

2020-0007 A

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Douglas County Official Records 2020-003387
Daniel J. Loomis, County Clerk



NO FEE

02/11/2020 02:18:01 PM
PLAT-PAR Cnt=1 Stn=33 HAJOHNST
This is a no fee document

PUBLIC RECORDS REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY
DATED SEPTEMBER 10, 2019 ORDER NO. 7399-3312391
RECORDER'S NO. 55310- TELEPHONE EASEMENT OVER THE E 1/2 OF THE E 1/2 OF SECTION 31 AND THE W 1/2 OF THE NW 1/4 OF SECTION 32 WITH NO WIDTH OR SPECIFIC LOCATION STATED. NOT PLOTTABLE.
RECORDER'S NO. 61714- TELEPHONE EASEMENT OVER THE E 1/2 OF THE E 1/2 OF SECTION 31 AND THE W 1/2 OF THE NW 1/4 OF SECTION 32 WITH NO WIDTH OR SPECIFIC LOCATION STATED. NOT PLOTTABLE.
RECORDER'S NO. 71775- PIPE LINE EASEMENT. PROPERTY LOCATION UNREADABLE. NO WIDTH OR SPECIFIC LOCATION STATED.
INST. NO. 70-13431- MEMORANDUM OF SALE. PROPERTY LYING IN THE E 1/2 OF THE E 1/2 OF SECTION 31 AND THE W 1/2 OF THE W 1/2 OF SECTION 32. GRANTORS RESERVING A RIGHT-OF-WAY FOR INGRESS AND EGRESS. NO DEFINED WIDTH OR SPECIFIC LOCATION. NOT PLOTTABLE.
INST. NO. 79-12091- SPRING AND PIPELINE EASEMENT OVER THE N 1/2 OF THE NE 1/4 AND THAT PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 31 LYING SOUTH OF THE SOUTH LINE OF COUNTY RD. NO. 50. NO SPECIFIED WIDTH OF SPECIFIC LOCATION. NOT PLOTTABLE.
INST. NO. 95-04367- RIGHT-OF-WAY EASEMENT TO DOUGLAS ELECTRIC OVER THE E 1/2 OF THE E 1/2 OF SECTION 31 AND THE W 1/2 OF THE W 1/2 OF SECTION 32. NO SPECIFIED WITH OF SPECIFIC LOCATION. NOT PLOTTABLE

NARRATIVE:

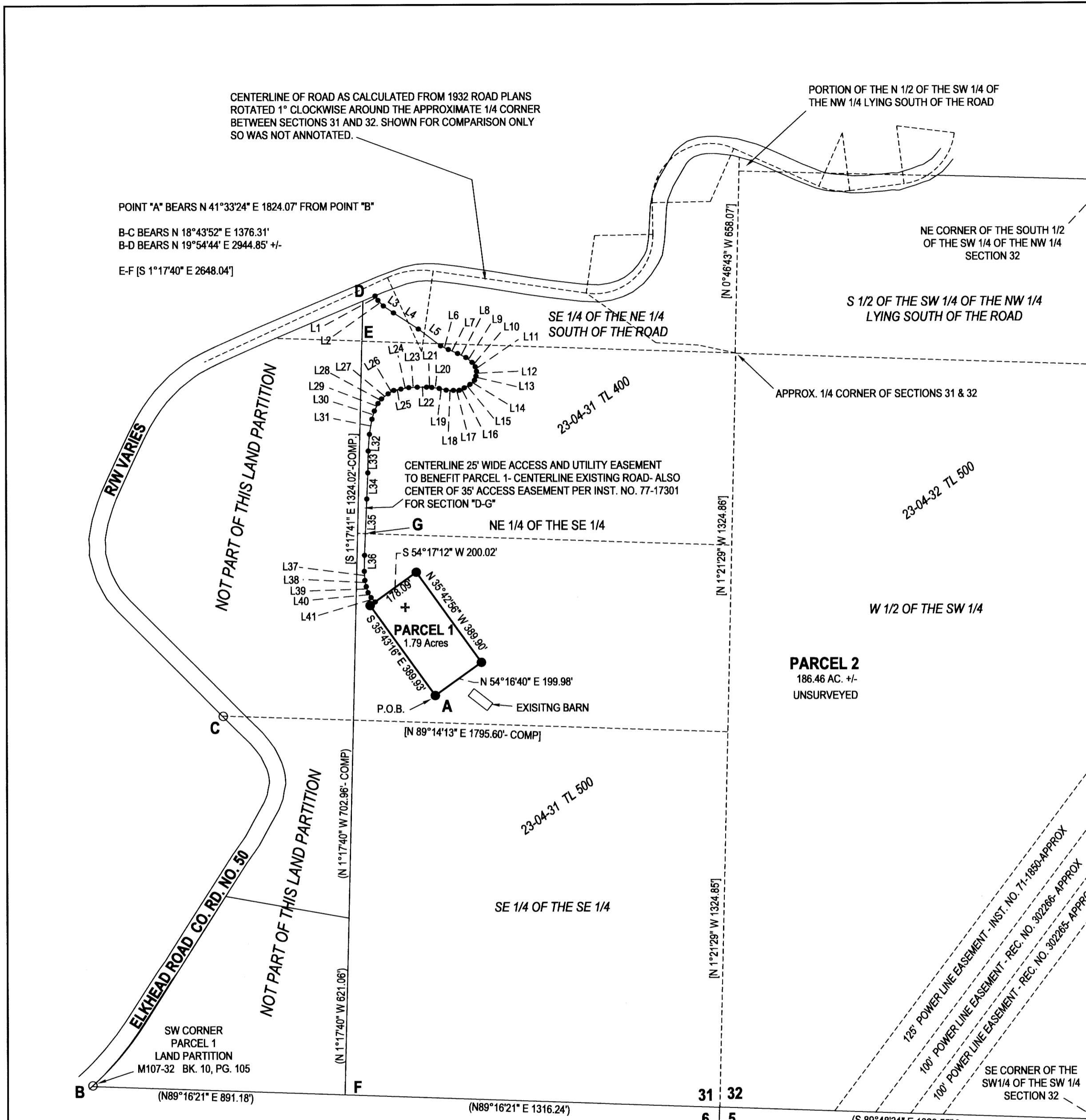
THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO 2 PARCELS AND CREATE A 25 FOOT WIDE ACCESS AND UTILITY EASEMENT TO BENEFIT PARCEL 1 OVER AN EXISTING GRAVEL ROAD AS SHOWN. A NUMBER OF CORNERS WERE SEARCHED FOR BUT WERE MISSING. RODS SET FOR PARCEL 1 AS DIRECTED BY CLIENT. ROAD SHOWN AS OFFSET FROM CENTERLINE AS PULLED FROM GOOGLE EARTH. CENTERLINE OF ROAD COMPUTED PER THE 1932 ROAD PLANS. SHOWN FOR COMPARISON ONLY AS REQUESTED BY THE DCSO, ROTATED 1° CLOCKWISE AROUND THE ARROX. 1/4 CORNER OF SECTIONS 31 AND 32, TO GIVE BEST FIT TO ACTUAL ROAD LOCATION, AS THIS WAS THE ONLY POINT TIED ON SHEET 4 OF THE 1932 ROAD PLANS. NOT ANNOTATED AS IT WOULD JUST CLUTTER UP THE MAP AND SERVE NO REAL PURPOSE.



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 M107-32
- [] RECORD PER M79-77
- (/2) RECORD PER M119-40
- + WELL

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



LINE	BEARING	HORIZ DIST
L1	S33°57'56"E	18.66'
L2	S43°19'04"E	27.08'
L3	S55°25'39"E	43.27'
L4	S56°53'22"E	103.71'
L5	S52°42'05"E	98.07'
L6	S65°03'27"E	30.09'
L7	S66°06'00"E	35.37'
L8	S64°33'46"E	32.06'
L9	S51°37'48"E	27.57'
L10	S34°36'35"E	18.98'
L11	S17°10'45"E	16.38'
L12	S7°38'53"W	16.99'
L13	S17°50'12"W	15.12'
L14	S48°20'37"W	21.86'
L15	S58°29'11"W	23.18'
L16	S63°59'57"W	19.33'
L17	S89°34'32"W	20.97'
L18	N87°59'00"W	25.47'
L19	N76°48'37"W	25.12'
L20	N82°22'33"W	25.89'
L21	N86°30'17"W	18.72'
L22	S89°43'28"W	32.47'
L23	S87°29'00"W	30.10'
L24	S79°59'11"W	27.93'
L25	S79°08'16"W	25.61'
L26	S59°20'10"W	23.26'
L27	S52°14'13"W	28.89'
L28	S37°45'15"W	20.66'
L29	S25°57'59"W	29.59'
L30	S16°34'42"W	29.85'
L31	S9°26'03"W	53.82'
L32	S4°11'37"W	59.07'
L33	S1°26'20"W	76.79'
L34	S2°14'10"W	91.33'
L35	S2°27'38"W	198.20'
L36	S1°00'37"W	56.53'
L37	S3°28'56"E	32.36'
L38	S11°51'30"E	21.93'
L39	S17°02'12"E	21.73'
L40	S30°15'24"E	20.57'
L41	S44°04'32"E	20.93'

BEARINGS ARE GRID, NAD83(CONUS), OREGON SOUTH ZONE
DISTANCES CONVERTED TO GROUND
CONVERGENCE: -1°51'18"
COMBINED SCALE FACTOR: 0.9999968361

PLANNING DEPT. FILE NO. 08-093

LAND PARTITION	
LYING IN THE NE1/4 & SE 1/4 OF SEC. 31, THE NW 1/4 & S W 1/4 OF SEC. 32, T23S, R4W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON	
CLIENT: DRUS AND CINDY JANTZEN 12540 ELKHEAD ROAD OAKLAND, OR. 97462	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 4789 LOOKINGGLASS RD. ROSEBURG, OR 97171 phone: 541-957-8306 fax: 541-957-8306 e-mail: neilhibbs@willbluo.net
DWG SCALE: 1"= 300'	JOB NO.: 2295-01
DATE: DECEMBER 2019	PAGE 1 OF 2

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Neil Hibbs

OREGON
JANUARY 12, 1988
F. NEIL HIBBS
52989

EXPIRATION DATE
6/30/2021

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DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT DRUS AND CYNTHIA J. JANTZEN, AS TRUSTEES OF THE JANTZEN FAMILY TRUST DATED APRIL 5, 2000, ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN, HAVE CAUSED THE SAME TO BE PARTITIONED INTO TWO PARCELS, TOGETHER WITH A 25 FOOT WIDE ACCESS AND UTILITY EASEMENT TO BENEFIT PARCEL 1, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES.

[Signature] 01-17-2020
DRUS JANTZEN- TRUSTEE DATE

[Signature] 01-17-2020
CYNTHIA L. JANTZEN- TRUSTEE DATE

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 17th DAY OF January, 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DRUS AND CYNTHIA L. JANTZEN 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 sky

COMMISSION #: 985647

MY COMMISSION EXPIRES ON: April 8, 2023

SIGNATURE: [Signature]

SURVEYOR'S CERTIFICATE:

I, F. NEIL HIBBS, HEREBY CERTIFY THAT I HAVE CORRECTLY PLATTED THE LAND SHOWN ON THE ANNEXED PLAT, OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION.

THAT LAND DESCRIBED IN INSTRUMENT NO. 2005-032494 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

APPROVALS:

[Signature] 2/4/2020
DOUGLAS COUNTY PLANNING DIRECTOR DATE

[Signature] 2/4/2020
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 2/11/2020
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 11th DAY OF FEBRUARY, 2020, 2:18 O'CLOCK AM PM

DOUGLAS COUNTY CLERK
By [Signature] DEPUTY 2/11/20
DOUGLAS COUNTY CLERK DATE



2020-0007 B

PLANNING DEPT. FILE NO. 08-093

LAND PARTITION		REGISTERED PROFESSIONAL LAND SURVEYOR
LYING IN THE NE 1/4 & SE 1/4 OF SEC. 31, THE NW 1/4 & SW 1/4 OF SEC. 32, T23S, R4W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: DRUS AND CINDY JANTZEN 12540 ELKHEAD RD. OAKLAND, OR. 97462	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 479 LOONINGGLASS RD. ROSENTHAL, OR. 97471 phone: 541-857-9303 fax: 541-857-9306 e-mail: neilhibbs@neilhibbs.net	 OREGON JANUARY 12, 1989 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2021
DWG SCALE: N/A	JOB NO.: 2295-01	
DATE: DECEMBER 2019		PAGE 2 OF 2