

2020-0007 A

2020-0007 A

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:**

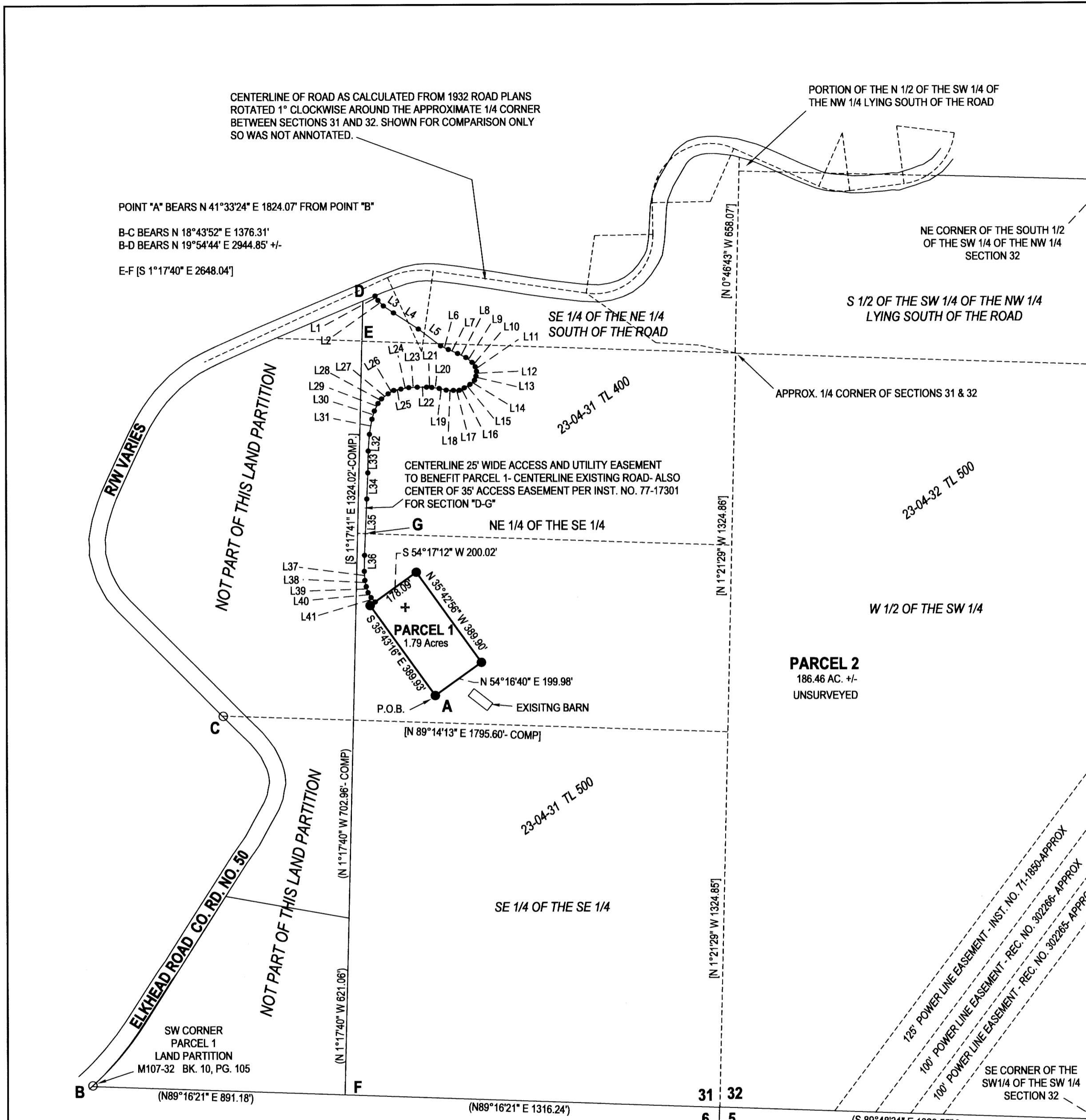
THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO 2 PARCELS AND CREATE A 25 FOOT WIDE ACCESS AND UTILITY EASEMENT TO BENEFIT PARCEL 1 OVER AN EXISTING GRAVEL ROAD AS SHOWN. A NUMBER OF CORNERS WERE SEARCHED FOR BUT WERE MISSING. RODS SET FOR PARCEL 1 AS DIRECTED BY CLIENT. ROAD SHOWN 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: <b>NEIL HIBBS</b> 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