

SE CORNER PARCEL 2
 LAND PARTITION 2007-111

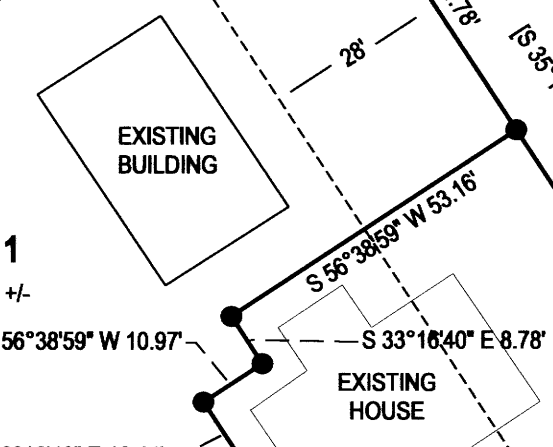
LOT 2, BLOCK 2
 HUNTS TRACTS

PARCEL 1
 10,017 SQ. FT. +/-

PARCEL 2
 10,244 SQ. FT. +/-

LOT 4, BLOCK 2
 HUNTS TRACTS

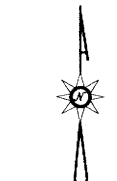
DORIS AVENUE 30' RW



BASE OF BEARING- COMP. LINE "A-B" PER LAND PARTITION 2007-111
 S 12°41'31" E 455.67' (S 12°41'31" E 455.67')
 LINE "C-D" N 32°58'03" W 167.39' <N 35°23'12" W 167.70">

NOTE: NO STRUCTURE OTHER THAN A FENCE OR SIGN SHALL BE LOCATED
 CLOSER THAN 28 FEET FROM THE RIGHT-OF-WAY OF DORIS AVENUE.
 THE EXISTING HOUSE ON PARCEL 2 IS PRE-EXISTING

NOTE: PER THE TITLE REPORT PREPARED ON JULY 26, 2019 BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 7391-3295172
 THERE ARE NO EASEMENTS OF PUBLIC RECORD SHOWN ON THE SPECIFIC EXCEPTIONS.



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 LAND PARTITION 2007-111
- [] RECORD PER HUNTS TRACTS, VOL. 6, PG. 20
- <> RECORD PER M156-35

FIELD CREW: NEIL HIBBS, SCOTT THOMPSON AND TONY FIELDS
 EQUIPMENT: NIKON NPL-322+2" TOTAL STATION
 OFFICE: NEIL HIBBS
 DRAFTING: NEIL HIBBS
 T28S R6W SEC. 2CC TL 600
 ZONING: R-1
 COMP. PLAN: RHD
 WATER: ROBERTS CREEK WATER DISTRICT
 SANITARY: GREEN SANITARY DISTRICT

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO 2 PARCELS AS SHOWN. THE COMPUTED LINE BETWEEN RODS "A" AND "B" WAS HELD AS A BASE OF BEARING PER LAND PARTITION 2007-111, FILED BY THIS OFFICE. POINT "I" WAS PROPORTIONED BETWEEN PIPES FOUND AT POINTS "G" AND "H". FOUND RODS "C" AND "D" SEEM TO BE THE ONES SET PER M156-35. M156-35 SHOWS TYING NOTHING ALONG THE BOUNDARY COMMON WITH THIS PROPERTY, JUST RELYING ON DEED RECORD TO SET THESE TWO PINS. ODDLY THOUGH, THE DISTANCE OF 167.70 FEET SHOWN ON M156-35 COMES MUCH CLOSER TO FITTING THE LINE BETWEEN THE FOUND AXLE-"E" AND THE ROD AT "C", THIS LINE BEING 167.71'.

PLANNING DEPT. FILE NO. 19-021

LAND PARTITION LOT 3, BLOCK 2, HUNTS TRACTS LYING IN THE SW 1/4 OF SEC. 2, T28S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR
CLIENT: DUSTIN JINKS P.O. BOX 1951 ROSEBURG, OR. 97470	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 4739 LOOKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-957-6303 fax: 541-957-6306 e-mail: neilhibbs@willbbs.com	 OREGON JANUARY 12, 1989 F. NEIL HIBBS 52989
DWG SCALE: 1"= 30'	JOB NO.: 2120-01	DATE: AUGUST 2019
		PAGE 1 OF 2
		EXPIRATION DATE 6/30/2021

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT DUSTIN JINKS IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO TWO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES.

[Signature] 8/30/19
DUSTIN JINKS DATE

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 30th DAY OF August, 2019, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DUSTIN JINKS WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

PRINTED NAME: Jessica Ann Dora Ione McCard

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.

LOT 3, BLOCK 2, HUNTS TRACTS AS RECORDED IN VOLUME 6, PAGE 20 OF THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON.

APPROVALS:

[Signature] 9/3/19
DOUGLAS COUNTY PLANNING DIRECTOR DATE

[Signature] 9/3/2019
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 9/3/19
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 3rd DAY OF SEPT, 2019, 2:55 O'CLOCK AM PM

[Signature] 9/3/19
DOUGLAS COUNTY CLERK DATE



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DWG SCALE: N/A	JOB NO.: 2120-02	DATE: AUGUST 2019
		PAGE 2 OF 2