

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 JLGODWI
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

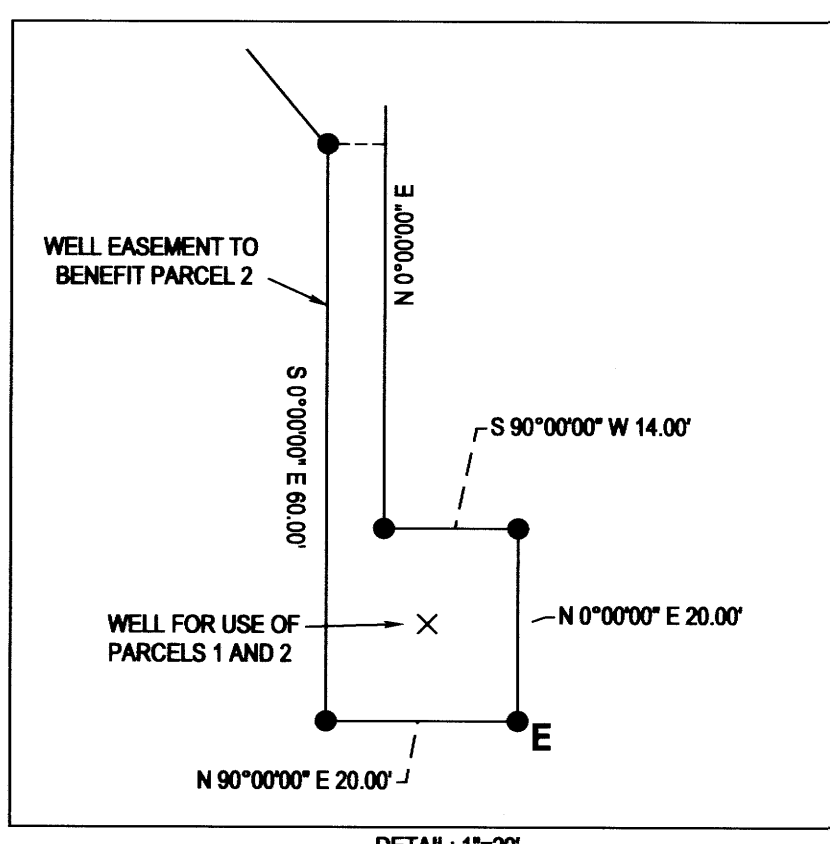
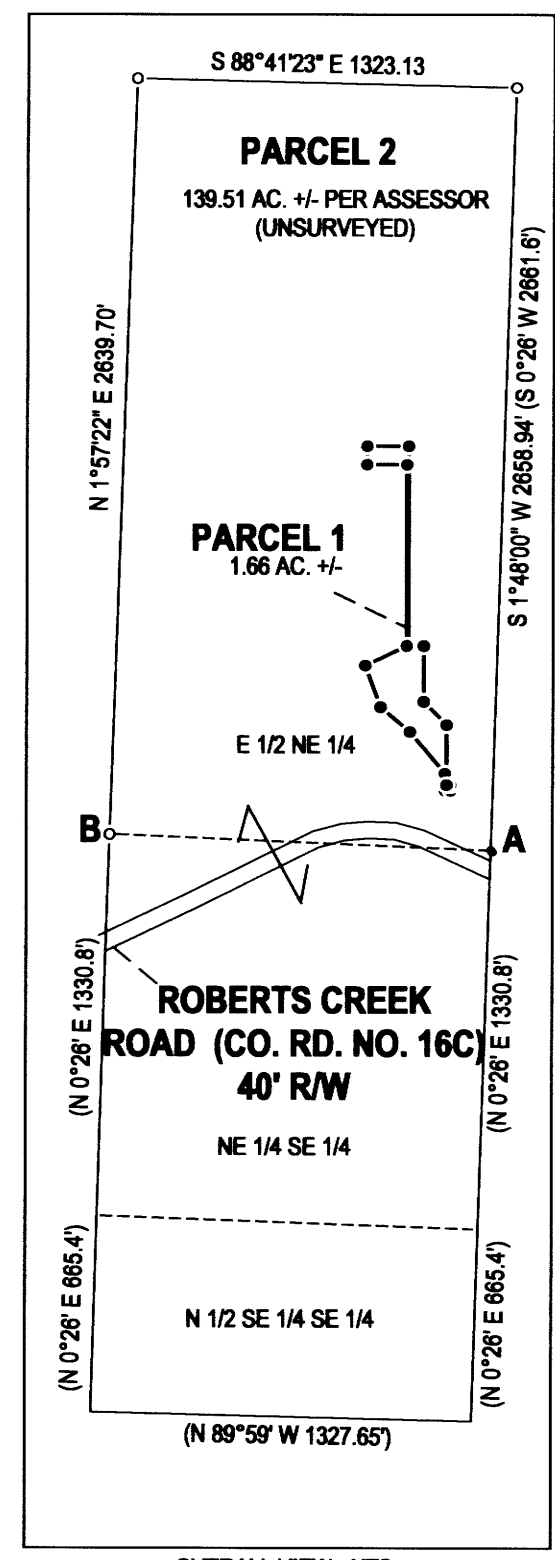
- FOUND BRASS CAP
- FOUND 3/4" IRON PIPE UNLESS OTHERWISE NOTED
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- CALCULATED POINT
- () RECORD PER M1-24
- [] RECORD PER M21-67

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

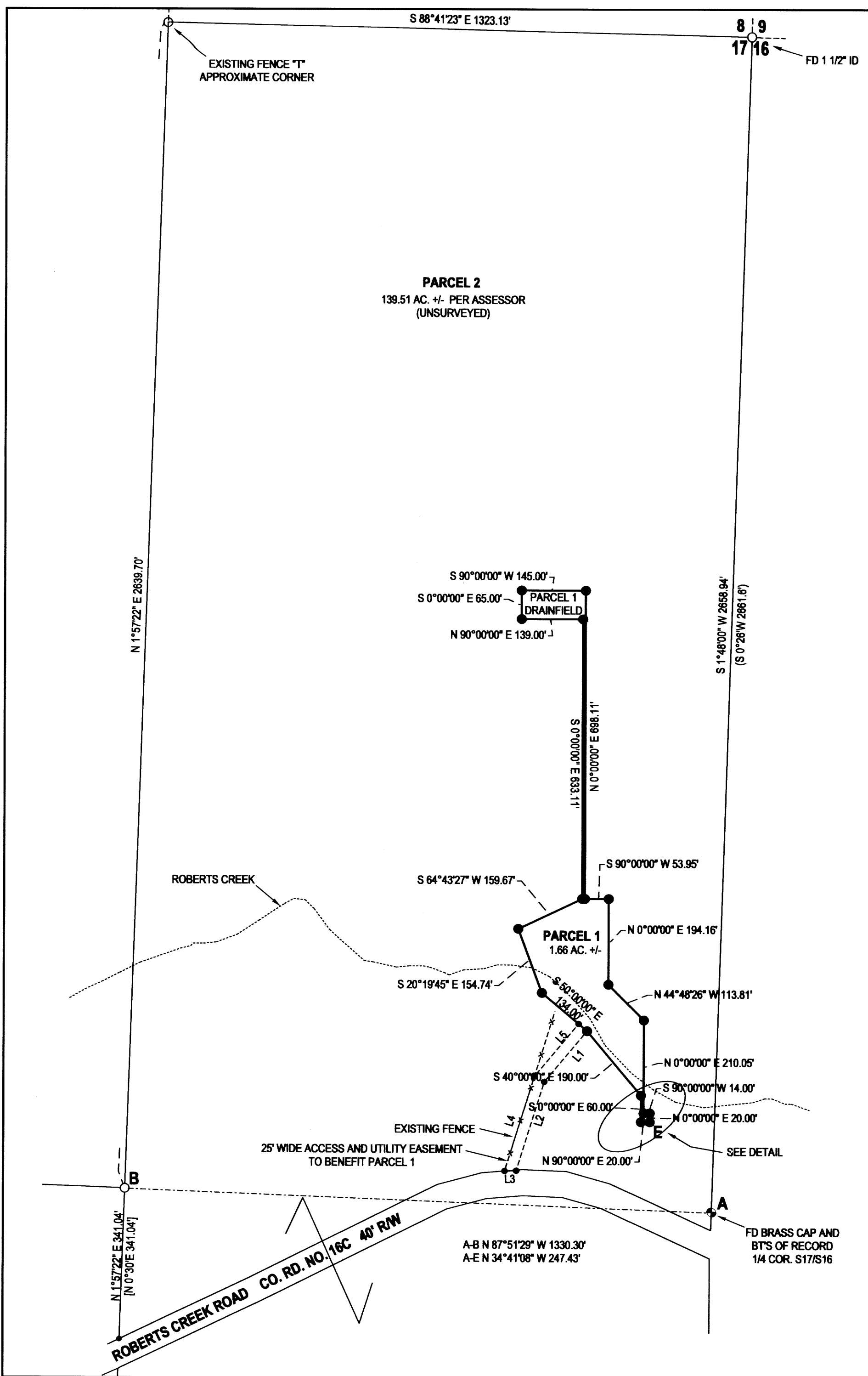
BEARINGS ARE GRID, NAD 83 (CONUS), DISTANCES CONVERTED TO GROUND
CONVERGENCE: -1°55'09"
COMBINED SCALE FACTOR: 1.000088324

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 LANE, SUITE 100 ROSEBURG, OR. 97471 PHONE: 541-957-8303 FAX: 541-957-8308 E-MAIL: neil@hibbs-land.com
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DWG SCALE: 1"=200' JOB NO.: 1960-01 DATE: MARCH 2020 PAGE 1 OF 2

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Neil Hibbs

OREGON
JANUARY 13, 1989
F. NEIL HIBBS
52989

EXPIRATION DATE
6/30/2021

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