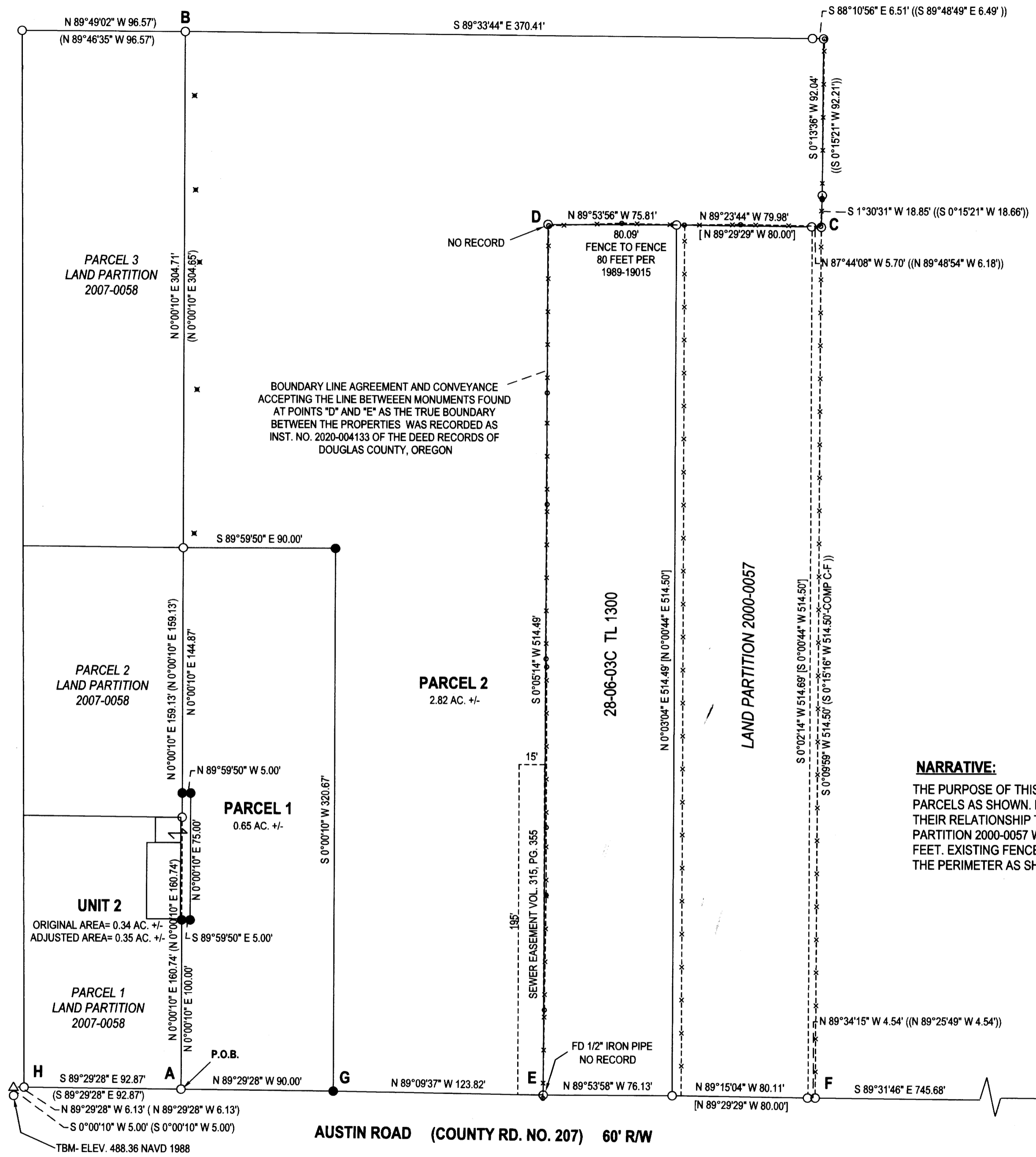




NO FEE

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

2020-0011 A



BOUNDARY LINE AGREEMENT AND CONVEYANCE ACCEPTING THE LINE BETWEEN MONUMENTS FOUND AT POINTS "D" AND "E" AS THE TRUE BOUNDARY BETWEEN THE PROPERTIES WAS RECORDED AS INST. NO. 2020-004133 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON

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

BOUNDARY LINE ADJUSTMENT AND LAND PARTITION

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:
NEIL HIBBS LAND SURVEYING, INC
4739 LOOKINGGLASS RD.
ROSEBURG, OR. 97471
phone: 541-957-9303
fax: 541-957-9306
e-mail: neilhibbs@wilckblue.net

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JANUARY 12, 1999
F. NEIL HIBBS
52989

EXPIRATION DATE
6/30/2021

DWG SCALE: 1"= 50' JOB NO.: 2135-01 DATE: MARCH 2020 PAGE 1 OF 2

2020-0011 A

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