

2020-0016 A

Douglas County Official Records  
Daniel J. Loomis, County Clerk 2020-008769



NO FEE  
00512891202000087690020021  
05/20/2020 02:34:22 PM  
PLAT-PAR Cnt=1 Stn=40 JLG00DW  
This is a no fee document

PER THE PUBLIC RECORDS REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY  
DATED APRIL 29, 2020, ORDER NO. 7399-3453280:  
A POWER EASEMENT EXISTS AS RECORDED IN BOOK 102, RECORDER'S NO. 18839  
THIS EASEMENT NOT PLOTTABLE AND IS BLANKET IN NATURE.



**LEGEND**

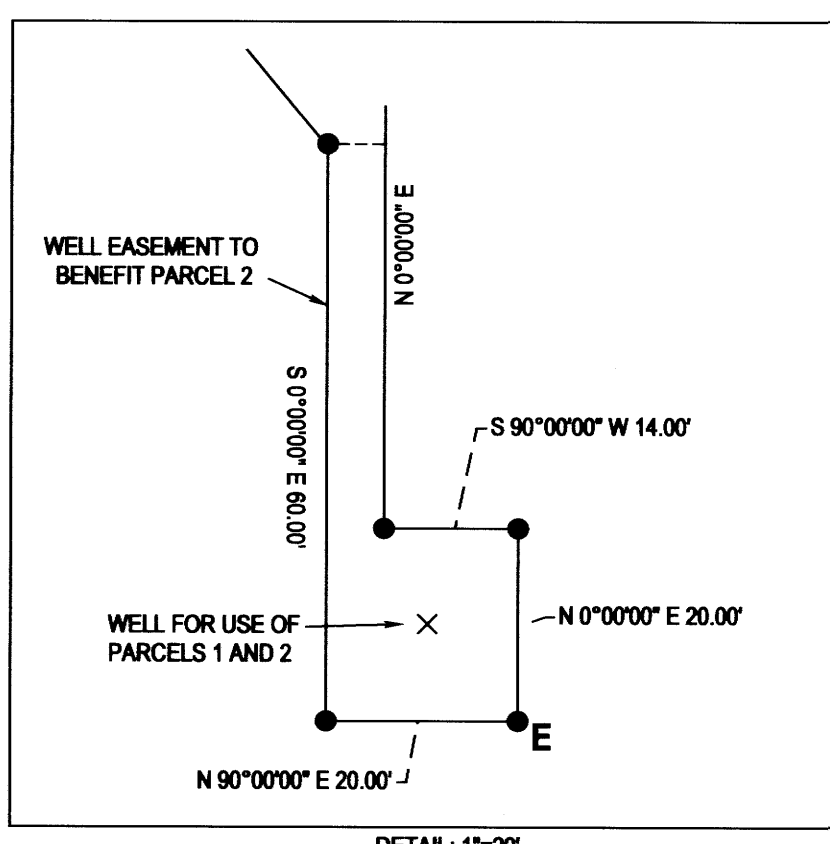
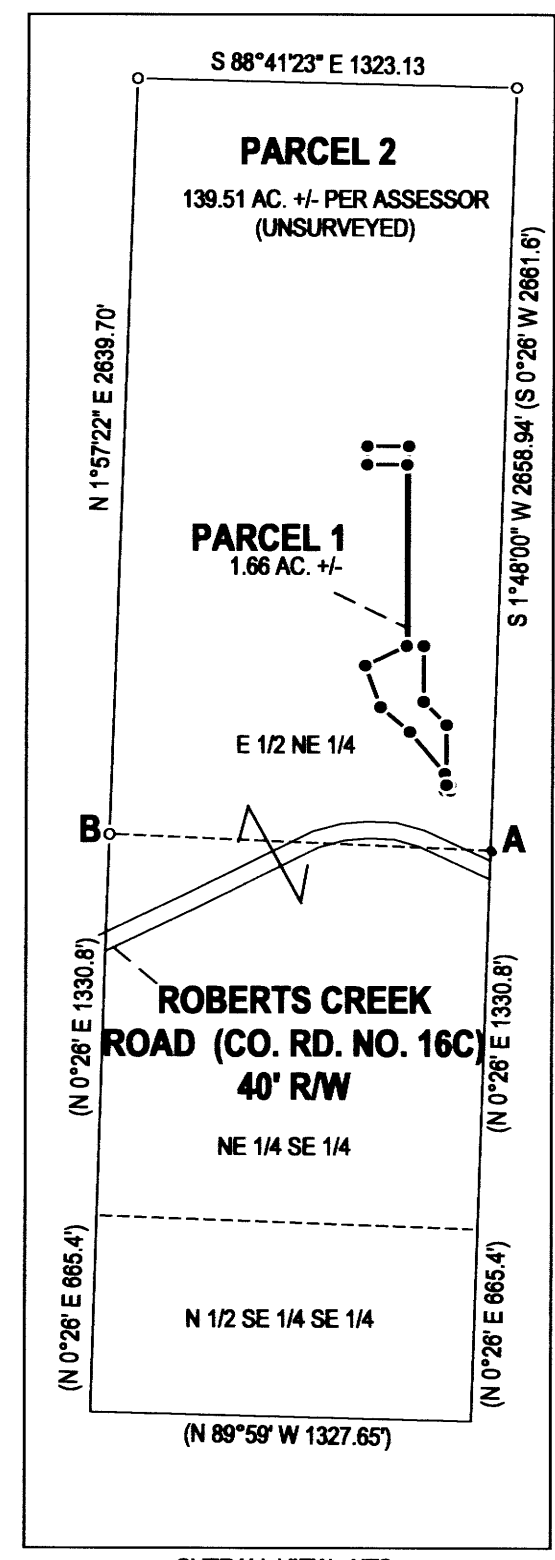
- FOUND BRASS CAP
- FOUND 3/4" IRON PIPE UNLESS OTHERWISE NOTED
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- CALCULATED POINT
- ( ) RECORD PER M1-24
- [ ] RECORD PER M21-67

FIELD CREW: NEIL HIBBS, ERIC HIBBS, ASHLEY ELLIOTT  
EQUIPMENT: TRIMBLE R10 BASE AND RECEIVER, NIKON NPL-322+2" TOTAL STATION  
OFFICE: NEIL HIBBS  
DRAFTING: NEIL HIBBS

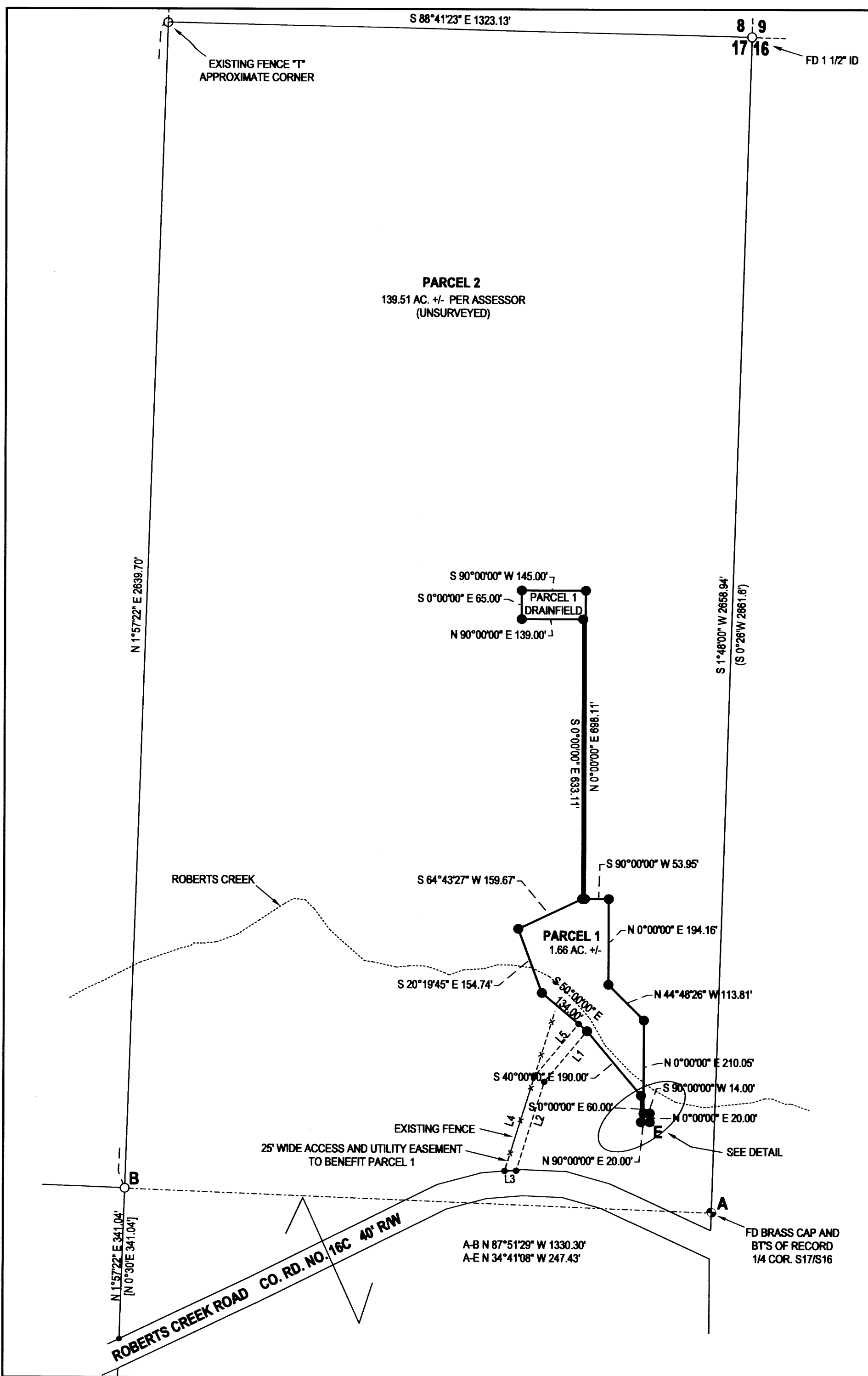
BEARINGS ARE GRID, NAD 83 (CONUS), DISTANCES CONVERTED TO GROUND  
CONVERGENCE: -1°55'09"  
COMBINED SCALE FACTOR: 1.000088324

**T28S R5W SEC. 17 TL 100 & TL 101**  
ZONE: FG/ FF  
COMP. PLAN: AG/FFT  
WATER: WELLS & EASEMENT  
SEWER: ON-SITE SEPTIC

LINE	BEARING	HORIZ DIST
L1	S40°00'00"W	150.00'
L2	S17°18'24"W	211.00'
L3	S88°28'27"W	26.41'
L4	N17°18'24"E	224.54'
L5	N40°00'00"E	155.02'



PLANNING DEPT. FILE NO. 17-033



**LAND PARTITION**

LYING IN THE NE 1/4 & SE 1/4 OF SEC. 17, T28S, R5W  
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:  
HARRY & JULIE THOMAS  
5082 ROBERTS CREEK ROAD  
ROSEBURG, OR. 97470

SURVEYOR:  
**NEIL HIBBS** LAND SURVEYING, INC  
4700 LOOMIS AVE. S.W.  
ROSEBURG, OR. 97471  
PHONE: 541-957-8303  
FAX: 541-957-8308  
E-MAIL: neil@hibbs.com

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 13, 1989  
F. NEIL HIBBS  
52989

EXPIRATION DATE  
6/30/2021

DWG SCALE: 1"=200'      JOB NO.: 1960-01      DATE: MARCH 2020      PAGE 1 OF 2

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**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT JULIE ANN, HARRY M. AND OMA LOUISE THOMAS, ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED INTO TWO PARCELS, TOGETHER WITH A 25' WIDE ACCESS AND UTILITY EASEMENT TO BENEFIT PARCEL 1 AS SHOWN. ALSO CREATED A WELL EASEMENT AREA ON THE SOUTHERN PORTION OF PARCEL 1, FOR THE BENEFIT OF PARCEL 2, AS SHOWN.

Julie Ann Thomas 5/14/2020  
JULIE ANN THOMAS DATE

Harry M Thomas 5-14-2020  
HARRY M. THOMAS DATE

Oma Louise Thomas 5-14-2020  
OMA LOUISE THOMAS DATE

**APPROVALS:**

[Signature] 5/15/2020  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

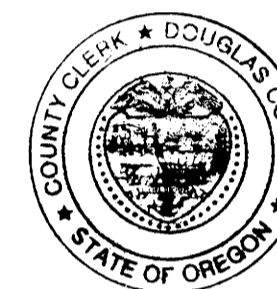
[Signature] 5/18/2020  
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] Deputy 05/20/2020  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 20 DAY OF May, 2020, 2:34 O'CLOCK AM (PM)

[Signature] Deputy 5/20/2020  
DOUGLAS COUNTY CLERK DATE



**ACKNOWLEDGEMENT:**

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 14<sup>th</sup> DAY OF May, 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JULIE ANN AND HARRY M. THOMAS, WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

PRINTED NAME: Jana Sky

COMMISSION #: 985647

MY COMMISSION EXPIRES ON: April 8, 2023

SIGNATURE: [Signature]

**ACKNOWLEDGEMENT:**



STATE OF OREGON  
COUNTY OF DOUGLAS

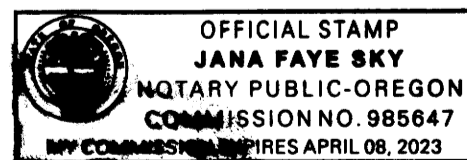
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 14<sup>th</sup> DAY OF May, 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED OMA LOUISE THOMAS, WHO DID SAY THAT SHE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT SHE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

PRINTED NAME: Jana Sky

COMMISSION #: 985647

MY COMMISSION EXPIRES ON: April 8, 2023

SIGNATURE: [Signature]



T28S R5W SEC. 17 TL 100 & TL 101  
ZONE: FF / FG  
COMP. PLAN: AGG AND FFT  
WATER: WELLS AND EASEMENT  
SEWER: ON-SITE SEPTIC

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO TWO PARCELS AS SHOWN. MONUMENTS PER M1-24 WERE FOUND AND HELD AS SHOWN. MONUMENTS WERE SET TO CREATE NON-FARM PARCEL AS APPROVED. THE CENTERLINE OF ROBERTS CREEK ROAD WAS TIED AND OFFSET 20 FEET NORTHERLY TO CREATE THE NORTHERN RIGHT-OF-WAY. THE COMPUTED POINT SOUTHERLY OF POINT "B" WAS HELD TO RECORD DISTANCE PER M21-67 WHICH FIT THE OFFSET CENTERLINE WELL. THE FENCE CORNER WAS HELD AS THE NORTHWEST CORNER OF PARCEL 2. THE SE QUARTER OF SECTION 17 COMPUTED PER M 1-24.

**SURVEYOR'S CERTIFICATE:**

I, F. NEIL HIBBS, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS A PORTION OF THE LAND SHOWN ON THE ANNEXED PLAT, OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION.

THAT LAND DESCRIBED AS INSTRUMENT NO. 2015-12640 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON. BEING THE EAST 1/2 OF THE NE 1/4, THE NE 1/4 OF THE SE 1/4, THE N 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 17, T28S, R5W, WILLAMETTE MERIDIAN. EXCEPTING THAT PORTION LYING WITH ROBERTS CREEK ROAD.

PLANNING DEPT. FILE NO. 17-033

<b>LAND PARTITION</b>		REGISTERED PROFESSIONAL LAND SURVEYOR   OREGON JANUARY 12, 1988 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2021
LYING IN THE NE 1/4 & SE 1/4 OF SEC. 17, T28S, R5W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: HARRY AND JULIE THOMAS 5082 ROBERTS CREEK ROAD ROSEBURG, OR. 97470	SURVEYOR: <b>NEIL HIBBS</b> LAND SURVEYING, INC 4738 LOCKWOOD LANE, S.W. ROSEBURG, OR. 97471 PHONE: 541-957-8283 FAX: 541-957-8288 EMAIL: neil@neilhibbs.com	
DWG SCALE: N/A	JOB NO.: 1960-01	DATE: MARCH 2020
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