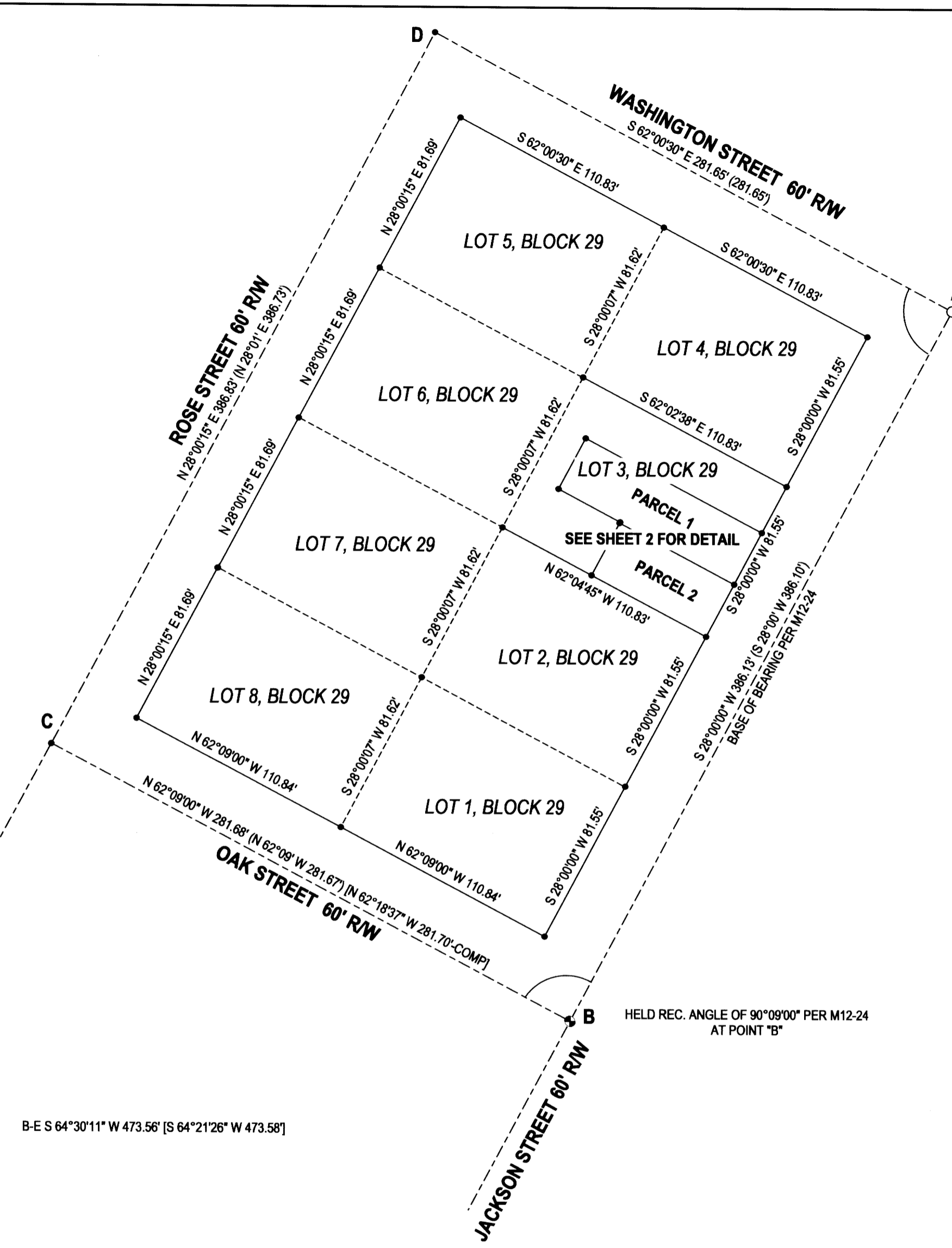




NO FEE

03/24/2021 12:47:28 PM  
PLAT-PAR Cnt=1 Stn=33 HAJOHNST  
This is a no fee document

2021-0013 A



HELD REC. ANGLE OF 89°59'30" PER M12-24  
AT POINT "A"

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO 2 PARCELS AS SHOWN. CENTERLINE MONUMENTS FOUND AT POINT "A" AND "B" WERE HELD AS A BASE OF BEARING PER M12-24. POINT "D" WAS CALCULATED AT RECORD DISTANCE FROM POINT "A", HOLDING THE RECORD 89°59'30" OFF OF LINE "A-B". MAP M12-24 DIMENSIONS AROUND BLOCK 29 DO NOT CLOSE, HOLDING THE JACKSON STREET COURSE AND TURNING RECORD 89°59'30" FOR WASHINGTON STREET RESULTS IN BEARING OF N 62°00'30" W, NOT THE N 62°00' W SHOWN ON THE MAP. POINT "C" WAS COMPUTED AS ON LINE BETWEEN FOUND MONUMENT AT "E" AND THE COMPUTED POINT "D", AT THE INTERSECTION OF THE LINE TURNED A RECORD 90°09' OFF OF LINE "B-A" AND EXTENDED FROM POINT "B". BLOCK 29 LOTS WERE THEN CREATED WITHIN THE ABOVE DESCRIBED CENTERLINES. THE EXISTING BUILDING CORNERS ALONG JACKSON STREET FIT THESE LOT CORNERS VERY WELL. IT BECAME APPARENT THAT, WHEN A PORTION OF LOT 3, BLOCK 29 WAS TRANSFERRED TO THE CITY OF ROSEBURG PER INSTRUMENT NO. 81-08464, THE LEGAL DESCRIPTION WAS INCORRECT. IT SEEMS THAT THE INTENT WAS TO TRANSFER THAT PORTION OF THE BLOCK THAT WAS WESTERLY OF THE EXISTING BUILDING. THE AREA DESCRIBED ACTUALLY ENDED UP INSIDE THE BUILDING. I DISCUSSED THIS WITH THE CITY PLANNER WHO, AFTER DISCUSSION WITH OTHERS AT THE CITY, DECIDED THAT I SHOULD GO WITH THE INTENT AND PARTITION AS SHOWN. WITH THE LOT CORNERS BEING EITHER JUST INTO THE BUILDING OR SO CLOSE AS TO BE UNABLE TO SET RODS ON THE ACTUAL POINTS, REFERENCE MONUMENTS WERE SET AS NOTED. WHERE THE REFERENCE MONUMENTS LANDED IN CONCRETE OR BRICK AND HAD TO BE DRILLED, SHORTER RODS WERE USED. WHEN THE ATTORNEY PREPARED THE DEED TO THE SUBJECT PROPERTY PURSUANT TO CIRCUIT COURT CASE NO. 15PB00776, FILED AS INSTRUMENT NO. 2018-006413, HE DID NOT ACCOUNT FOR THE PORTION OF THE PROPERTY THAT HAD BEEN PREVIOUSLY SOLD TO THE CITY PER INSTRUMENT NO. 81-08464.

PER THE TITLE REPORT PREPARED BY WESTERN TITLE AND ESCROW, DATED SEPTEMBER 14, 2020 PER ORDER NO. WT0199379, THERE ARE NO EASEMENTS AFFECTING THE SUBJECT PROPERTY.

**LEGEND**

- FOUND BRASS CAP- CL MON.
- FOUND ALUMINUM CAP-CL MON. UNLESS OTHERWISE NOTED
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- CALCULATED POSITION
- ( ) RECORD PER M12-24
- [ ] RECORD PER M140-69

FIELD CREW: NEIL HIBBS, TONY FIELDS  
EQUIPMENT: NIKON NPL-322+2" TOTAL STATION  
OFFICE: NEIL HIBBS  
DRAFTING: NEIL HIBBS

B-E S 64°30'11" W 473.56' [S 64°21'26" W 473.58']

PLANNING DEPT. FILE NO. P-20-002

<b>LAND PARTITION</b>		REGISTERED PROFESSIONAL LAND SURVEYOR
LYING IN THE NW 1/4 OF SEC. 19, T27S, R5W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: KEITH TIDBALL & SARAH EVERMAN 371 REDTAIL RIDGE LN. ROSEBURG, OR. 97471	SURVEYOR: <b>NEIL HIBBS</b> LAND SURVEYING, INC 4738 LOCKWOOD AVE. S.W. ROSEBURG, OR. 97471 phone: 541-857-4303 fax: 541-857-4306 e-mail: neilhibbs@wilhibbs.com	 OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2021
DWG SCALE: 1"= 50'	JOB NO.: 1551-16	
		PAGE 1 OF 2

2021-0013 A

2021-0013 B

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT RICKY C. WHELCHEL AND THE CITY OF ROSEBURG ARE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO TWO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES,

*Ricky C. Whelchel* 3-22-21  
RICKY C. WHELCHEL DATE  
*Nicole A. Messenger* 03.24.2021  
NICOLE A. MESSENGER, ROSEBURG CITY MANAGER DATE

**ACKNOWLEDGEMENT:**

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 22 DAY OF March, 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED NICOLE A. MESSENGER WHO DID SAY THAT SHE WAS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

PRINTED NAME: Jana Michelle Wagner *Ricky C. Whelchel*

COMMISSION #: 970788

MY COMMISSION EXPIRES ON: 1/25/22

SIGNATURE: *Jana Michelle Wagner*

**ACKNOWLEDGEMENT:**

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 24 DAY OF March, 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RICKY C. WHELCHEL WHO DID SAY THAT HE WAS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

PRINTED NAME: Koree D. Tate *Nicole A. Messenger*

COMMISSION #: 990827

MY COMMISSION EXPIRES ON: 08/26/2023

SIGNATURE: *Koree D. Tate*

**APPROVALS:**

*[Signature]* 03/24/2021  
ROSEBURG COMMUNITY DEVELOPMENT DIRECTOR DATE

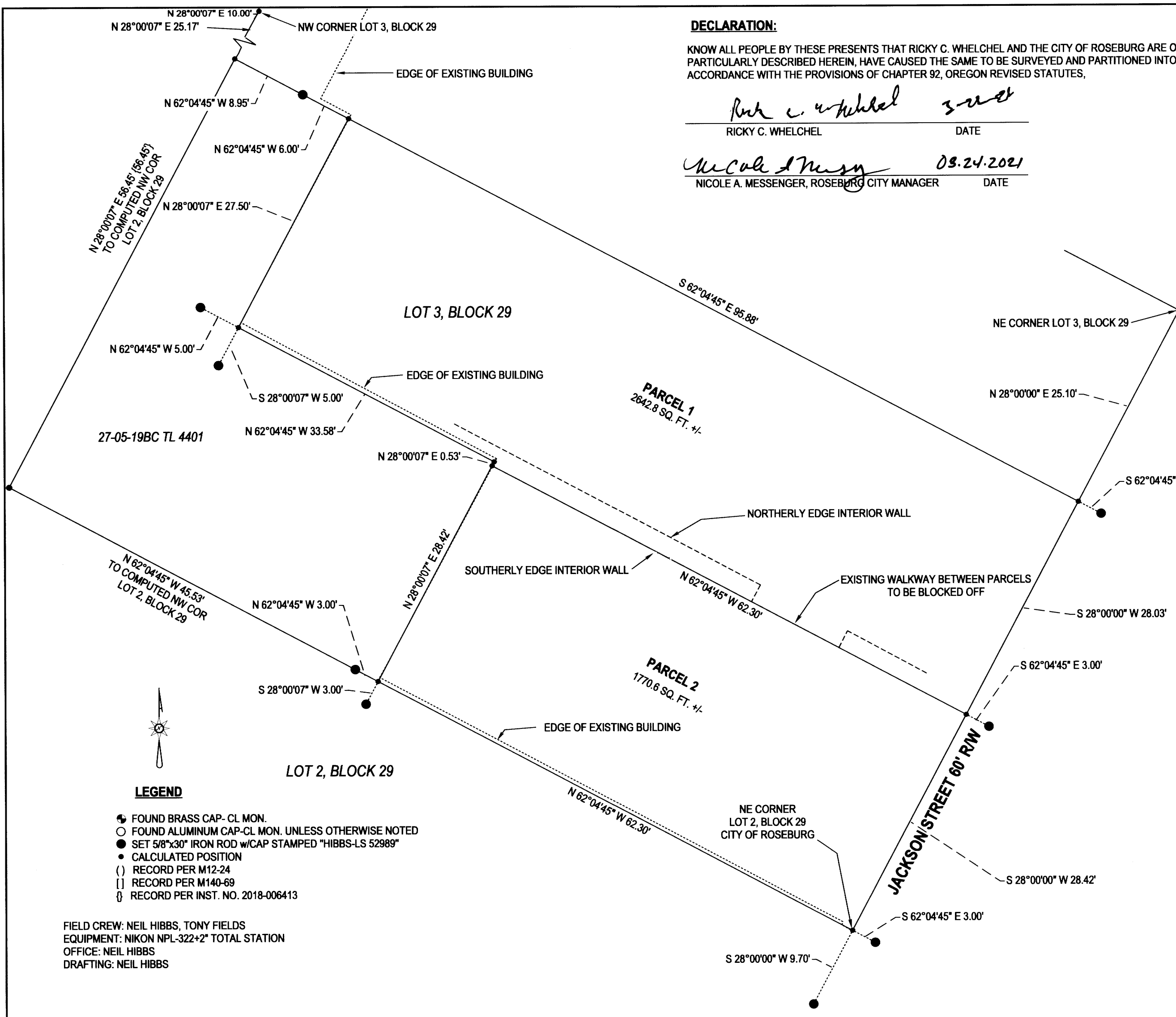
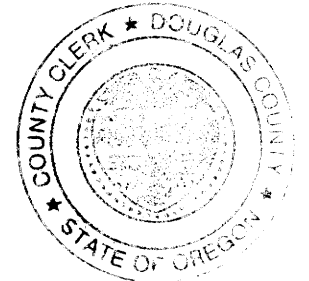
*[Signature]* 3/24/2021  
DOUGLAS COUNTY SURVEYOR DATE

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

*[Signature]* 3-24-21  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 24<sup>th</sup> DAY OF March, 2021, 12:47 O'CLOCK AM/PM

*[Signature]* 3/24/21  
DOUGLAS COUNTY CLERK DATE



**LEGEND**

- FOUND BRASS CAP-CL MON.
- FOUND ALUMINUM CAP-CL MON. UNLESS OTHERWISE NOTED
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- CALCULATED POSITION
- RECORD PER M12-24
- RECORD PER M140-69
- RECORD PER INST. NO. 2018-006413

FIELD CREW: NEIL HIBBS, TONY FIELDS  
EQUIPMENT: NIKON NPL-322+2" TOTAL STATION  
OFFICE: NEIL HIBBS  
DRAFTING: NEIL HIBBS

NOTE: AS MENTIONED IN THE NARRATIVE, A BAD LEGAL DESCRIPTION IN 1981 RESULTED IN THE CITY INADVERTENTLY OWNING A VERY SMALL PORTION OF THE SUBJECT PROPERTY. THIS HAS BEEN UNKNOWN UNTIL NOW. I HAVE BEEN WORKING WITH THE CITY AND HAVE COME TO AN AGREEMENT THAT, ONCE RECORDED, WILL ELIMINATE THIS CONFLICT AND RESULT IN THE COMMON BOUNDARY BEING AS PER THIS SURVEY. THIS AGREEMENT MUST GO BEFORE THE CITY COUNCIL, WHICH DOES NOT HAPPEN UNTIL MID-APRIL. 2021.

**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 AS THE SOUTHERLY 56.45 FEET OF LOT 3, BLOCK 29 OF THE CITY OF ROSEBURG, OREGON, DOUGLAS COUNTY, OREGON.

LESS A PORTION THEREOF, BEGINNING AT THE NORTHWEST CORNER OF LOT 2, BLOCK 29 OF THE CITY OF ROSEBURG; THENCE N 28°00'07" E 56.45 FEET; THENCE S 62°04'45" E 14.95 FEET; THENCE S 28°00'07" W 27.50 FEET; THENCE S 62°04'45" E 33.58 FEET; THENCE S 28°00'07" W 28.95 FEET; THENCE N 62°04'45" W 48.53 FEET TO THE NORTHWEST CORNER OF LOT 2, BLOCK 29 OF THE CITY OF ROSEBURG, THE PLACE OF BEGINNING.

T27S R5W SEC. 19BC. TL 4300  
WATER: CITY OF ROSEBURG  
SEWER: CITY OF ROSEBURG  
ZONE: CBD (CENTRAL BUSINESS DISTRICT)  
COMP. PLAN: COM (COMMERCIAL)

PLANNING DEPT. FILE NO. P-20-002

**LAND PARTITION**

LYING IN THE NW 1/4 OF SEC. 19, T27S, R5W  
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:  
KEITH TIDBALL AND SARAH EVERMAN  
371 REDTAIL RIDGE LANE  
ROSEBURG, OR. 97471

SURVEYOR:  
**NEIL HIBBS**  
LAND SURVEYING, INC  
479 LOCKWOODGLASS RD.  
ROSEBURG, OR. 97471  
PHONE: 541-957-8303  
FAX: 541-957-8306  
E-MAIL: neilhibbs@neilhibbs.net

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*[Signature]*

OREGON  
JANUARY 13, 1989  
F. NEIL HIBBS  
52989

EXPIRATION DATE  
6/30/2021

DWG SCALE: 1" = 10' | JOB NO.: 1551-16 | DATE: MARCH 2021 | PAGE 2 OF 2

2021-0013 B