AND 20; THENCE S 52°56'02" W 291.18 FEET TO A 5/8" IRON ROD; THENCE N 86°49'38" W 311.92 FEET TO A 5/8" IRON ROD; THENCE N 25°50'06" W 193.60 FEET TO A 5/8" IRON ROD; THENCE N 88°32'25" W 688.21 FEET TO A BRASS CAP, THE POINT OF BEGINNING.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO 3 PARCELS AS SHOWN. A NUMER OF MONUMENTS WERE FOUND AND HELD AS SHOWN. TOTAL ACREAGE OF THE PARENT PARCEL CONTAINS ONLY 46.7 ACRES, NOT THE 55.06 ACRES THAT IT WAS SUPPOSED TO BE. THE SOUTHEAST CORNER WAS SET BASED ON THE JUDGEMENT IN CIRCUIT COURT CASE 01CV0128CC WHICH HAS A LEGAL DESCRIPTION THAT IS BASED OFF OF M132-68.

APPROVALS:

Mark J. Bauer 11-14-2018
WINSTON CITY MANAGER DATE

Kristian O. McHurt 11-19-2018
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 11-15-2018
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 20th DAY OF 2018, 8:45 O'CLOCK AM PM

Patricia K. Hitt 11/20/18
DOUGLAS COUNTY CLERK DATE



SEWER: CITY OF WINSTON SANITARY SEWER DEPARTMENT
WATER: WINSTON-DILLARD WATER DISTRICT
ZONE: RM
COMP. PLAN: RES 7 DU/AC

NOTE: INST. NO. 95-07292 NOT PLOTTABLE. ALL EASEMENTS OF RECORD PER TITLE REPORT, THAT ARE PLOTTABLE, ARE SHOWN.

PLANNING DEPT. FILE NO. 18-W010

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 & SE 1/4 OF SEC. 17 & THE NW 1/4 OF SEC. 20, T28S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: C&A PROPERTIES 522 SW WASHINGTON AVE. #108 ROSEBURG, OR. 97470	SURVEYOR: NEIL LAND SURVEYING, INC HIBBS <small>478 LOCKWOOD AVE. NO. ROSEBURG, OR. 97471 PHONE: 541-857-8303 FAX: 541-857-8300 E-MAIL: neil@neilandsurveying.com</small>	
DWG SCALE: N/A	JOB NO.: 2109-01	DATE: OCTOBER 2018 PAGE 2 OF 2

2018-0031B