



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 INST. NO. 2020-014655
- [ ] RECORD PER M106-56
- (()) RECORD PER M158-77
- { } RECORD PER 1950 DOUGLAS CO. PUBLIC WORKS SKETCH FOR CO. RD. NO.16 - M.P. 10.82 TO 10.92

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

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO TWO PARCELS, TOGETHER WITH EASEMENTS, AS SHOWN. LINE "A-B" WAS USED AS A BASE OF BEARING PER M158-77. FOUND ROD "A" IS IN THE EXISTING FENCE AND WAS HELD AS BEING ON THE COUNTY RIGHT-OF-WAY PER M106-56. RODS SHOWN AS SET AS BEING 15 FOOT INSET RIGHT-OF-WAY PER M158-77 WERE NOT FOUND. THE RIGHT-OF-WAY ON THE SUBJECT PROPERTY DOES NOT SEEM TO AGREE WITH POINT "A" BEING ON THE RIGHT-OF-WAY. COMPUTING THE SUBJECT PROPERTY, PER INST. NO. 2020-014655, AND ROTATING THE WESTERN BOUNDARY TO COINCIDE WITH LINE "A-B", THEN SLIDING THE CALCULATED PROPERTY SO THAT THE NORTHERN BOUNDARY RUNS THROUGH THE 1" IRON PIPE FOUND AT POINT "C". THIS ENDS UP WITH THE RIGHT-OF-WAY COMING BACK INTO THE WESTERN BOUNDARY 9.94 FEET SOUTHERLY OF POINT "A". THE CENTERLINE OF ROBERTS CREEK WAS BASED MOSTLY ON A SKETCH RECEIVED FROM JOSH HEACOCK WITH PUBLIC WORKS. SOME ELEMENTS DO NOT WORK AND THE DEEDS UPON WHICH IT IS BASED DO NOT CLOSE BUT THIS SEEMED TO BE THE BEST INFORMATION AVAILABLE. BOTH MONUMENTS AT "F" AND "H" WERE IN ROCK AND HAD TO BE DRILLED. USED 12" IRON RODS.

NOTE: NO STRUCTURE OTHER THAN A FENCE OR SIGN SHALL BE LOCATED CLOSER THAN A VARYING WIDTH OF UP TO 45 FEET FROM THE RIGHT-OF-WAY OF ROBERTS CREEK ROAD WHICH IS LESS THAN 70 FEET IN RIGHT-OF-WAY WIDTH

N 0°28'53" W 1065.10' ((N 0°28'53" W 1065.08'))  
BASE OF BEARING- LINE "A-B" PER M158-77

T28S R6W SEC. 13D TL 1500

WATER: ROBERTS CREEK WATER  
SEWER: ON-SITE SEPTIC  
ZONE: RR  
COMP. PLAN: RC2

PRELIMINARY TITLE REPORT PER ORDER NO. 7391-37019999  
DATED MARCH 18, 2021  
PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY

PLANNING DEPT. FILE NO. 20-071

LAND PARTITION

LYING IN THE SE 1/4 OF SEC. 13, T28S, R6W  
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:  
HAD PROPERTIES, LLC  
P.O. BOX 1951  
ROSEBURG, OR. 97470

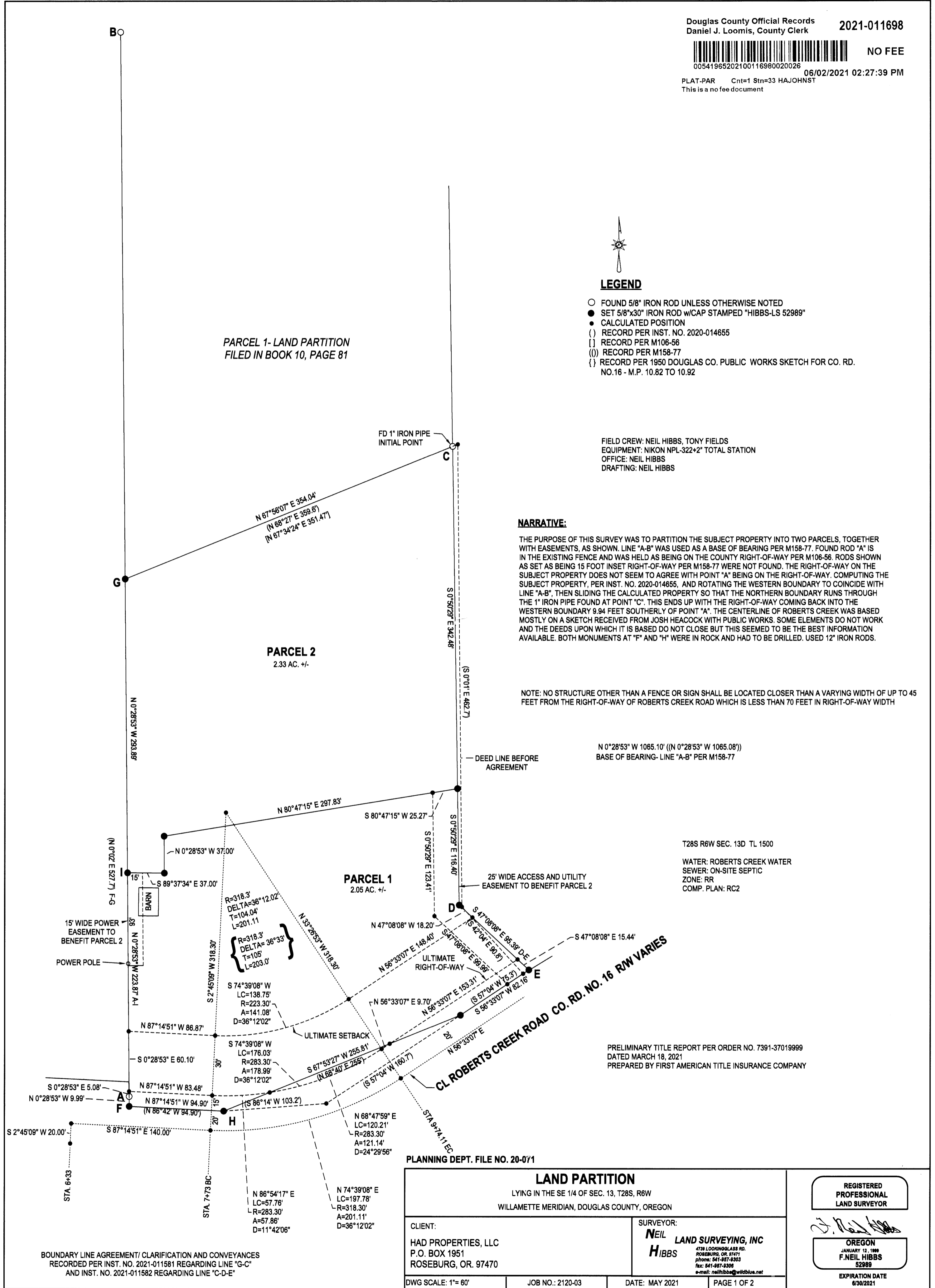
SURVEYOR:  
NEIL HIBBS  
LAND SURVEYING, INC  
4738 LOOKINGGLASS RD.  
ROSEBURG, OR. 97471  
PHONE: 541-957-9303  
FAX: 541-957-9306  
E-MAIL: neilhibbs@wildblue.net

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 13, 1999  
F. NEIL HIBBS  
52989

EXPIRATION DATE  
6/30/2021

DWG SCALE: 1"= 60'      JOB NO.: 2120-03      DATE: MAY 2021      PAGE 1 OF 2



2021-0022 B

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT HAD PROPERTIES 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 IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES. A 25 FOOT ACCESS AND UTILITY EASEMENT BEING CREATED ACROSS PARCEL 1 FOR THE BENEFIT OF PARCEL 2. A 15' WIDE POWER EASEMENT IS ALSO BEING CREATED ALONG THE WESTERN BOUNDARY OF PARCEL 1 FOR THE BENEFIT OF PARCEL 2

[Signature] member 6/2/21  
DUSTIN JINKS, MEMBER DATE

**ACKNOWLEDGEMENT**

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 2<sup>nd</sup> DAY OF June, 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BEFORE ME DUSTIN JINKS, MEMBER, HAD PROPERTIES LLC, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

PRINTED NAME: Jana Sky

COMMISSION #: 985647

MY COMMISSION EXPIRES ON: April 8, 2023

SIGNATURE: [Signature]

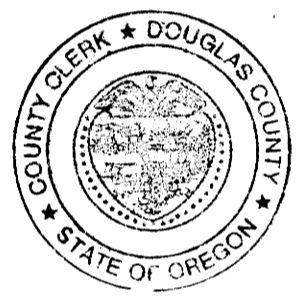
**APPROVALS:**

[Signature] 6/2/2021  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

[Signature] 6/2/2021  
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 6-2-21  
DOUGLAS COUNTY TAX COLLECTOR DATE



FILED THIS 2<sup>nd</sup> DAY OF June, 2021, 2:27 O'CLOCK AMP

[Signature] 6/2/2021  
DOUGLAS COUNTY CLERK DATE

**SURVEYOR'S CERTIFICATE:**

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

BEGINNING AT A 1" IRON PIPE AT THE SOUTHEAST CORNER OF PARCEL 1 OF THE LAND PARTITION FILED IN BOOK 10, PAGE 81 OF THE LAND PARTITION RECORDS OF DOUGLAS COUNTY, OREGON; THENCE S 0°50'29" E 342.48 FEET TO A 5/8" IRON ROD; THENCE S 0°50'29" E 116.40 FEET TO A 5/8" IRON ROD; THENCE S 47°08'08" E 95.39 FEET TO A 5/8" IRON ROD ON THE NORTHERN RIGHT-OF-WAY OF ROBERTS CREEK ROAD; THENCE S 56°33'07" W 82.16 FEET ALONG SAID NORTHERN RIGHT-OF-WAY TO A 5/8" IRON ROD; THENCE S 67°53'27" W 255.81 FEET ALONG SAID RIGHT-OF-WAY TO A 5/8" IRON ROD; THENCE N 87°14'51" W 94.90 FEET ALONG SAID RIGHT-OF-WAY TO A 5/8" IRON ROD; THENCE N 0°28'53" W 9.99 FEET TO A 5/8" IRON ROD; THENCE N 0°28'53" W 223.87 FEET TO A 5/8" IRON ROD; THENCE N 0°28'53" W 293.89 FEET TO A 5/8" IRON ROD; THENCE N 67°56'07" E 354.04 FEET TO A 1" IRON PIPE, THE POINT OF BEGINNING.

PLANNING DEPT. FILE NO. 20-071

<b>LAND PARTITION</b>		REGISTERED PROFESSIONAL LAND SURVEYOR
LYING IN THE SE 1/4 OF SEC. 13, T28S R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: HAD PROPERTIES LLC P.O. BOX 1951 ROSEBURG, OR. 97470	SURVEYOR: <b>NEIL HIBBS</b> LAND SURVEYING, INC 479 LOOKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-957-5303 fax: 541-957-9306 e-mail: neilhibbs@willdhsa.net	 <b>OREGON</b> JANUARY 12, 1989 <b>F. NEIL HIBBS</b> 52989 EXPIRATION DATE 6/30/2021
DWG SCALE: N/A	JOB NO.: 2120-03	
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