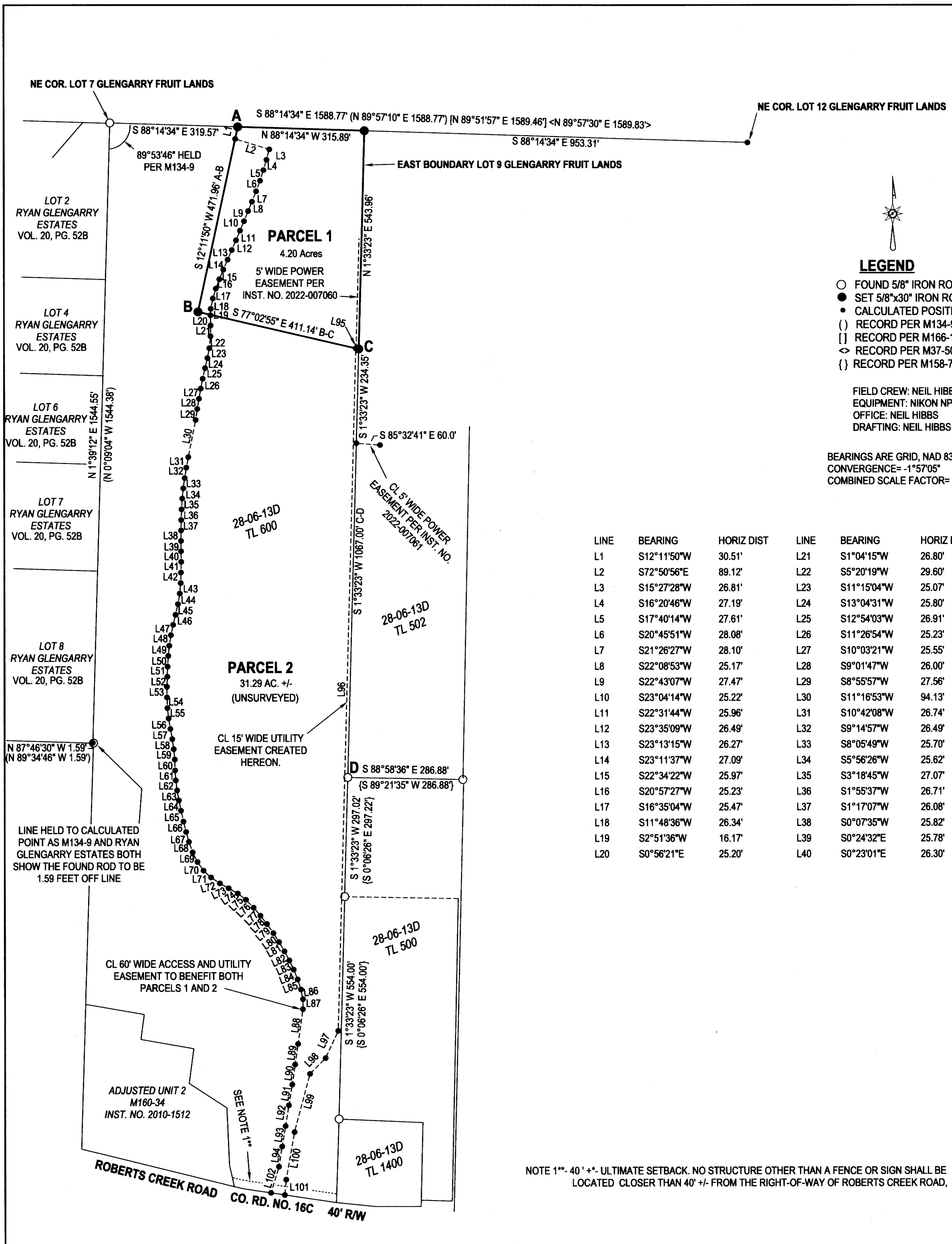


2022-0020 A



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 M134-9
- [] RECORD PER M166-12
- <> RECORD PER M37-50
- { } RECORD PER M158-77

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

BEARINGS ARE GRID, NAD 83 (CONUS), OREGON SOUTH ZONE. DISTANCES CONVERTED TO GROUND
 CONVERGENCE = -1°57'05"
 COMBINED SCALE FACTOR = 0.9999967530

LINE	BEARING	HORIZ DIST	LINE	BEARING	HORIZ DIST	LINE	BEARING	HORIZ DIST	LINE	BEARING	HORIZ DIST	LINE	BEARING	HORIZ DIST
L1	S12°11'50"W	30.51'	L21	S1°04'15"W	26.80'	L41	S0°49'33"W	26.71'	L61	S3°56'59"E	25.29'	L81	S29°57'16"E	26.53'
L2	S72°50'56"E	89.12'	L22	S5°20'19"W	29.60'	L42	S1°54'46"W	26.19'	L62	S7°18'52"E	25.02'	L82	S28°23'07"E	25.98'
L3	S15°27'28"W	26.81'	L23	S11°15'04"W	25.07'	L43	S5°04'59"W	26.15'	L63	S10°00'57"E	25.51'	L83	S25°18'27"E	25.10'
L4	S16°20'46"W	27.19'	L24	S13°04'31"W	25.80'	L44	S10°08'10"W	26.90'	L64	S11°56'11"E	26.15'	L84	S22°07'49"E	25.97'
L5	S17°40'14"W	27.61'	L25	S12°54'03"W	26.91'	L45	S12°43'51"W	27.09'	L65	S12°38'32"E	27.66'	L85	S17°43'16"E	26.21'
L6	S20°45'51"W	28.08'	L26	S11°26'54"W	25.23'	L46	S13°08'16"W	25.72'	L66	S14°10'03"E	26.80'	L86	S11°45'53"E	25.10'
L7	S21°26'27"W	28.10'	L27	S10°03'21"W	25.55'	L47	S12°22'23"W	26.49'	L67	S15°21'30"E	25.68'	L87	S0°14'08"W	25.04'
L8	S22°08'53"W	25.17'	L28	S9°01'47"W	26.00'	L48	S8°39'43"W	26.57'	L68	S20°03'49"E	27.75'	L88	S8°02'18"W	87.38'
L9	S22°43'07"W	27.47'	L29	S8°55'57"W	27.56'	L49	S6°15'46"W	25.05'	L69	S26°47'48"E	26.67'	L89	S8°06'59"W	51.40'
L10	S23°04'14"W	25.22'	L30	S11°16'53"W	94.13'	L50	S3°54'49"W	26.64'	L70	S35°02'00"E	25.93'	L90	S8°21'56"W	50.50'
L11	S22°31'44"W	25.96'	L31	S10°42'08"W	26.74'	L51	S1°09'26"W	25.25'	L71	S47°06'23"E	25.37'	L91	S9°11'15"W	52.47'
L12	S23°35'09"W	26.49'	L32	S9°14'57"W	26.49'	L52	S1°57'56"W	25.37'	L72	S56°21'29"E	26.47'	L92	S9°19'52"W	52.54'
L13	S23°13'15"W	26.27'	L33	S8°05'49"W	25.70'	L53	S0°14'44"W	26.38'	L73	S61°01'00"E	25.30'	L93	S9°31'12"W	51.68'
L14	S23°11'37"W	27.09'	L34	S5°56'26"W	25.62'	L54	S2°19'45"E	26.62'	L74	S60°15'33"E	25.97'	L94	S9°07'22"W	50.51'
L15	S22°34'22"W	25.97'	L35	S3°18'45"W	27.07'	L55	S6°16'51"E	25.79'	L75	S52°06'24"E	25.75'	L95	N77°02'55"W	7.65'
L16	S20°57'27"W	25.23'	L36	S1°55'37"W	26.71'	L56	S9°53'07"E	26.50'	L76	S44°28'54"E	27.27'	L96	S1°33'23"W	1700.00'
L17	S16°35'04"W	25.47'	L37	S1°17'07"W	26.08'	L57	S9°51'48"E	25.80'	L77	S40°11'00"E	26.38'	L97	S25°00'00"W	75.00'
L18	S11°48'36"W	26.34'	L38	S0°07'35"W	25.82'	L58	S8°53'42"E	25.24'	L78	S38°36'50"E	26.31'	L98	S45°00'00"W	55.00'
L19	S2°51'36"W	16.17'	L39	S0°24'32"E	25.78'	L59	S5°25'41"E	25.83'	L79	S34°44'41"E	27.57'	L99	S15°00'00"W	150.00'
L20	S0°56'21"E	25.20'	L40	S0°23'01"E	26.30'	L60	S1°35'16"E	27.03'	L80	S32°37'05"E	26.57'	L100	S10°00'00"W	120.00'
												L101	S5°24'22"W	38' +/-
												L102	S17°03'42"W	68' +/-

NOTE 1"- 40' +/- ULTIMATE SETBACK. NO STRUCTURE OTHER THAN A FENCE OR SIGN SHALL BE LOCATED CLOSER THAN 40' +/- FROM THE RIGHT-OF-WAY OF ROBERTS CREEK ROAD,

PLANNING DEPT. FILE NO. 21-091

LAND PARTITION LYING IN THE SE 1/4 OF SEC. 13 & THE NE 1/4 SEC. 24, TOWNSHIP 28 SOUTH, RANGE 6 WEST WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR OREGON JANUARY 12, 1989 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2023	
CLIENT: LARRY AND KAY EDMONSON 2454 ROBERTS CREEK ROAD ROSEBURG, OR. 97470	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 4788 LOOKMOLAS RD. ROSEBURG, OR. 97471 phone: 541-957-4303 fax: 541-957-4306 e-mail: neil@hibbsland.com		
DWG SCALE: 1"= 200'	JOB NO.: 2739-01	DATE: APRIL 2022	PAGE 1 OF 2

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DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE LARRY W. EDMONSON AND KAY F. EDMONSON JOINT TRUST, DATED 1/15/2002, 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 60 FOOT ACCESS AND UTILITY EASEMENT BEING CREATED ACROSS PARCELS 1 AND PARCEL 2 FOR THE BENEFIT OF PARCELS 1 AND 2. A 15' WIDE UTILITY EASEMENT IS ALSO BEING CREATED ALONG THE EASTERN BOUNDARY OF PARCEL 2 FOR THE BENEFIT OF PARCEL 1.

[Signature] 4-28-22
LARRY W. EDMONSON, TRUSTEE DATE

[Signature] 4/28/22
KAY F. EDMONSON, TRUSTEE DATE

ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 28 DAY OF April, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BEFORE ME LARRY W. AND KAY F. EDMONSON AS TRUSTEES OF THE LW AND KF EDMONSON JOINT TRUST, WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

PRINTED NAME: Marie Neet

COMMISSION #: 1020904

MY COMMISSION EXPIRES ON: January 31, 2026

SIGNATURE: [Signature]

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO TWO PARCELS, TOGETHER WITH EASEMENTS AS SHOWN. THE NORTHWEST CORNER OF THE PROPERTY WAS HELD TO THE MONUMENTS FOUND PER M134-9. THE WESTERN BOUNDARY AND NORTHERN BOUNDARY WERE ALSO HELD AS PER M134-9 AND THE EASTERN BOUNDARY OF THE SUBJECT PROPERTY WAS HELD TO THE MONUMENTS FOUND PER M158-77 AND THE NORTHERLY EXTENSION THEREOF. THE EASTERN BOUNDARY, CREATED AS DESCRIBED, LAND VERY CLOSE TO THE OLD EXISTING FENCE WITH SHOTS BEING FROM INCHES WEST OF THE FENCE TO BEING INCHES EAST OF THE FENCE. AS SUCH THIS LINE IS HELD AS THE EASTERN BOUNDARY OF LOT 9. M106-56 NOTED THE EXISTING FENCE AS BEING 9.7 FEET INTO LOT 10. M106-56 STATES THAT THIS CONCLUSION WAS BASED ON M7-29. M7-29 DOES NOT EVEN DEAL WITH THESE LOTS. IT IS CLEAR THAT M106-56 WAS HOLDING PLAT RECORD DISTANCES FOR THE LOTS COMING WESTERLY FROM THE ROD FOUND AT THE NORTHEAST CORNER OF LOT 12. THIS WAS IMPROPER AS ALL SURVEYS THAT SHOW THE LINE ACROSS THE NORTH END OF THESE LOTS SHOW THE OVERALL DISTANCE AS BEING SUBSTANTIALLY SHORT. THE PINS SET ALONG THE NORTHERN BOUNDARY ARE ON THE NORTH SIDE OF THE EXISTING FENCE AS NOTED PER M166-12 WITH OUR MONUMENTS LINING UP WITH THE LINE AS POSTED AND BLAZED PER M166-12.

APPROVALS:

[Signature] 4/28/2022
DOUGLAS COUNTY PLANNING DIRECTOR DATE

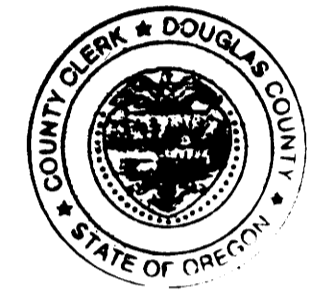
[Signature] (deputy) 4/28/22
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 4-28-22
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 28th DAY OF April, 2022, 3:27 O'CLOCK AM/PM

[Signature] Deputy 4/28/22
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 LAND DESCRIBED AS UNIT 1 OF INSTRUMENT NO.2010-1512 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

T28S R6W SEC. 13D TL 600
WATER: GREEN AREA WATER AND SANITARY AUTHORITY
SEWER: ON-SITE SEPTIC
ZONE: RR
COMP. PLAN: RC2

PLANNING DEPT. FILE NO. 21-091

LAND PARTITION		REGISTERED PROFESSIONAL LAND SURVEYOR
LYING IN THE SE 1/4 OF SEC. 13 & THE NE 1/4 OF SEC. 24, TOWNSHIP 28 SOUTH, RANGE 6 WEST WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: LARRY AND KAY EDMONSON 2454 ROBERTS CREEK ROAD ROSEBURG, OR. 97470	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 478 LOOKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-857-8303 fax: 541-857-8306 e-mail: neilhibbs@wilddblue.net	OREGON JANUARY 12, 1988 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2023
DWG SCALE: N/A	JOB NO.: 2739-01	
		DATE: APRIL 2022
		PAGE 2 OF 2

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