

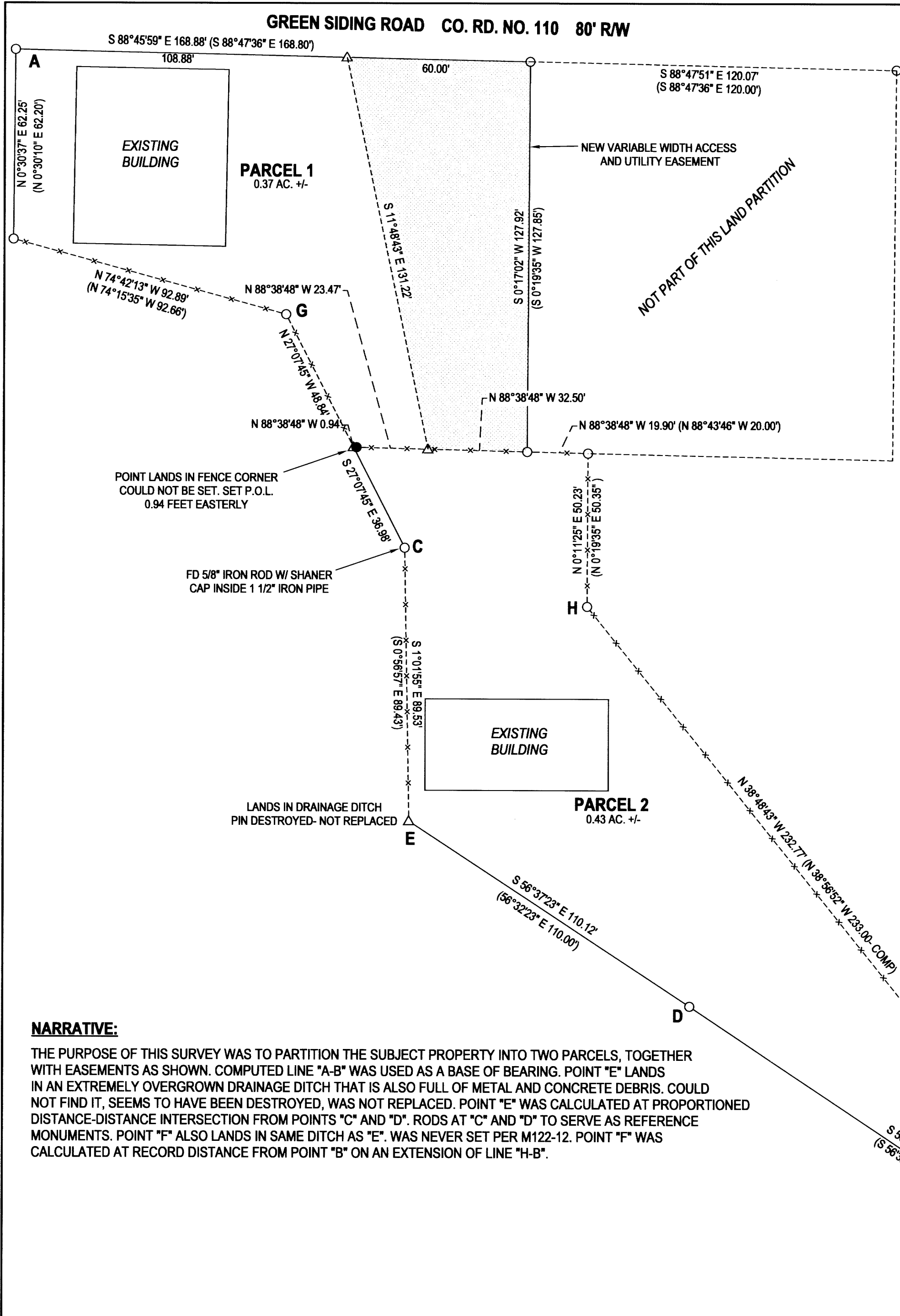
2020-0008 A

Douglas County Official Records
Daniel J. Loomis, County Clerk 2020-003744



NO FEE

PLAT-PAR Cnt=1 Stn=33 HAJOHNST
02/19/2020 01:05:45 PM
This is a no fee document



BASE OF BEARING- COMP. LINE "A-B" PER M122-12
S 42°33'08" E 493.62' (S 42°33'07" E 493.67')

C-G BEARS N 27°07'45" W 85.82' (N 27°43'23" W 85.70')



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 M122-12

T28S R6W SEC. 11BD TL 105

WATER: ROBERTS CREEK WATER DISTRICT
SEWER: GREEN SANITARY DISTRICT
ZONE: M-2
COMP. PLAN: IN

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

PUBLIC RECORDS REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY
ORDER NO. 7399-3383866 DATED JANUARY 27, 2020

INST. NO. 93-15107 POWER EASEMENT. NOT ON THIS PROPERTY. SHOW TO LIE
FURTHER EAST ALONG INDUSTRIAL DRIVE.

INST. NO. 94-24294 ROADWAY AS SET OUT ON LAND PARTITION 1994-0094
WHILE THERE IS A ROADWAY SHOWN ON THE PLAT
THERE IS NOTHING ON THE PLAT THAT INDICATES THERE
WAS AN EASEMENT CREATED.

PLANNING DEPT. FILE NO. 19-019

LAND PARTITION

LYING IN THE NW 1/4 OF SEC. 11, T28S, R6W
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:
GIMRY ROTH
1320 NE CEDAR
ROSEBURG, OR. 97470

SURVEYOR:
NEIL HIBBS
LAND SURVEYING, INC
47th LOOKINGGLASS RD.
ROSEBURG, OR. 97471
phone: 541-857-9303
fax: 541-857-8366
e-mail: neil@hibbsland.com

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 12, 1988
F. NEIL HIBBS
52989

EXPIRATION DATE
6/30/2021

DWG SCALE: 1"= 30' JOB NO.: 2254-01 DATE: FEBRUARY 2020 PAGE 1 OF 2

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO TWO PARCELS, TOGETHER WITH EASEMENTS AS SHOWN. COMPUTED LINE "A-B" WAS USED AS A BASE OF BEARING. POINT "E" LANDS IN AN EXTREMELY OVERGROWN DRAINAGE DITCH THAT IS ALSO FULL OF METAL AND CONCRETE DEBRIS. COULD NOT FIND IT, SEEMS TO HAVE BEEN DESTROYED, WAS NOT REPLACED. POINT "E" WAS CALCULATED AT PROPORTIONED DISTANCE-DISTANCE INTERSECTION FROM POINTS "C" AND "D". RODS AT "C" AND "D" TO SERVE AS REFERENCE MONUMENTS. POINT "F" ALSO LANDS IN SAME DITCH AS "E". WAS NEVER SET PER M122-12. POINT "F" WAS CALCULATED AT RECORD DISTANCE FROM POINT "B" ON AN EXTENSION OF LINE "H-B".

LANDS IN DRAINAGE DITCH
POINT NOT SET PREVIOUSLY
CALCULATED POINT PER
THIS SURVEY

2020-0008 A

2020-0008 B

2020-0008 B

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT GIMRY L. ROTH IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN, HAVE CAUSED THE SAME TO BE PARTITIONED INTO TWO PARCELS, TOGETHER WITH A VARIABLE WIDTH ACCESS AND UTILITY EASEMENT TO BENEFIT PARCEL 2, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES.

Gimry L. Roth 02/18/2020
GIMRY L. ROTH DATE

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. 98-14198 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 18th DAY OF February, 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED GIMRY L. ROTH WHO DID SAY THAT HE IS THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

PRINTED NAME: Jessica Ann Dora Ione McCord

COMMISSION #: 976046

MY COMMISSION EXPIRES ON: June 25, 2022

SIGNATURE: [Signature]

APPROVALS:

[Signature] 2/19/2020
DOUGLAS COUNTY PLANNING DIRECTOR DATE

[Signature] 2/19/2020
DOUGLAS COUNTY SURVEYOR DATE

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

Michelle Nelson, Chief Deputy 02/19/2020
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 19th DAY OF FEBRUARY, 2020, 1:05 O'CLOCK AM/PM

[Signature] 2/19/2020
DOUGLAS COUNTY CLERK DATE



PLANNING DEPT. FILE NO. 19-019

LAND PARTITION LYING IN THE NW 1/4 OF SEC. 11, T28S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR OREGON JANUARY 12, 1988 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2021	
CLIENT: GIMRY ROTH 1320 NW CEDAR ST. ROSEBURG, OR. 97470	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 4788 LOOKINGGLASS RD. ROSEBURG, OR. 97471 PHONE: 541-957-8303 FAX: 541-957-8306 E-MAIL: neil@hibbsland.com		
DWG SCALE: N/A	JOB NO.: 2254-01	DATE: FEBRUARY 2020	PAGE 2 OF 2