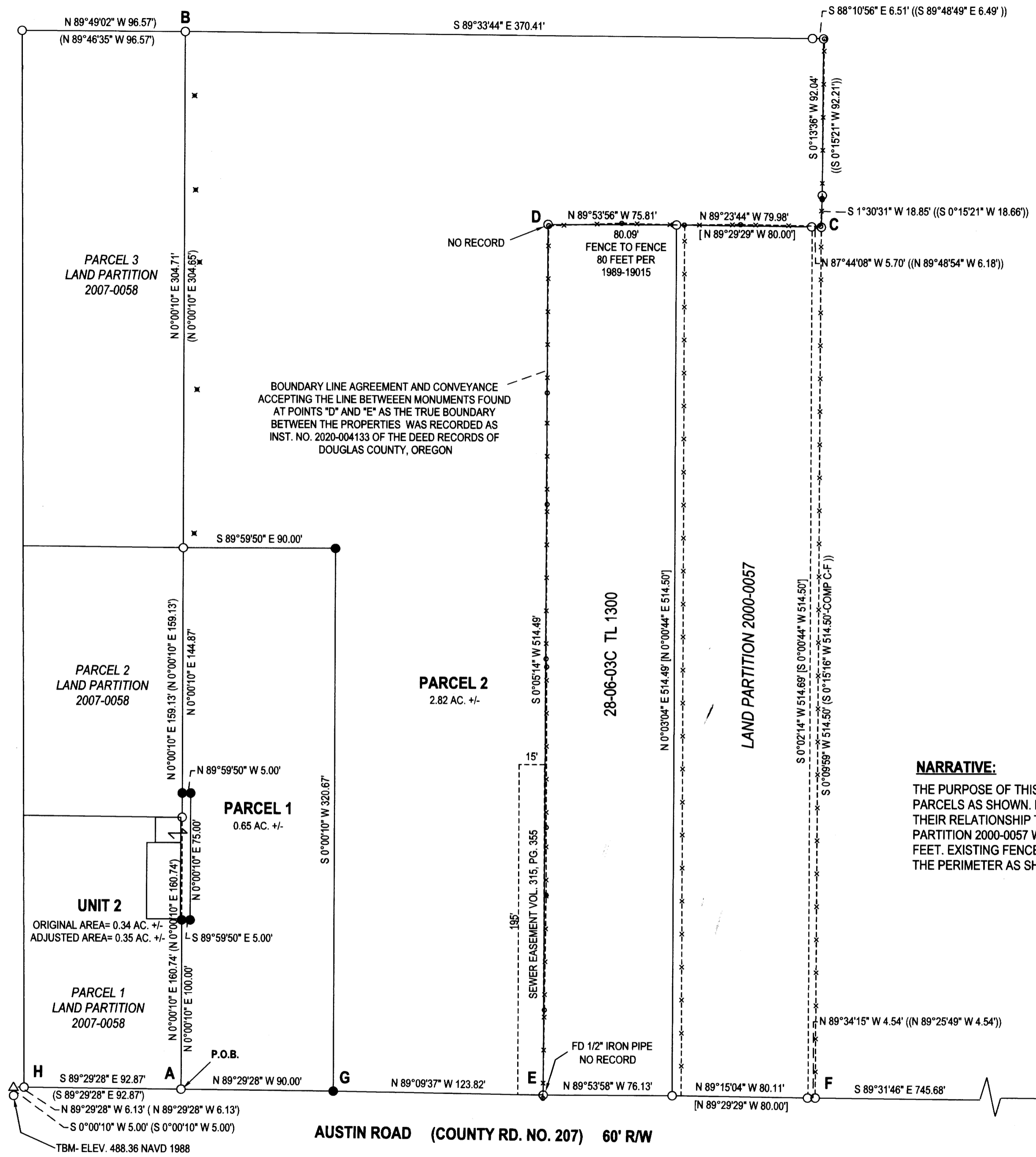




NO FEE

PLAT-PAR Cnt=1 Stn=41 DDWILKIN 03/10/2020 03:37:38 PM  
This is a no fee document

2020-0011 A



**LEGEND**

- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- △ CALCULATED POSITION
- ✕ T POST-NO FENCE
- ( ) RECORD PER LP 2007-0058
- [ ] RECORD PER LP 2000-0057
- (()) RECORD PER GUYER SUBDIVISION, VOL. 20 PAGE 47

BASE OF BEARING - "A-B" PER LAND PARTITION 2007-0058  
S 89°29'28" E 1120.29' (S 89°29'28" E 1120.29'-COMP)

LINE "H-I" BEARS S 89°29'28" E 1213.16' (S 89°29'28" E 1213.16')  
 LINE "D-C" BEARS S 89°34'24" E 161.49'  
 LINE "E-F" BEARS S 89°34'02" E 160.78'

FIELD CREW: NEIL HIBBS, SCOTT THOMPSON, TONY FIELDS  
 EQUIPMENT: NIKON NPL-522+2" TOTAL STATION  
 OFFICE: NEIL HIBBS  
 DRAFTING: NEIL HIBBS

PORTION OF UNIT 1 TRANSFERRED TO UNIT 2 PER INSTRUMENT NO. 2020-004298  
 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

**T28S R6W SEC. 3C TL 1200**

WATER: ROBERTS CREEK WATER DISTRICT  
 SEWER: GREEN SANITARY DISTRICT  
 COMP. PLAN: RMD  
 ZONE: RS

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARY BETWEEN UNITS 1 AND 2 AND TO THEN PARTITION ADJUSTED UNIT 1 INTO TWO PARCELS AS SHOWN. LINE "A-B" WAS HELD AS A BASE OF BEARING. POINTS "D" AND "E", WHILE FINDING NO RECORD OF THEM, WERE HELD AS THEIR RELATIONSHIP TO POINTS "C" AND "F" FIT THE COMBINED WIDTHS OF THE PROPERTIES BETWEEN THEM VERY CLOSELY. WHEN LAND PARTITION 2000-0057 WAS DONE, THEY FOUND VERY LITTLE AND SET SIX CORNERS THAT APPEAR TO HAVE SHORTED TAX LOT 1300 BY ABOUT 5 FEET. EXISTING FENCE ACROSS NORTH END OF TAX LOT 1300 IS 80.09 FEET BETWEEN CORNERS. HELD ALL OTHER MONUMENTS FOUND AROUND THE PERIMETER AS SHOWN. POINT "G" WAS SET ON LINE "H-I".

ENTIRE PROPERTY WITHIN FLOODPLAIN. NONE OF PROPERTY IS WITHIN FLOODWAY

PLANNING DEPT. FILE NO. M19-036 AND 19-029

<b>BOUNDARY LINE ADJUSTMENT AND LAND PARTITION</b>		REGISTERED PROFESSIONAL LAND SURVEYOR   OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2021	
LYING IN THE SW 1/4 OF SEC. 3, T28S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON			
CLIENT: BOB KOOKEN P.O. BOX 682 ROSEBURG, OR. 97470	SURVEYOR: <b>NEIL HIBBS</b> LAND SURVEYING, INC 4739 LOOKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-957-9303 fax: 541-957-9306 e-mail: neilhibbs@wilckblue.net		
DWG SCALE: 1"= 50'	JOB NO.: 2135-01	DATE: MARCH 2020	PAGE 1 OF 2

PUBLIC RECORDS REPORT PREPARED BY WESTERN TITLE AND ESCROW- ORDER NO. WT0184049, DATED JANUARY 14, 2020  
 SEWER EASEMENT PER VOL. 315, PG. 355- PLOTTED  
 RESOLUTION NO. R-8-97-7 (ROBERTS CREEK WATER DISTRICT), INST. NO. 97-18108-NOT PLOTTABLE

2020-0011 A

2020-0011 B

**DECLARATION:**

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

John Robert Kooken      3-4-20  
JOHN ROBERT KOOKEN      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.

BEGINNING AT A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF PARCEL 1, LAND PARTITION 2007-0058; THENCE N 0°00'10" E 100.00 FEET TO A 5/8" IRON ROD; THENCE S 89°59'50" E 5.00 FEET TO A 5/8" IRON ROD; THENCE N 0°00'10" E 75.00 FEET TO A 5/8" IRON ROD; THENCE N 89°59'50" W 5.00 FEET TO A 5/8" IRON ROD; THENCE N 0°00'10" E 144.87 FEET TO A 5/8" IRON ROD; THENCE N 0°00'10" E 304.71 FEET TO A 5/8" IRON ROD AT THE NORTHEAST CORNER OF PARCEL 3, LAND PARTITION 2007-0058; THENCE S 89°33'44" E 370.41 FEET TO A 5/8" IRON ROD; THENCE S 88°10'56" E 6.51 FEET TO A 5/8" IRON ROD; THENCE S 0°13'336" W 92.04 FEET TO A 5/8" IRON ROD; THENCE S 1°30'31" W 18.85 FEET TO A 5/8" IRON ROD; THENCE N 87°44'08" W 5.70 FEET TO A 5/8" IRON ROD; THENCE N 89°23'44" W 79.98 FEET TO A 5/8" IRON ROD; THENCE N 89°53'56" W 75.81 FEET TO A 5/8" IRON ROD; THENCE S 0°05'14" W 514.49 FEET TO A 1/2" IRON PIPE ON THE NORTHERN RIGHT-OF-WAY OF AUSTIN ROAD; THENCE ALONG SAID RIGHT-OF-WAY N 89°09'37" W 123.82 FEET TO A 5/8" IRON ROD; THENCE N 89°29'28" W 90.00 FEET TO A 5/8" IRON ROD, THE PLACE OF BEGINNING.

**ACKNOWLEDGEMENT:**

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 4<sup>th</sup> DAY OF march, 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JOHN ROBERT KOOKEN 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: Jana Sky

COMMISSION #: 985647

MY COMMISSION EXPIRES ON: Apr. 18, 2023

SIGNATURE: Jana Sky

**APPROVALS:**

[Signature]      3/9/2020  
DOUGLAS COUNTY PLANNING DIRECTOR      DATE

[Signature]      3/9/2020  
DOUGLAS COUNTY SURVEYOR      DATE

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

[Signature]      3/10/2020  
DOUGLAS COUNTY TAX COLLECTOR      DATE

FILED THIS 10 DAY OF MARCH, 2020, 3:42 O'CLOCK AM/PM

[Signature]      3/10/2020  
DOUGLAS COUNTY CLERK      DATE



PLANNING DEPT. FILE NO. M19-036 AND 19-029

<b>BOUNDARY LINE ADJUSTMENT &amp; LAND PARTITION</b>		REGISTERED PROFESSIONAL LAND SURVEYOR   OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2021
LYING IN THE SW 1/4 OF SEC. 3, T28S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: BOB KOOKEN P.O. BOX 682 ROSEBURG, OR. 97470	SURVEYOR: <b>NEIL HIBBS</b> LAND SURVEYING, INC <small>4726 LOOKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-857-8303 fax: 541-857-4306 e-mail: neilhibbs@wilddave.net</small>	
DWG SCALE: N/A	JOB NO.: 2135-01	DATE: MARCH 2020      PAGE 2 OF 2

2020-0011 B