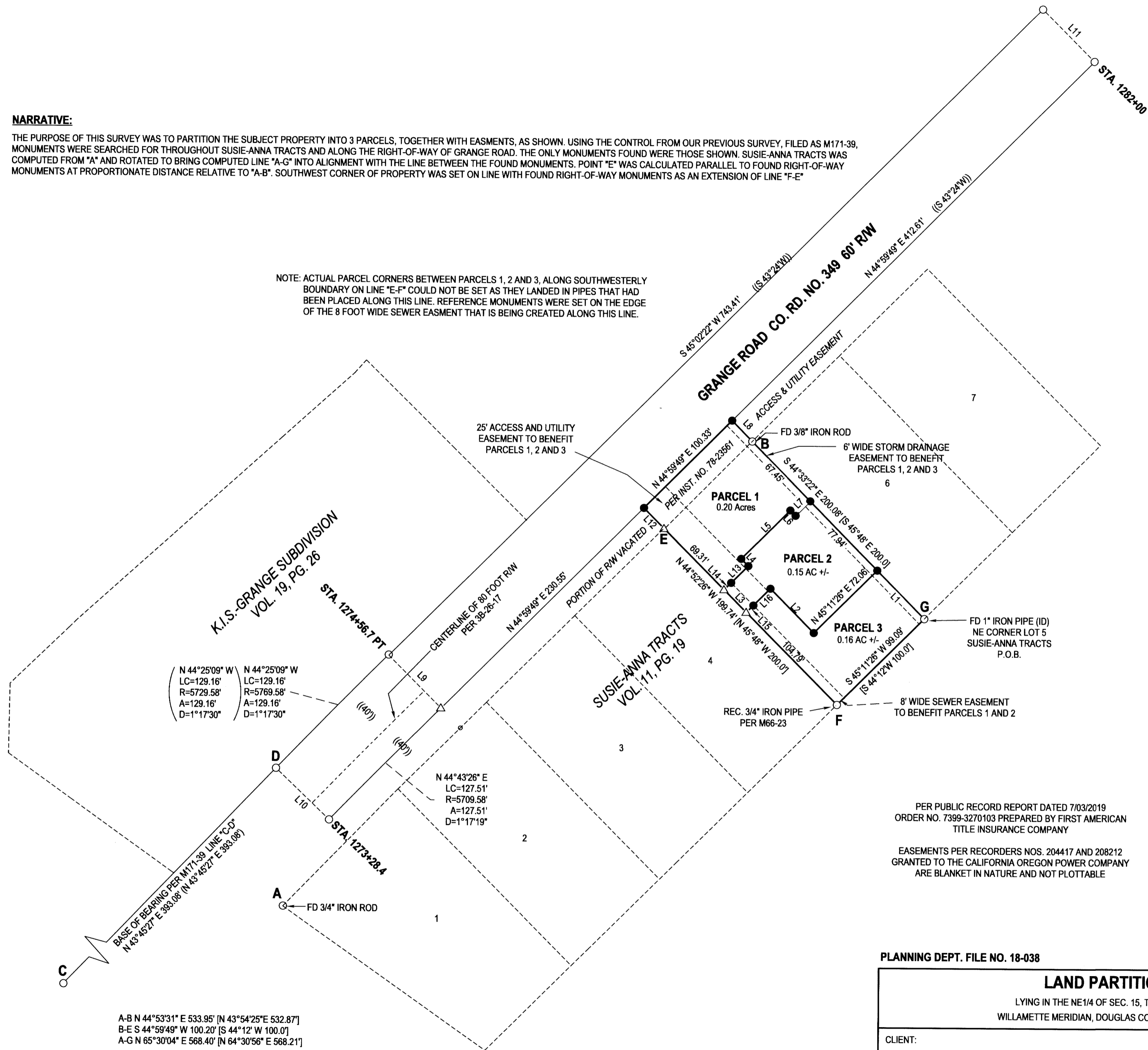


2019-0021A

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO 3 PARCELS, TOGETHER WITH EASMENTS, AS SHOWN. USING THE CONTROL FROM OUR PREVIOUS SURVEY, FILED AS M171-39, MONUMENTS WERE SEARCHED FOR THROUGHOUT SUSIE-ANNA TRACTS AND ALONG THE RIGHT-OF-WAY OF GRANGE ROAD. THE ONLY MONUMENTS FOUND WERE THOSE SHOWN. SUSIE-ANNA TRACTS WAS COMPUTED FROM "A" AND ROTATED TO BRING COMPUTED LINE "A-G" INTO ALIGNMENT WITH THE LINE BETWEEN THE FOUND MONUMENTS. POINT "E" WAS CALCULATED PARALLEL TO FOUND RIGHT-OF-WAY MONUMENTS AT PROPORTIONATE DISTANCE RELATIVE TO "A-B". SOUTHWEST CORNER OF PROPERTY WAS SET ON LINE WITH FOUND RIGHT-OF-WAY MONUMENTS AS AN EXTENSION OF LINE "F-E"

NOTE: ACTUAL PARCEL CORNERS BETWEEN PARCELS 1, 2 AND 3, ALONG SOUTHWESTERLY BOUNDARY ON LINE "E-F" COULD NOT BE SET AS THEY LANDED IN PIPES THAT HAD BEEN PLACED ALONG THIS LINE. REFERENCE MONUMENTS WERE SET ON THE EDGE OF THE 8 FOOT WIDE SEWER EASEMENT THAT IS BEING CREATED ALONG THIS LINE.



N 44°25'09" W
LC=129.16'
R=5729.58'
A=129.16'
D=1°17'30"

N 44°25'09" W
LC=129.16'
R=5769.58'
A=129.16'
D=1°17'30"

N 44°43'26" E
LC=127.51'
R=5709.58'
A=127.51'
D=1°17'19"

A-B N 44°53'31" E 533.95' [N 43°54'25" E 532.87']
B-E S 44°59'49" W 100.20' [S 44°12' W 100.0']
A-G N 65°30'04" E 568.40' [N 64°30'56" E 568.21']

Douglas County Official Records
Patricia K. Hitt, County Clerk
2019-012302
00493449201900123020020028
08/07/2019 01:00:23 PM
PLAT-PAR Cnt=1 Stn=33 HAJOHNST
This is a no fee document



FIELD CREW: SCOTT THOMPSON & TONY FIELDS
EQUIPMENT: NIKON NPL-322+2" TOTAL STATION
OFFICE: NEIL HIBBS
DRAFTING: NEIL HIBBS

T28S R6W SEC. 15AA TL 1400

WATER: ROBERTS CREEK WATER DISTRICT
SEWER: GREEN SANITARY DISTRICT
ZONE: R-1
COMP. PLAN: RMD

LEGEND

- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- △ CALCULATED POSITION
- () RECORD PER M171-39
- [] RECORD PER SUSIE-ANNA TRACTS, VOL. 11, PG. 19
- (()) RECORD PER STATE HWY ROLL MAP 3B-26-17

LINE	BEARING	HORIZ DIST
L1	S44°33'22"E	54.69'
L2	S44°49'31"E	50.10'
L3	S44°52'26"E	25.64'
L4	S44°49'31"E	8.20'
L5	S45°11'26"W	55.72'
L6	N44°49'31"W	6.00'
L7	S45°11'26"W	16.70'
L8	S44°33'22"E	23.38'
L9	S44°57'38"E	60.00'
L10	S46°16'25"E	59.69'
L11	N45°02'17"W	59.45'
L12	N44°52'26"W	23.38'
L13	S45°11'26"W	19.40'
L14	S45°11'26"W	8.00'
L15	N45°11'26"E	8.00'
L16	N45°11'26"E	19.38'

PER PUBLIC RECORD REPORT DATED 7/03/2019
ORDER NO. 7399-3270103 PREPARED BY FIRST AMERICAN
TITLE INSURANCE COMPANY

EASEMENTS PER RECORDERS NOS. 204417 AND 208212
GRANTED TO THE CALIFORNIA OREGON POWER COMPANY
ARE BLANKET IN NATURE AND NOT PLOTTABLE

PLANNING DEPT. FILE NO. 18-038

LAND PARTITION LYING IN THE NE 1/4 OF SEC. 15, T28S R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR <i>Neil Hibbs</i> OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2021	
CLIENT: KEITH AND MARIANNE ANDRUS 459 SNOWBERRY RD. ROSEBURG, OR. 97471	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 4789 LOOKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-957-9303 fax: 541-957-9306 e-mail: neilhibbs@wildblue.net		
DWG SCALE: 1"= 60'	JOB NO.: 0148-03	DATE: JULY 2019	PAGE 1 OF 2

2019-0021A