

2021-0014 A

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	N62°43'33"E	39.60'	28.00'	43.98'	90°00'00"	28.00'
C2	S27°29'33"E	39.71'	28.00'	44.14'	90°19'27"	28.16'

Douglas County Official Records
Daniel J. Loomis, County Clerk
2021-007482



NO FEE

0053722120210007482002029
04/01/2021 11:26:59 AM
PLAT-PAR Cnt=1 Stn=33 HAJHNST
This is a no fee document

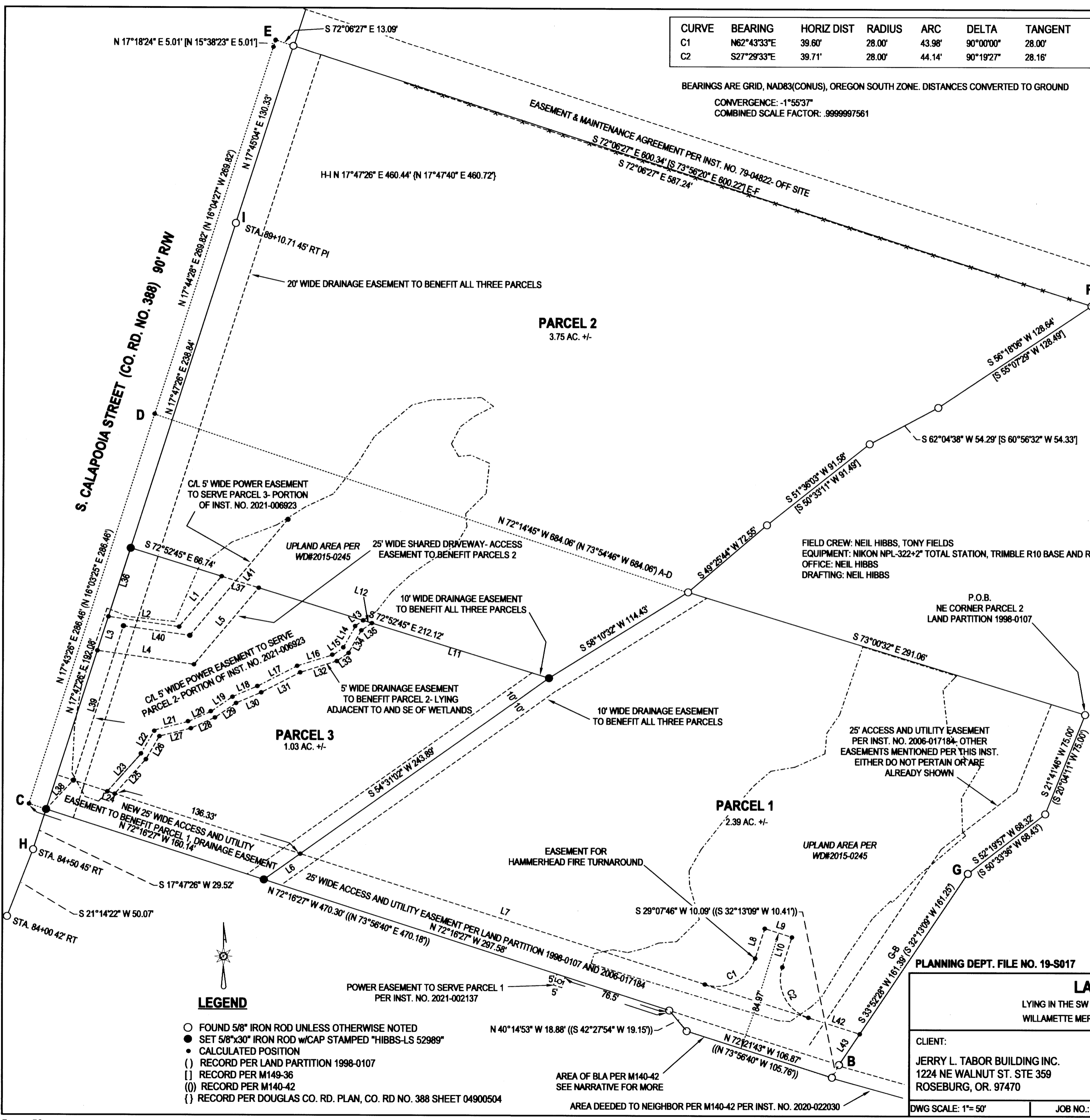
BEARINGS ARE GRID, NAD83(CONUS), OREGON SOUTH ZONE. DISTANCES CONVERTED TO GROUND
CONVERGENCE: -1°55'37"
COMBINED SCALE FACTOR: .999997561

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO THREE PARCELS, TOGETHER WITH EASEMENTS AS SHOWN. LAND PARTITION 1998-0107 AND M 140-42, BEING BASED ON LAND PARTITION 1998-0107, WERE CALCULATED, BROUGHT TOGETHER AT POINT "A" WITH THE FIELD TRAVERSE AND THEN ROTATED AROUND "A", USING THE LINE "A-B" BETWEEN FOUND MONUMENTS AS THE BASIS OF SAID ROTATION. M149-36, HAVING SOME OF THE SAME POINTS IN COMMON WITH LAND PARTITION 1998-0107, WAS CALCULATED, BROUGHT TOGETHER AT POINT "A" WITH THE FIELD TRAVERSE AND THEN ROTATED AROUND "A", USING THE LINE "A-D" AS THE BASIS FOR THIS ROTATION, BOTH "A" AND "D" BEING COMMON TO BOTH M149-36 AND LAND PARTITION 1998-0107. AFTER THE REFERENCED SURVEYS WERE COMPLETED, THE RIGHT-OF-WAY OF HIGHWAY 99 WAS WIDENED AND ALL OF THE RECORD MONUMENTS ALONG THE OLD RIGHT-OF-WAY HAVE BEEN DESTROYED. THOUGH ALL OF THE MONUMENTS THAT WERE SET ALONG THE WESTERN BOUNDARY OF ADJUSTED UNIT 2 OF M149-36 WERE FOUND AND HELD, FITTING EACH OTHER VERY WELL. THEY DO NOT FIT VERY WELL AS TO THEIR RELATIONSHIP TO POINTS "A" AND "D". HELD LINE "B-C" FOR SOUTHERLY BOUNDARY. HELD LINE "E-F" AS NORTHERN BOUNDARY. SET MONUMENTS ON NEW RIGHT-OF-WAY HOLDING THE MONUMENTS FOUND. WHILE M140-42 WAS FILED AS A BOUNDARY LINE ADJUSTMENT, IT WAS ONLY RECENTLY DISCOVERED THAT THE DEEDS EFFECTING THE BOUNDARY LINE ADJUSTMENTS WERE NEVER RECORDED. THE CITY OF SUTHERLIN FOUND THE LEGAL DESCRIPTIONS IN THEIR FILES AND HAVE RECENTLY RECORDED THEM. THE DEED INVOLVING PARCEL 1 WAS FILED IN INST. NO. 2020-022029. POSITIONS FOR "C" AND "D" WERE ALSO CALCULATED PER SHEET 04900504 OF THE COUNTY ROAD PLANS. VERY CLOSELY MIRRORED WHAT HAD ALREADY BEEN DONE. SO STAYED WITH WHAT I HAD.

LINE	BEARING	HORIZ DIST	LINE	BEARING	HORIZ DIST
L1	N40°01'02"E	46.16'	L23	S41°51'25"W	34.30'
L2	S81°58'58"E	50.00'	L24	S72°16'27"E	5.48'
L3	S17°47'25"W	25.00'	L25	N41°51'25"E	32.57'
L4	S81°58'58"E	68.33'	L26	N30°11'01"E	18.67'
L5	N40°01'02"E	70.15'	L27	N75°34'51"E	22.71'
L6	N54°31'02"E	31.22'	L28	N65°43'38"E	18.45'
L7	S72°16'27"E	297.00'	L29	N55°29'08"E	17.98'
L8	N17°43'33"E	22.00'	L30	N67°02'50"E	19.07'
L9	S72°16'27"E	20.00'	L31	N62°41'51"E	30.58'
L10	S17°43'33"W	22.00'	L32	N72°34'35"E	26.83'
L11	N72°52'45"W	129.30'	L33	N55°11'18"E	9.99'
L12	N72°52'45"W	6.34'	L34	N29°10'55"E	18.17'
L13	S55°03'46"W	6.19'	L35	N55°03'46"E	8.93'
L14	S29°10'55"W	18.17'	L36	N17°47'26"E	50.44'
L15	S55°11'18"W	8.07'	L37	N72°52'45"W	27.14'
L16	S72°34'35"W	26.50'	L38	N43°23'58"E	27.74'
L17	S62°41'51"W	30.82'	L39	N17°47'26"E	113.62'
L18	S67°02'50"W	19.38'	L40	S81°58'58"E	47.00'
L19	S55°29'08"W	18.04'	L41	N40°01'02"E	106.38'
L20	S65°43'38"W	17.57'	L42	S72°17'43"E	37.81'
L21	S75°34'51"W	24.37'	L43	S33°52'28"W	26.02'
L22	S30°11'01"W	20.25'			

PRELIMINARY TITLE REPORT BY WESTERN TITLE-DATED NOVEMBER 6, 2020
A POWER EASEMENT DATED 2/05/1941 RECORDING NO. 73862- BLANKET-NOT PLOTTABLE
A POWER EASEMENT DATED 4/02/1958 RECORDING NO. 246587- BLANKET-NOT PLOTTABLE
EASEMENT AND ROAD MAINTENANCE AGREEMENT DATED 3/23/1979- INST. NO. 79-04822- OFF SITE AS SHOWN
A POWER EASEMENT DATED 4/12/1979 RECORDING NO. 79-05907- BLANKET- NOT PLOTTABLE
EASEMENT AND ROAD MAINTENANCE AGREEMENT DATED 8/12/1994 RECORDING NOS. 94-18133 AND 94-18134 -NOT DEFINED, OFF-SITE.
TERMS AND CONDITIONS FOR EASEMENT REGARDING PUMP HOUSE AND WATERLINE DATED 3/11/1998- INST. NO. 98-04916 NOT DEFINED. NO PUMP HOUSE ON SUBJECT PROPERTY.
EASEMENTS, CONDITIONS, RESTRICTIONS AND NOTES AS DELINEATED ON LAND PARTITION 1998-0107 DATED 10/27/1998 RECORDING NO. 98-24480
EASEMENTS, CONDITIONS, RESTRICTIONS AND NOTES AS DELINEATED ON LAND PARTITION 1998-0107 DATED 11/13/1998 RECORDING NO. 98-25958 NONE PERTAIN TO SUBJECT PROPERTY.
ACCESS AND UTILITY EASEMENT DATED 7/12/2006 RECORDING NO. 2006-017184- ONLY PORTION OF EASEMENTS DESCRIBED ARE RELEVANT TO SUBJECT PROPERTY AS SHOWN.



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- 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 LAND PARTITION 1998-0107
 - [] RECORD PER M149-36
 - () RECORD PER M140-42
 - { } RECORD PER DOUGLAS CO. RD. PLAN, CO. RD. NO. 388 SHEET 04900504

LAND PARTITION
LYING IN THE SW 1/4 & SE 1/4 OF SEC. 20, T25S, R5W, W.
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:
JERRY L. TABOR BUILDING INC.
1224 NE WALNUT ST. STE 359
ROSEBURG, OR. 97470

SURVEYOR:
NEIL HIBBS LAND SURVEYING, INC
470 LOCKWOOD AVE. S.W.
ROSEBURG, OR. 97471
PHONE: 541-667-8383
FAX: 541-667-8388
E-MAIL: neil@hibbsland.com

DWG SCALE: 1"= 50'
JOB NO.: 1158-53
DATE: MARCH 2021
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REGISTERED PROFESSIONAL LAND SURVEYOR
F. NEIL HIBBS
JANUARY 12, 1989
52989
EXPIRATION DATE 6/30/2021

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DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT JERRY L. TABOR BUILDING, INC. IS OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO THREE PARCELS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES, TOGETHER WITH TWO 10 FOOT WIDE DRAINAGE EASEMENTS, ANOTHER 20 FOOT WIDE DRAINAGE EASEMENT ALONG THE RIGHT-OF-WAY, A 5 FOOT WIDE DRAINAGE EASEMENT TO BENEFIT PARCEL 2. A 25 FOOT WIDE ACCESS AND UTILITY EASEMENT OVER THE SHARED DRIVEWAY FOR PARCELS 2 AND 3 THAT IS FOR THE BENEFIT OF PARCEL 2, AS WELL AS A 25 FOOT WIDE DRAINAGE EASEMENT OVER THE SOUTHERLY 25 FEET OF PARCEL 3 TO BENEFIT ALL THREE PARCELS AS WELL AS AN ADDITIONAL ACCESS AND UTILITY EASEMENT OVER THE SAME 25 FEET TO BENEFIT PARCEL 1. AN EASEMENT FOR A HAMMERHEAD FIRE TURN-AROUND IS ALSO BEING CREATED.

3-31-2021

BEN TATONE AS SECRETARY OF JERRY L. TABOR BUILDING INC.

DATE

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 31st DAY OF March, 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BEN H. TATONE 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: Jessica St. Clair

COMMISSION #: 976046A

MY COMMISSION EXPIRES ON: June 25, 2022

SIGNATURE: Jessica St. Clair

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.

BEGINNING AT A 5/8" IRON ROD AT THE NORTHEAST CORNER OF PARCEL 2, LAND PARTITION 1998-0107; THENCE S 21°41'16" W 75.00 FEET TO A 5/8" IRON ROD; THENCE S 52°19'57" W 68.32 FEET TO A 5/8" IRON ROD; THENCE S 33°52'28" W 161.39 FEET TO A 5/8" IRON ROD; THENCE S 29°07'46" W 10.09 FEET TO A 5/8" IRON ROD; THENCE N 72°21'43" W 106.87 FEET TO A 5/8" IRON ROD; THENCE N 40°14'53" W 18.88 FEET TO A 5/8" IRON ROD; THENCE N 72°16'27" W 297.58 FEET TO A 5/8" IRON ROD; THENCE N 72°16'27" W 160.14 FEET TO A 5/8" IRON ROD ON THE EASTERN RIGHT-OF-WAY OF CO. RD. NO. 388; THENCE N 17°47'26" E 192.08 FEET ALONG SAID RIGHT-OF-WAY TO A 5/8" IRON ROD; THENCE N 17°47'26" E 238.84 FEET ALONG SAID RIGHT-OF-WAY TO A 5/8" IRON ROD; THENCE N 17°45'04" E 130.33 FEET ALONG SAID RIGHT-OF-WAY TO A 5/8" IRON ROD; THENCE S 72°06'27" E 587.24 FEET TO A 5/8" IRON ROD; THENCE S 56°18'06" W 128.64 FEET TO A 5/8" IRON ROD; THENCE S 62°04'38" W 54.29 FEET TO A 5/8" IRON ROD; THENCE S 51°36'03" W 91.58 FEET TO A 5/8" IRON ROD; THENCE S 49°25'44" W 72.55 FEET TO A 5/8" IRON ROD; THENCE S 73°00'32" E 291.06 FEET TO A 5/8" IRON ROD, THE PLACE OF BEGINNING.

APPROVALS:

Brian Elliott 03-31-2021
SUTHERLIN COMMUNITY DEVELOPMENT DIRECTOR DATE

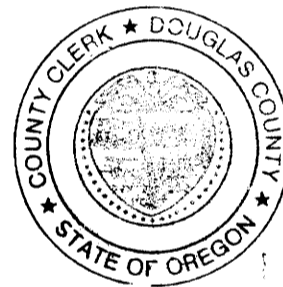
Kristian O. DeGroot 4/01/2021
DOUGLAS COUNTY SURVEYOR DATE

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

J. P. W. 4-1-21
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 1st DAY OF April, 2021, 11:26 O'CLOCK (AM/PM)

Hedi Dolmsten, Deputy 4/1/21
DOUGLAS COUNTY CLERK DATE



PLANNING DEPT. FILE NO. 19-S017

LAND PARTITION		REGISTERED PROFESSIONAL LAND SURVEYOR OREGON JANUARY 12, 1988 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2021
LYING IN THE SW 1/4 & SE 1/4 OF SEC. 20, T25S, R5W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: JERRI L. TABOR BUILDING, INC. 1224 NE WALNUT ST. STE 359 ROSEBURG, OR. 97470	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC <small>478 LOCKWOOD AVE. NO. ROSEBURG, OR. 97471 phone: 541-657-8383 fax: 541-657-8388 e-mail: neil@neilhibbs.com</small>	
DWG SCALE: N/A	JOB NO.: 1159-53	DATE: MARCH 2021
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