

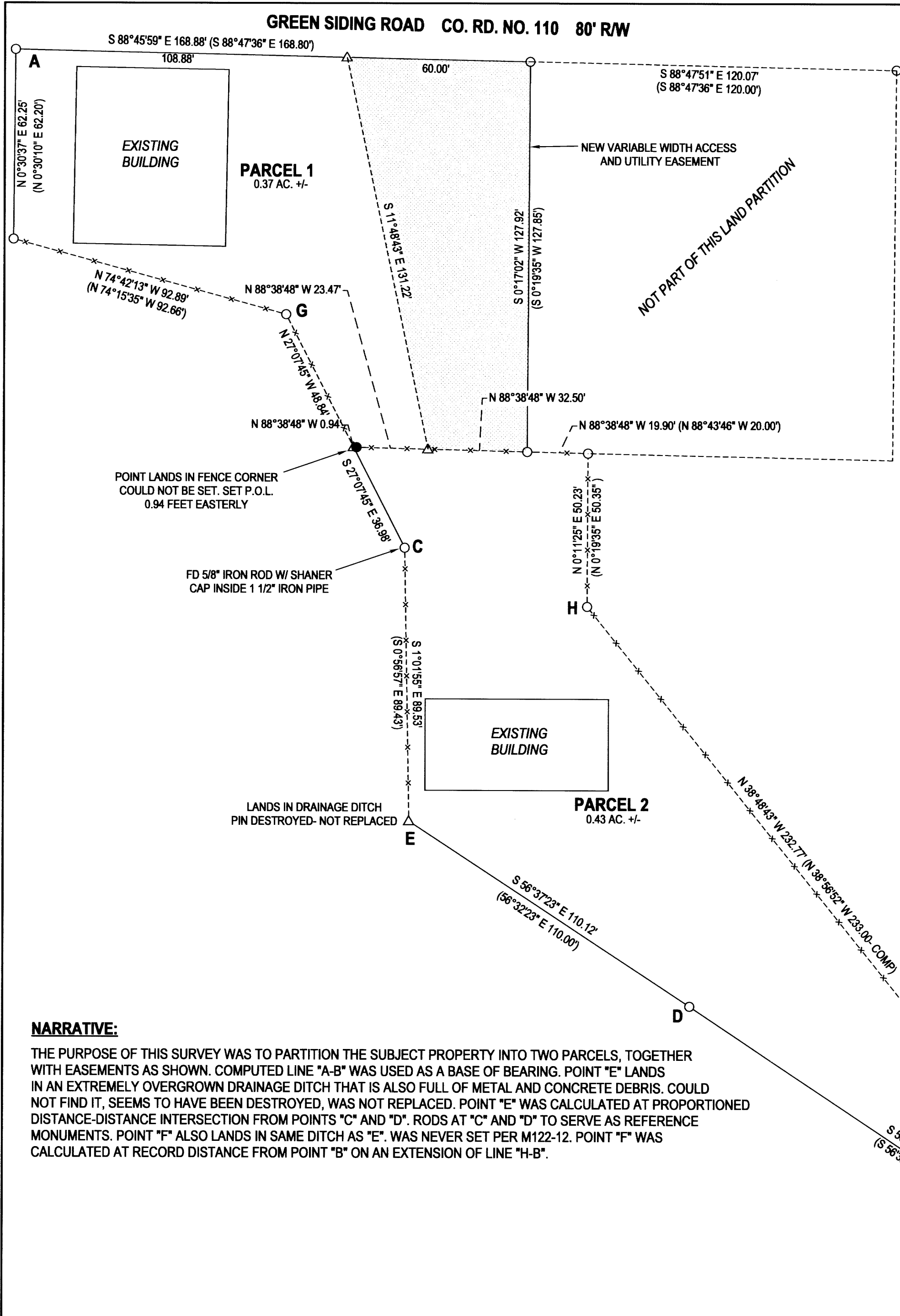
2020-0008 A

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		REGISTERED PROFESSIONAL LAND SURVEYOR
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: 541-857-8386 e-mail: neil@hibbsland.com	J. Neil Hibbs OREGON JANUARY 12, 1988 F. NEIL HIBBS 52989
DWG SCALE: 1"= 30'	JOB NO.: 2254-01	DATE: FEBRUARY 2020
		EXPIRATION DATE 6/30/2021

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

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".

2020-0008 A