

2022-0015 A

Douglas County Official Records 2022-006211
 Daniel J. Loomis, County Clerk
 NO FEE
 0056404820220062110020027
 03/30/2022 09:16:26 AM
 PLAT-PAR Cnt=1 Stn=43 KGSTUTZM
 This is a no fee document



LEGEND

- FOUND BRASS CAP AS PART OF M170-61
- FOUND OR SET 5/8" IRON ROD AS PART OF M170-61 UNLESS NOTED
- SET 60D NAILS AS TEMPORARY POINTS FOR BUILDING FENCE- 2020
- CALCULATED POSITION
- () RECORD PER M82-7
- [] RECORD PER CS 42/416
- (()) RECORD PER M84-35

FIELD CREW: NEIL HIBBS, ERIC HIBBS, KADIN BAKER
 EQUIPMENT: NIKON NPL-322+2" TOTAL STATION, TRIMBLE R10 BASE AND RECEIVER
 OFFICE: NEIL HIBBS
 DRAFTING: NEIL HIBBS

T28S R6W SEC. 30 TL 500 R43913 ZONE: FG COMP. PLAN: AGG
 T28S R7W SEC. 24 TL 200 R47257 ZONE: FG COMP. PLAN: FFT
 T28S R7W SEC. 24 TL 200 R47299 ZONE: FF COMP. PLAN: FFT
 T28S R7W SEC. 24 TL 600 R47313 ZONE: FF, FG COMP. PLAN: AGG, FFT
 T28S R7W SEC. 24 TL 700 R47327 ZONE: FF, FG COMP. PLAN: AGG, FFT
 T28S R7W SEC. 25 TL 100 R47341 ZONE: FG COMP. PLAN: AGG

WATER: WELLS
 SEWER: ON-SITE SEPTIC

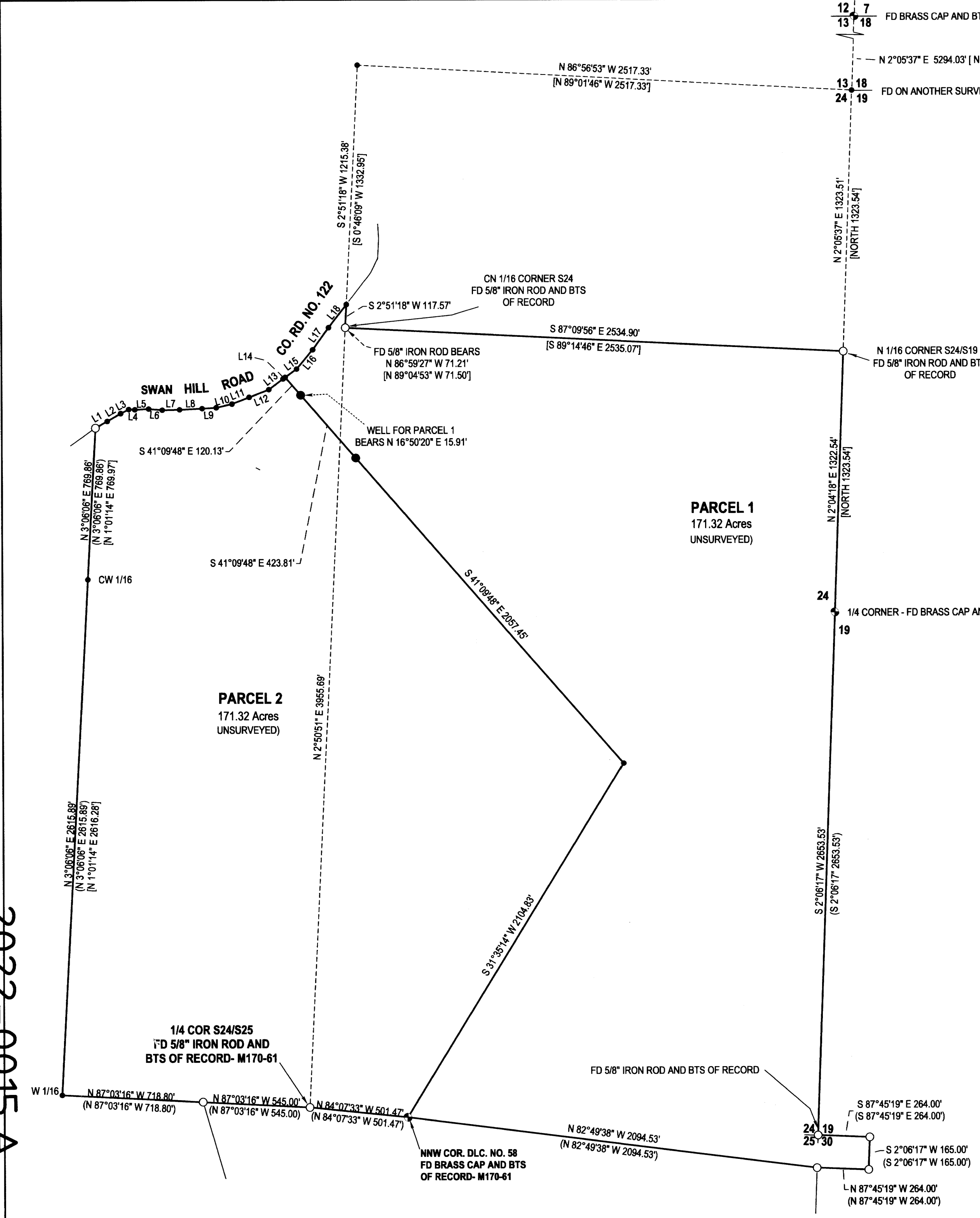
NO EASEMENTS BEING CREATED ON PLAT

LINE	BEARING	HORIZ DIST
L1	N60°31'56"E	68.92'
L2	N60°17'20"E	79.50'
L3	N63°35'38"E	46.14'
L4	S86°57'28"E	30.23'
L5	N87°15'16"E	71.25'
L6	S85°14'04"E	69.06'
L7	N88°57'12"E	88.93'
L8	N87°07'07"E	114.62'
L9	N86°44'06"E	72.15'
L10	N77°07'10"E	82.91'
L11	N68°53'54"E	93.97'
L12	N68°58'19"E	107.64'
L13	N53°05'55"E	90.71'
L14	N54°20'46"E	12.95'
L15	N54°20'46"E	72.66'
L16	N39°58'43"E	127.09'
L17	N36°03'20"E	138.24'
L18	N38°01'42"E	148.08'

BEARINGS ARE GRID, NAD 83(CONUS), OREGON SOUTH ZONE.
 DISTANCES CONVERTED TO GROUND
 CONVERGENCE: -1°59'27"
 COMBINED SCALE FACTOR: 1.0002998658

PLANNING DEPT. FILE NO. 20-070

LAND PARTITION		REGISTERED PROFESSIONAL LAND SURVEYOR
LYING IN THE NE, SE, SW & NW 1/4 OF SEC. 24, THE NE 1/4 OF SEC. 25, T28S, R7W AS WELL AS THE NW 1/4 OF SEC. 30, T28S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: HORNS AND THORNS FARMS LLC 1400 SWAN HILL ROAD ROSEBURG, OR. 97471	SURVEYOR: NEIL LAND SURVEYING, INC HIBBS 4738 LOOKINGGLASS RD. ROSEBURG, OR. 97471 PHONE: 541-857-8363 FAX: 541-857-8306 e-mail: neilhibbs@wilshibbs.net	OREGON JANUARY 12, 1989 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2023
DWG SCALE: 1"= 400'	JOB NO.: 2242-01	
		PAGE 1 OF 2



2022-0015 A

2022-0015 B

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT HORNS AND THORNS LLC IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN, AND HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO TWO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO 2 PARCELS AS SHOWN. WE DID AN EARLIER JOB FOR THE PEOPLE LIVING SOUTH OF THIS PROPERTY AND TIED MOST OF THE MONUMENTS SHOWN ON THEIR JOB. WE USED OUR ORIGINAL CONTROL AND TIED A FEW MORE PINS AS NOTED. WE DID NOT RETIE ALL OF OUR ORIGINAL POINTS. OUR EARLIER SURVEY WAS FILED AS M170-61.

SEE CONSENT AFFIDAVIT REC. 2022-006210

CRAIG S. CORCORAN, MANAGING MEMBER DATE

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS _____ DAY OF _____, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED CRAIG S. CORCORAN, MANAGING MEMBER OF HORNS AND THORNS 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: _____

COMMISSION #: _____

MY COMMISSION EXPIRES ON: _____

SIGNATURE: _____

APPROVALS:

[Signature] 3/29/2022
DOUGLAS COUNTY PLANNING DIRECTOR DATE

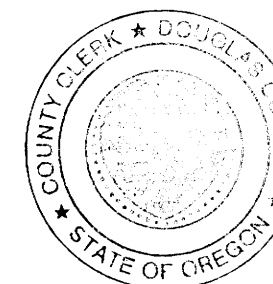
[Signature] 3-30-22
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 3-30-22
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 30th DAY OF March, 2022, 9:16:26 O'CLOCK AM PM

[Signature] 3/30/22
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.

THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 2018-013763 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

PLANNING DEPT. FILE NO. 20-070

LAND PARTITION LYING IN THE NE, SE, SW & NW 1/4'S OF SEC. 24, THE NE 1/4 OF SEC. 25, T28S, R7W AS WELL AS THE NW 1/4 OF SEC. 30, T28S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR <u>[Signature]</u> OREGON JANUARY 13, 1988 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2023	
CLIENT: HORNS AND THORNS FARMS LLC 1400 SWAN HILL ROAD ROSEBURG, OR. 97471	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 4738 LOOKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-857-8303 fax: 541-857-8306 e-mail: neilhibbs@wilshibbs.net		
DWG SCALE: N/A	JOB NO.: 2242-01	DATE: MARCH 2022	PAGE 2 OF 2

2022-0015 B