

2021-0006 A



NO FEE

PLAT-PAR Cnt=1 Stn=40 JLGODWI  
01/26/2021 10:06:53 AM  
This is a no fee document



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
- () LAND PARTITION 2020-0016
- <> RECORD PER M1-24
- { } RECORD PER M21-67
- [ ] RECORD PER M166-12

DEED TRANSFERRING PORTION OF UNIT 2 TO UNIT 1 RECORDED PER INST. NO. 2020-017257

B-C N 1°57'22" E 2639.70' (N 1°57'22" E 2639.70')  
 A-B N 87°51'29" W 1330.30' (N 87°51'29" W 1330.30')  
 POINT "B" IS INITIAL POINT  
 BEARINGS ARE GRID, NAD 83 (CONUS), DISTANCES CONVERTED TO GROUND  
 CONVERGENCE: -1°55'09"  
 COMBINED SCALE FACTOR: 1.0000088324

T28S R5W SEC. 17 TL 100  
 T28S R5W SEC. 17 TL 200  
 T28S R5W SEC. 8 TL 400

ZONE: FG/ FF  
 COMP. PLAN: AG/FFT  
 WATER: WELLS & EASEMENT  
 SEWER: ON-SITE SEPTIC

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

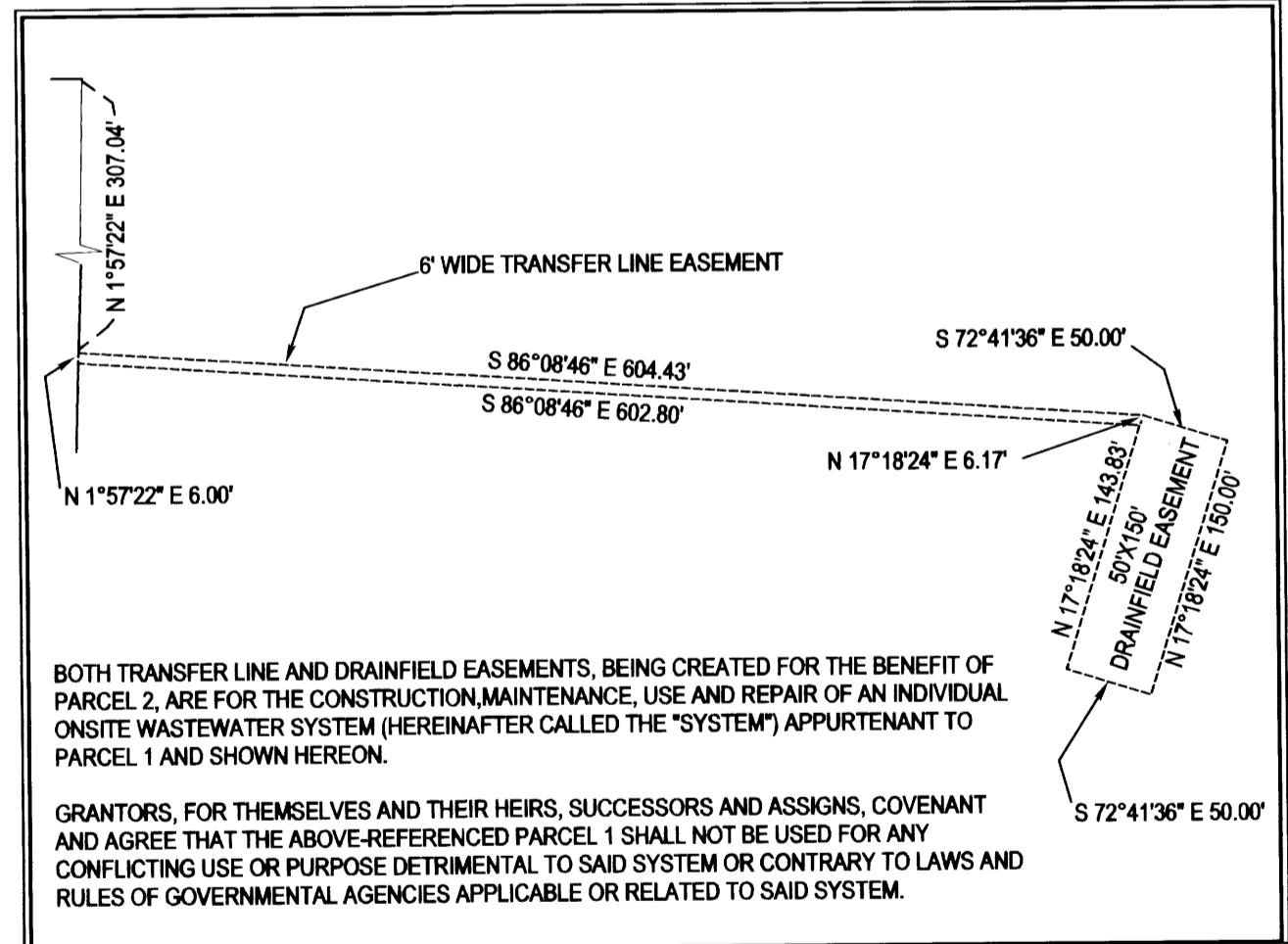
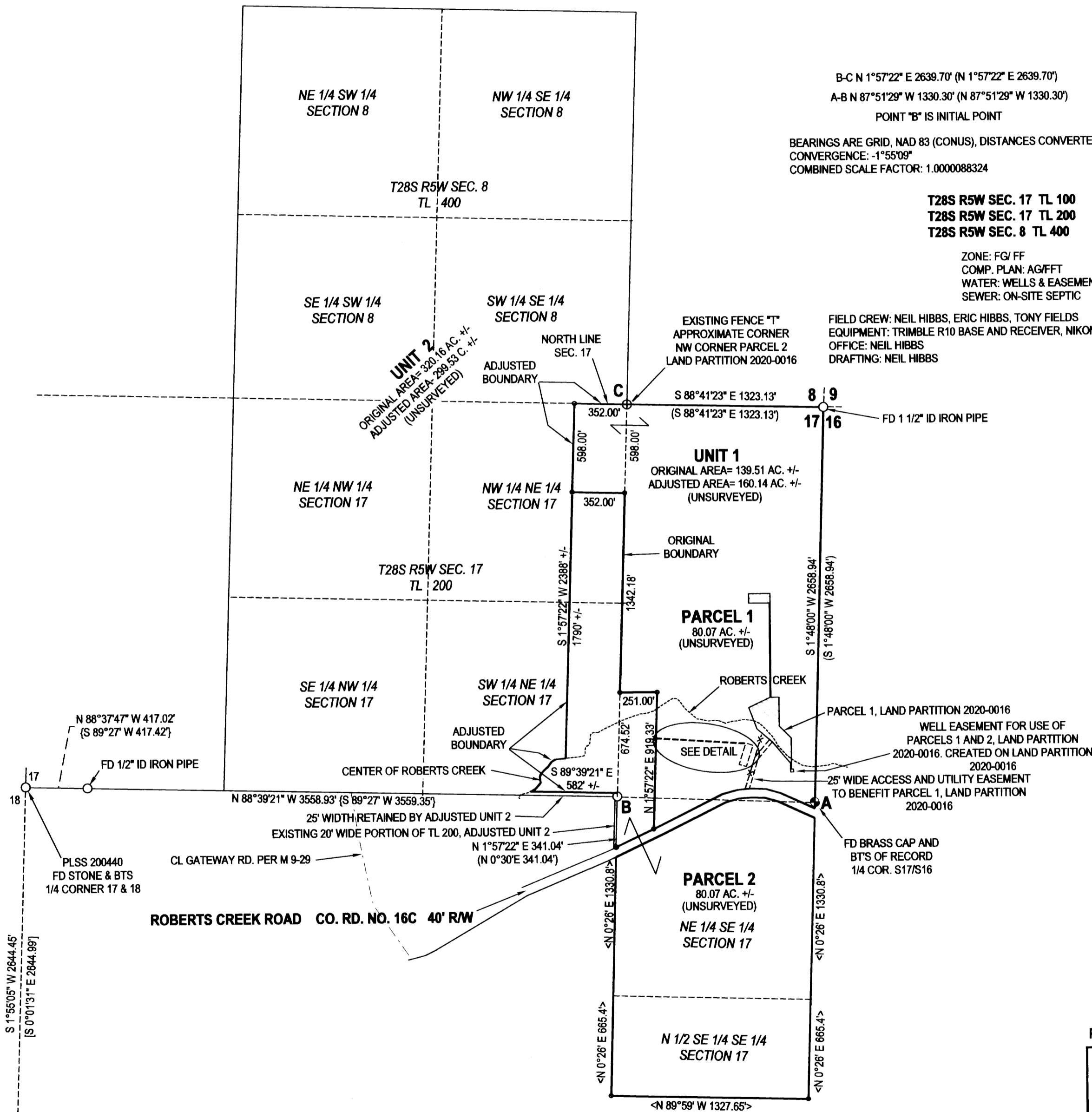
-PER THE PUBLIC RECORDS REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY  
 DATED APRIL 29, 2020, ORDER NO. 7399-3453270:

A POWER EASEMENT EXISTS AS RECORDED IN BOOK 102, RECORDER'S NO. 18839  
 THIS EASEMENT NOT PLOTTABLE AND IS BLANKET IN NATURE.

-PER THE PUBLIC RECORDS REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY  
 DATED OCTOBER 1, 2020, ORDER NO. 7399-3581970:

POWER EASEMENTS EXIST AS RECORDED IN BOOK BOOK 102, PAGE 252, RECORDER'S NO. 18840 AND  
 IN BOOK 118, PAGE 268, RECORDER'S NO. 48109. THESE EASEMENTS ARE NOT PLOTTABLE AND ARE  
 BLANKET IN NATURE.

GATEWAY ROAD EASEMENT AS DESCRIBED IN VOLUME 11, PAGE 631, COUNTY COURT JOURNAL AND AS  
 DEPICTED ON SURVEY M9-29, RECORDS OF DOUGLAS COUNTY, OREGON



**NARRATIVE:**  
 THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARIES OF THE SUBJECT PROPERTIES AS SHOWN AND THEN TO PARTITION ADJUSTED UNIT 1 INTO  
 2 PARCELS, TOGETHER WITH EASEMENTS AS SHOWN. THE LAND PARTITION WE JUST FILED AS LAND PARTITION 2020-0016 WAS USED AS A BASIS FOR THIS  
 SURVEY, COMING OFF OF OUR EXISTING CONTROL.

PLANNING DEPT. FILE NO. 20-054

BOUNDARY LINE ADJUSTMENT & LAND PARTITION

LYING IN THE NE 1/4 & SE 1/4 OF SEC. 17, THE NW 1/4 OF SEC. 17, THE SW 1/4 & SE 1/4 OF SEC. 8, T28S, R5W  
 WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

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

SURVEYOR:  
**NEIL HIBBS**  
 LAND SURVEYING, INC  
 4738 LOCKWOODGLASS RD.  
 ROSEBURG, OR. 97471  
 phone: 541-957-5282  
 fax: 541-957-8396  
 e-mail: neilhibbs@neilhibbs.com

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Neil Hibbs*  
 OREGON  
 JANUARY 12, 1989  
 F. NEIL HIBBS  
 52989

EXPIRATION DATE  
 6/30/2021

DWG SCALE: 1"= 600'      JOB NO.: 1960-01      DATE: NOVEMBER 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 DRAINFIELD AND TRANSFER LINE EASEMENT TO BENEFIT PARCEL 2 AS SHOWN.

Julie Ann Thomas 1/25/21  
JULIE ANN THOMAS DATE

Harry M. Thomas 1-25-21  
HARRY M. THOMAS DATE

SEE CONSENT AFFIDAVIT 2021-2410 01-26-2021  
OMA LOUISE THOMAS DATE

**ACKNOWLEDGEMENT:**

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 25<sup>th</sup> DAY OF January, 2021, 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: Jessica St. Clair

COMMISSION #: 976046A

MY COMMISSION EXPIRES ON: June 25, 2022

SIGNATURE: Jessica St. Clair

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARIES OF THE SUBJECT PROPERTIES AND THEN TO PARTITION ADJUSTED UNIT 1 INTO TWO PARCELS AS SHOWN. MONUMENTS PREVIOUSLY TIED PER LAND PARTITION 2020-0016 WERE HELD AND MONUMENTS TO THE WEST WERE TIED TO ESTABLISH THE SOUTHERN BOUNDARY OF UNIT 2. A 25 FOOT WIDE STRIP OF LAND WAS LEFT BETWEEN THIS LINE AND THE SOUTHERN BOUNDARY OF ADJUSTED UNIT 1 AS IT EXTENDS INTO THE SW 1/4 OF THE NE 1/4 OF SECTION 17.

**APPROVALS:**

[Signature] 1/25/2021  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

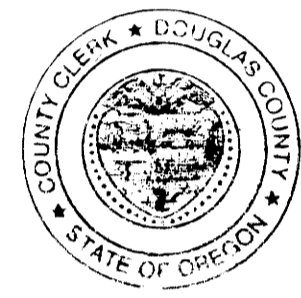
Kristin O. Quatro 1/25/2021  
DOUGLAS COUNTY SURVEYOR DATE

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

Michelle Nelson, Deputy 1/26/21  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 26<sup>th</sup> DAY OF January, 2021, 10:10 O'CLOCK (AM/PM)

[Signature] Deputy 1/26/21  
DOUGLAS COUNTY CLERK DATE



**SURVEYOR'S CERTIFICATE:**

I, F. NEIL HIBBS, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY PLATTED 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 AND PARCEL 1, LAND PARTITION 2020-0016.

ALSO A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 28 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON. SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT ON THE WESTERN BOUNDARY OF PARCEL 2, LAND PARTITION 2020-0016 THAT BEARS N 1°57'22" E 25.00 FEET FROM THE 3/4" IRON PIPE WHICH BEARS N 87°51'29" W 1330.30 FEET FROM THE BRASS CAP AT THE 1/4 CORNER TO SECTIONS 16 AND 17; THENCE N 1°57'22" E 2614.70 FEET TO THE NORTHWEST CORNER OF PARCEL 2, LAND PARTITION 2020-0016; THENCE WESTERLY ALONG THE NORTHERN BOUNDARY OF SECTION 17 352.00 FEET; THENCE S 1°57'22" W 2388 FEET, MORE OR LESS, TO THE CENTER OF ROBERTS CREEK; THENCE SOUTHWESTERLY ALONG SAID CENTER OF ROBERTS CREEK TO A POINT THAT IS 25 FEET NORTHERLY OF THE SOUTHERN BOUNDARY OF THE NE 1/4 OF SECTION 17 AS MONUMENTED PER M 21-67 IN THE SURVEY RECORDS OF DOUGLAS COUNTY, OREGON; THENCE S 88°39'21" E 582 FEET, MORE OR LESS, TO A POINT ON THE WESTERN BOUNDARY OF PARCEL 2, LAND PARTITION 2020-0016, THE POINT OF BEGINNING.

T28S R5W SEC. 17 TL 100 & TL 101  
T28S R5W SEC. 8 TL 400

ZONE: FG / FF  
COMP. PLAN: AGG AND FFT  
WATER: WELLS  
SEWER: ON-SITE SEPTIC

PLANNING DEPT. FILE NO. 20-054

<b>BOUNDARY LINE ADJUSTMENT &amp; LAND PARTITION</b>		REGISTERED PROFESSIONAL LAND SURVEYOR   OREGON JANUARY 12, 1998 <b>F. NEIL HIBBS</b> 52989 EXPIRATION DATE 6/30/2021
LYING IN THE NE 1/4 & SE 1/4 OF SEC. 17, THE NW 1/4 OF SEC. 17, THE SW 1/4 & SE 1/4 OF SEC. 8, T28S, R5W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: HARRY AND JULIE THOMAS 5082 ROBERTS CREEK ROAD ROSEBURG, OR. 97470	SURVEYOR: <b>NEIL LAND SURVEYING, INC</b> <b>HIBBS</b> <small>4728 LOCKWOODGLASS RD.          ROSEBURG, OR. 97471          phone: 541-857-8303          fax: 541-857-8309          e-mail: neil@neilandsurveying.com</small>	
DWG SCALE: N/A	JOB NO.: 1960-01	DATE: NOVEMBER 2020
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