

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

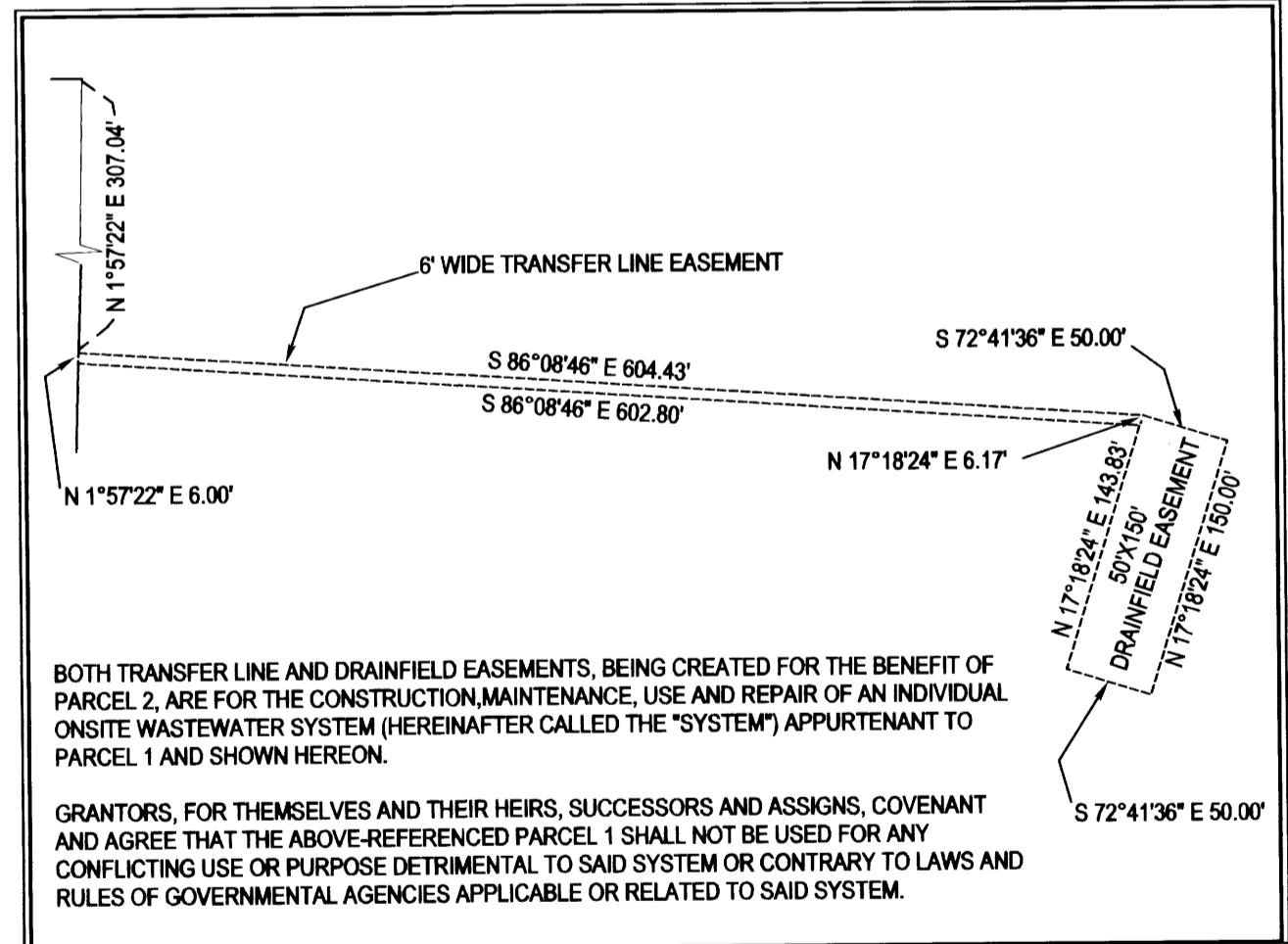
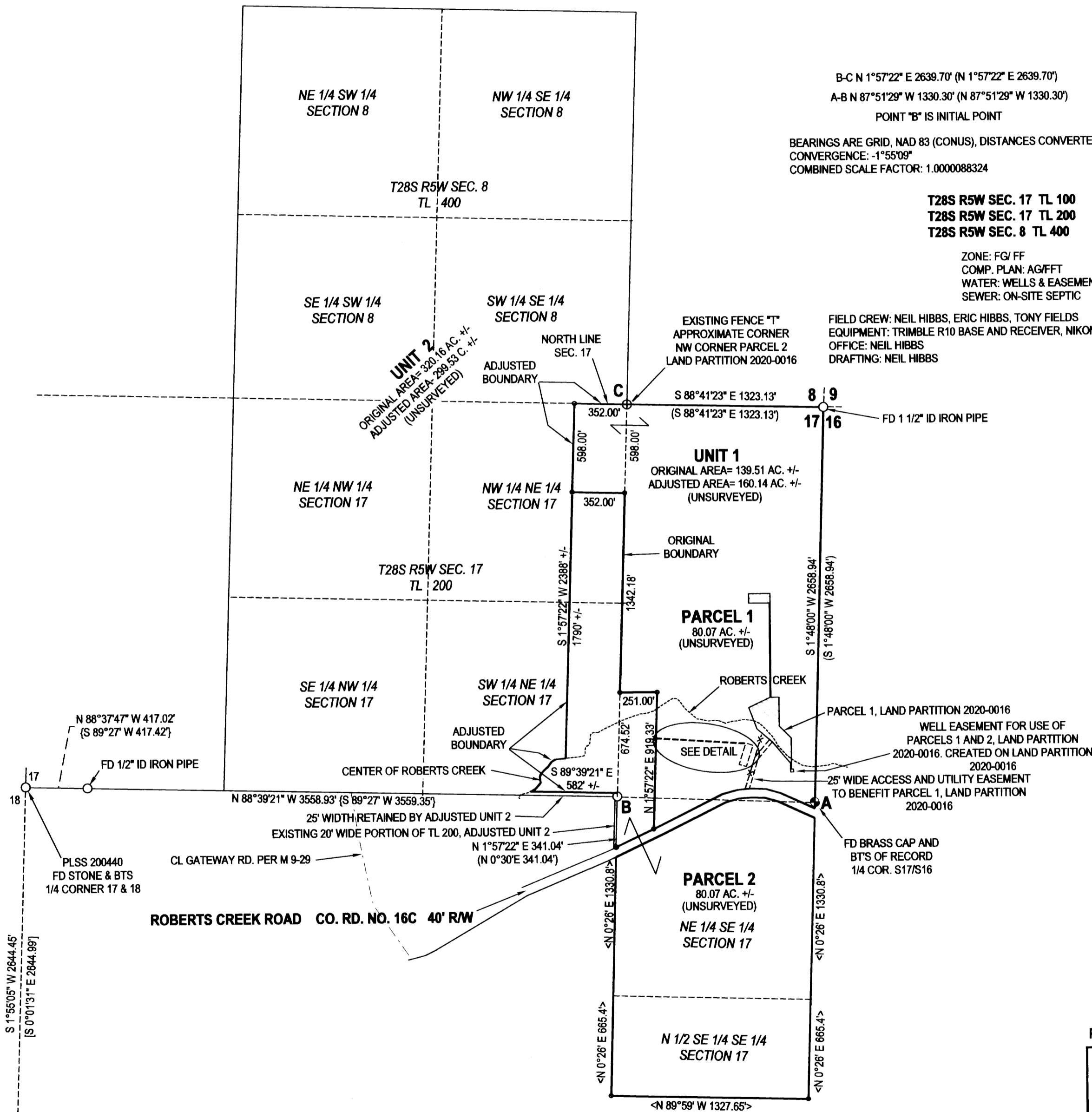
-PER THE PUBLIC RECORDS REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY
 DATED APRIL 29, 2020, ORDER NO. 7399-3453270:

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



BOTH TRANSFER LINE AND DRAINFIELD EASEMENTS, BEING CREATED FOR THE BENEFIT OF
 PARCEL 2, ARE FOR THE CONSTRUCTION, MAINTENANCE, USE AND REPAIR OF AN INDIVIDUAL
 ON-SITE WASTEWATER SYSTEM (HEREINAFTER CALLED THE "SYSTEM") APPURTENANT TO
 PARCEL 1 AND SHOWN HEREON.

GRANTORS, FOR THEMSELVES AND THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT
 AND AGREE THAT THE ABOVE-REFERENCED PARCEL 1 SHALL NOT BE USED FOR ANY
 CONFLICTING USE OR PURPOSE DETRIMENTAL TO SAID SYSTEM OR CONTRARY TO LAWS AND
 RULES OF GOVERNMENTAL AGENCIES APPLICABLE OR RELATED TO SAID SYSTEM.

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: neil@hibbslandsurveying.com

DWG SCALE: 1"= 600' JOB NO.: 1960-01 DATE: NOVEMBER 2020 PAGE 1 OF 2

REGISTERED PROFESSIONAL LAND SURVEYOR
 F. NEIL HIBBS
 52989
 EXPIRATION DATE 6/30/2021

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