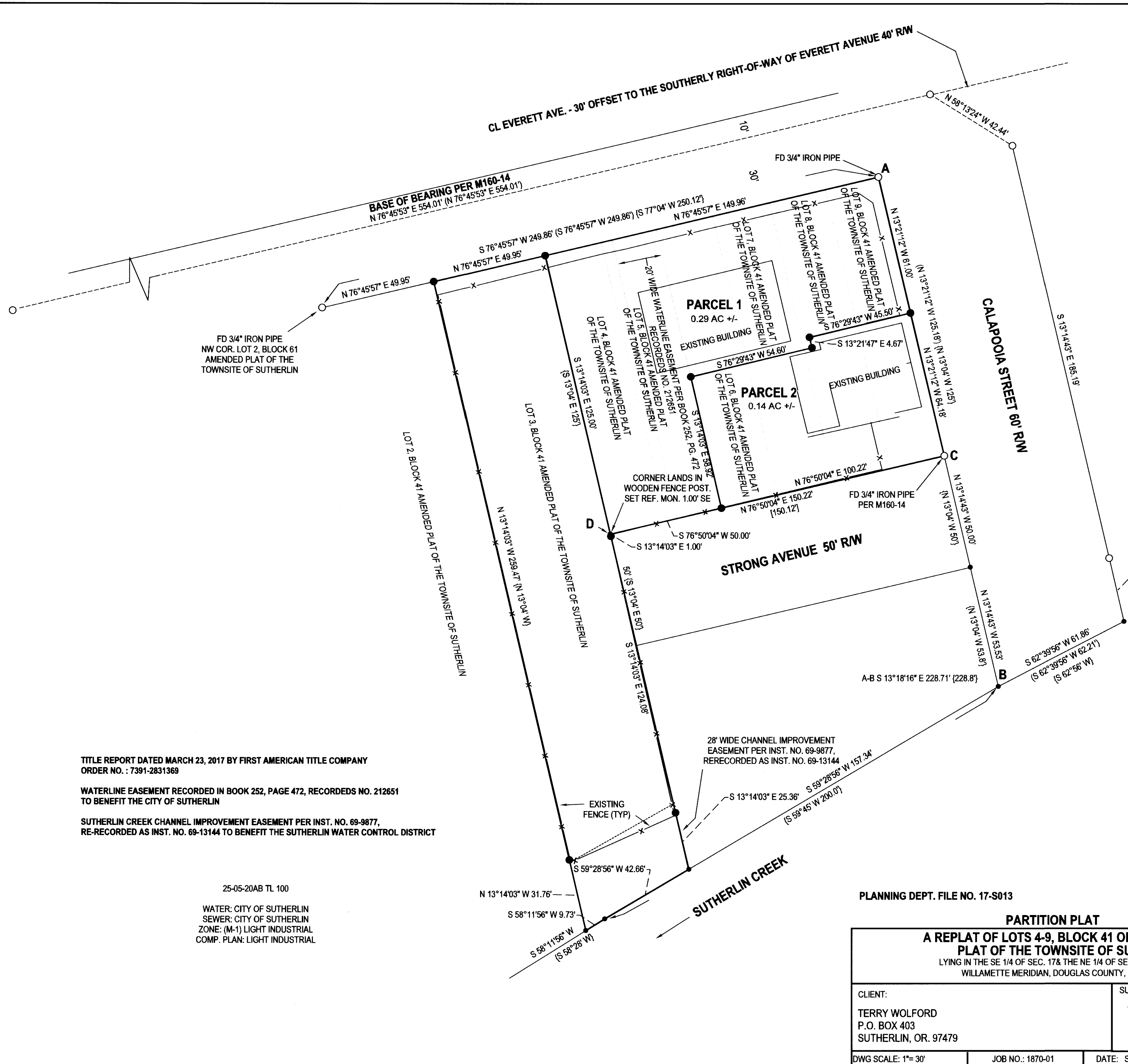


2021-0045 A

Douglas County Official Records  
Daniel J. Loomis, County Clerk 2021-021406



NO FEE  
11/02/2021 09:09:28 AM  
PLAT-PAR Cnt=1 Stn=40 JLGODWI  
This is a no fee document



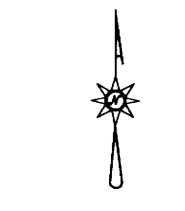
FD 3/4" IRON PIPE  
NW COR. LOT 2, BLOCK 61  
AMENDED PLAT OF THE  
TOWNSITE OF SUTHERLIN

BASE OF BEARING PER M160-14  
N 76°45'53" E 554.01' (N 76°45'53" E 554.01')

PARCEL 1  
0.29 AC +/-  
EXISTING BUILDING

PARCEL 2  
0.14 AC +/-  
EXISTING BUILDING

BLOCK 40



**LEGEND**

- FOUND 5/8" IRON ROD PER M160-14 UNLESS OTHERWISE NOTED
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- CALCULATED POSITION
- ( ) RECORD PER M160-14
- [ ] RECORD PER CS 35/55
- ∅ RECORD PER AMENDED PLAT OF THE TOWNSITE OF SUTHERLIN

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

TITLE REPORT DATED MARCH 23, 2017 BY FIRST AMERICAN TITLE COMPANY  
ORDER NO. : 7391-2831369

WATERLINE EASEMENT RECORDED IN BOOK 252, PAGE 472, RECORDED NO. 212651  
TO BENEFIT THE CITY OF SUTHERLIN

SUTHERLIN CREEK CHANNEL IMPROVEMENT EASEMENT PER INST. NO. 69-9877,  
RE-RECORDED AS INST. NO. 69-13144 TO BENEFIT THE SUTHERLIN WATER CONTROL DISTRICT

25-05-20AB TL 100

WATER: CITY OF SUTHERLIN  
SEWER: CITY OF SUTHERLIN  
ZONE: (M-1) LIGHT INDUSTRIAL  
COMP. PLAN: LIGHT INDUSTRIAL

PLANNING DEPT. FILE NO. 17-S013

**PARTITION PLAT**

**A REPLAT OF LOTS 4-9, BLOCK 41 OF THE AMENDED  
PLAT OF THE TOWNSITE OF SUTHERLIN**  
LYING IN THE SE 1/4 OF SEC. 17& THE NE 1/4 OF SEC. 20, T25S, R5W  
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:  
TERRY WOLFORD  
P.O. BOX 403  
SUTHERLIN, OR. 97479

SURVEYOR:  
**NEIL HIBBS**  
LAND SURVEYING, INC  
4729 LOOKINGGLASS RD.  
ROSEBURG, OR. 97471  
phone: 541-957-8303  
fax: 541-957-8306  
e-mail: neilhibbs@wilblue.net

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Neil Hibbs*  
OREGON  
JANUARY 12, 1998  
F. NEIL HIBBS  
52989

EXPIRATION DATE  
6/30/2023

DWG SCALE: 1"= 30'      JOB NO.: 1870-01      DATE: SEPTEMBER 2021      PAGE 1 OF 2

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