

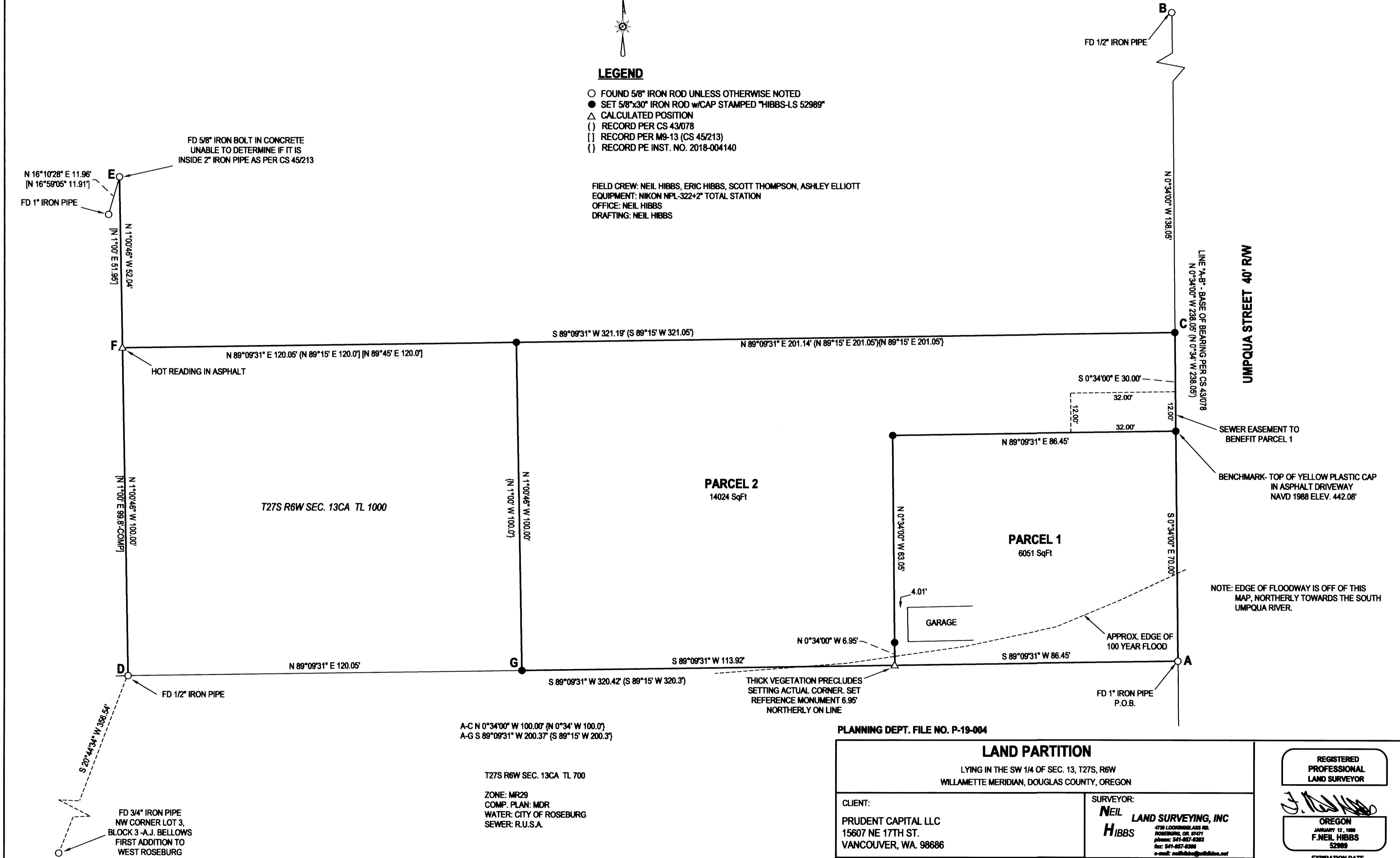
2020-0017 A



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 CS 43/078
- [] RECORD PER M9-13 (CS 45/213)
- { } RECORD PE INST. NO. 2018-004140

FIELD CREW: NEIL HIBBS, ERIC HIBBS, SCOTT THOMPSON, ASHLEY ELLIOTT
 EQUIPMENT: NIKON NPL-322+2" TOTAL STATION
 OFFICE: NEIL HIBBS
 DRAFTING: NEIL HIBBS



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PLANNING DEPT. FILE NO. P-19-004

LAND PARTITION		REGISTERED PROFESSIONAL LAND SURVEYOR OREGON JANUARY 13, 1989 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2021
LYING IN THE SW 1/4 OF SEC. 13, T27S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT:	SURVEYOR:	
PRUDENT CAPITAL LLC 15607 NE 17TH ST. VANCOUVER, WA. 98686	NEIL LAND SURVEYING, INC HIBBS 4780 LOOKINGGLASS RD. ROSEBURG, OR 97471 PHONE: 541-857-5383 FAX: 541-857-4368 e-mail: neil@hibbsland.com	
DWG SCALE: 1"= 20'	JOB NO.: 2226-01	DATE: MARCH 2020
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DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT PRUDENT CAPITAL, LLC. IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO TWO PARCELS AND A SEWER EASEMENT TO BENEFIT PARCEL 1 IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES.

LEO YUKHIMETS DATE
SEE CONSENT AFFIDAVIT FILED AS INST. NO. 2020- 8170

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO 2 PARCELS AS SHOWN. A SEWER EASEMENT WAS CREATED TO BENEFIT PARCEL 1 TO MAINTAIN ACCESS TO THEIR EXISTING SEWER LATERAL. POINT "C" WAS SET ON LINE "A-B" AT RECORD DISTANCE FROM POINT "A". POINT "F" WAS CALCULATED ON LINE "D-E" AT RECORD DISTANCE FROM POINT "D". AT POINT "F", AS CALCULATED ABOVE, WE DID GET A HOT READING AT THIS EXACT SPOT BUT DID NOT WANT TO DESTROY THE LAND OWNER'S ASPHALT DRIVEWAY TO CONFIRM THE ACTUAL MONUMENT. THE NORTHWEST CORNER OF PARCEL 2 WAS SET AT PROPORTIONATE DISTANCE BETWEEN POINTS "C" AND "F". THE SOUTHWEST CORNER OF PARCEL 2 WAS SET AT PROPORTIONATE DISTANCE BETWEEN POINTS "A" AND "D"

APPROVALS:

[Signature] 5/19/20
ROSEBURG COMMUNITY DEVELOPMENT DIRECTOR DATE

[Signature] 5/19/20
CITY OF ROSEBURG PUBLIC WORKS DIRECTOR DATE

[Signature] 5/19/2020
DOUGLAS COUNTY SURVEYOR DATE

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

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

FILED THIS 20 DAY OF May, 2020, 2:41 O'CLOCK AM/PM

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



SURVEYOR'S CERTIFICATE:

I, F. NEIL HIBBS, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THE ANNEXED PLAT, OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION.

THAT LAND DESCRIBED PER INSTRUMENT NO. 2018-004140 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

PLANNING DEPT. FILE NO. P-19-004

LAND PARTITION		REGISTERED PROFESSIONAL LAND SURVEYOR OREGON JANUARY 12, 1989 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2021
LYING IN THE SW 1/4 OF SEC. 13, T27S R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: PRUDENT CAPITAL, LLC 15607 NE 17TH ST. VANCOUVER, WA. 98686	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC <small>428 LOCKWOOD AVE. S.W. ROSEBURG, OR. 97471 phone: 541-857-4383 fax: 541-857-4386 e-mail: neil@hibbslandsurveying.com</small>	
DWG SCALE: N/A	JOB NO.: 2226-01	DATE: MARCH 2020
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