

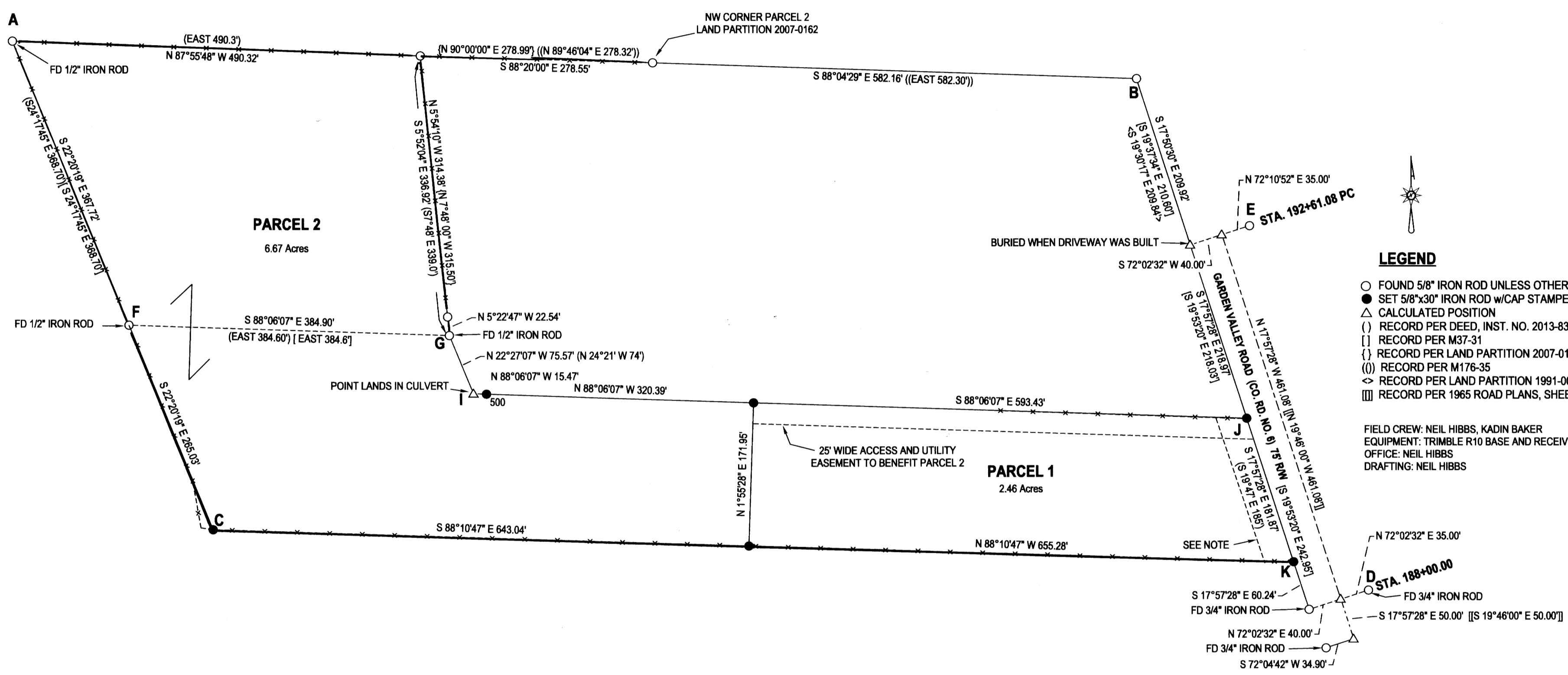
2022-0025 A

Douglas County Official Records 2022-009285
Daniel J. Loomis, County Clerk



NO FEE

05/26/2022 11:35:55 AM
PLAT-PAR Cnt=1 Stn=33 HAJOHNST
This is a no fee document



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 DEED, INST. NO. 2013-8334
- [] RECORD PER M37-31
- { } RECORD PER LAND PARTITION 2007-0162
- (()) RECORD PER M176-35
- ◇ RECORD PER LAND PARTITION 1991-0041
- ▣ RECORD PER 1965 ROAD PLANS, SHEETS 3&4

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

- A-B S 88°04'32" E 1351.02' <S 89°53'45" E 1351.53'>
- A-C S 22°20'19" E 632.75' (S 24°21' E 633.7') <S 24°21' 633.7'>
- D-E N 17°57'28" W 461.00' [(N 19°46' W 461.08)]
- I-J S 88°06'07" E 929.29' [EAST 930.42']
- C-K S 88°10'47" E 1298.32' (EAST 1325.1'- TO OLD R/W)

BEARINGS ARE GRID, NAD 83(CONUS). OREGON SOUTH ZONE.
DISTANCES CONVERTED TO GROUND
CONVERGENCE=-1°59'11"
COMBINED SCALE FACTOR: 1.0000024752

NOTE: NO STRUCTURE, OTHER THAN A FENCE OR SIGN, SHALL BE LOCATED CLOSER THAN THE ULTIMATE SETBACK OF 35 FEET FROM THE CURRENT RIGHT-OF-WAY OF GARDEN VALLEY ROAD.

PLANNING DEPT. FILE NO. 21-106

LAND PARTITION LYING IN THE NW 1/4 OF SEC. 3, T27S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR OREGON JANUARY 12, 1989 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2023	
CLIENT: PETE COLE 310 GYPSY LANE ROSEBURG, OR. 97471	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 4738 LOCKWOOD LASS RD. ROSEBURG, OR. 97471 phone: 541-857-8303 fax: 541-857-8306 e-mail: neilhibbs@willblue.net		
DWG SCALE: 1"= 100'	JOB NO.: 2668-01	DATE: APRIL 2022	PAGE 1 OF 2

2022-0025 A

2022-0025 B

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT LEONARD R. COLE 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. A 25 FOOT WIDE ACCESS AND UTILITY EASEMENT IS ALSO BEING CREATED ACROSS PARCEL 1 FOR THE BENEFIT OF PARCEL 2.

Leonard R. Cole 5/24/22
LEONARD R. COLE DATE

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS May DAY OF 24, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED LEONARD R. COLE, WHO DID SAY THAT HE IS THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

PRINTED NAME: Teri Hammors

COMMISSION #: 1012461

MY COMMISSION EXPIRES ON: June 2, 2025

SIGNATURE: Teri Hammors

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO TWO PARCELS AND TO CREATE A 25 FOOT WIDE ACCESS AND UTILITY EASEMENT ACROSS PARCEL 1 FOR THE BENEFIT OF PARCEL 2 AS SHOWN. HELD FOUND MONUMENTS AS SHOWN. THERE ARE NUMEROUS ERRORS IN THE DEED AS WELL AS ERRORS ON THE VARIOUS SURVEYS. FOR THIS REASON, BOTH POINT "J" AND LINE "C-K" WERE HELD TO EXISTING FENCES. BEARINGS FROM POINT "G", THOUGH POINT "I" AND ON TO "J" WERE HELD RELATIVE TO LINE "F-G" AS PER BOTH THE DEED AND M37-31 WITH POINT "J" BEING HELD TO EXISTING FENCE ALIGNMENT AS NOTED. A PORTION OF THE GARDEN VALLEY RIGHT-OF-WAY WAS CALCULATED, BEGINNING AT FOUND ROD "D" AND ROTATING AROUND "D" TO BRING COMPUTED POSITION OF LINE "D-E" INTO ALIGNMENT WITH THE FOUND RODS AT POINTS "D" AND "E". POINTS "J" AND "K" WERE SET ON ALIGNMENT OF EXISTING FENCES WHERE THEY WOULD INTERSECT THE RIGHT-OF-WAY AS CALCULATED.

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 THAT BEARS N 88°20'00" W 278.55 FEET FROM THE THE NW CORNER OF PARCEL 2, LAND PARTITION 2007-0162; THENCE S 5°54'10" E 314.38 FEET TO A 5/8" IRON ROD; THENCE S 5°22'47" E 22.54 FEET TO A 1/2" IRON ROD; THENCE S 22°27'07" E 75.57 FEET TO A POINT; THENCE S 88°06'07" E 15.47 FEET TO A 5/8" IRON ROD; THENCE S 88°06'07" E 320.39 FEET TO A 5/8" IRON ROD; THENCE S 88°06'07" E 593.43 FEET TO A 5/8" IRON ROD ON THE WESTERLY RIGHT-OF-WAY OF GARDEN VALLEY ROAD (COUNTY ROAD NO. 6); THENCE S 17°57'28" E 181.87 FEET ALONG SAID RIGHT-OF-WAY TO A 5/8" IRON ROD; THENCE N 88°10'47" W 655.28 FEET TO A 5/8" IRON ROD; THENCE N 88°10'47" W 643.04 FEET TO A 5/8" IRON ROD; THENCE N 22°20'19" W 265.03 FEET TO A 1/2" IRON ROD; THENCE N 22°20'19" W 367.72 FEET TO A 1/2" IRON ROD; THENCE S 87°55'48" E 490.32 FEET TO A 5/8" IRON ROD, THE PLACE OF BEGINNING.

CONTAINING 9.13 ACRES, MORE OR LESS.

WATER SUPPLY: UMPQUA BASIN WATER ASSOCIATION
SANITATION: ON-SITE SEPTIC
COMP. PLAN: RC2
ZONING: RR

APPROVALS:

[Signature] 6/25/2022
DOUGLAS COUNTY PLANNING DIRECTOR DATE

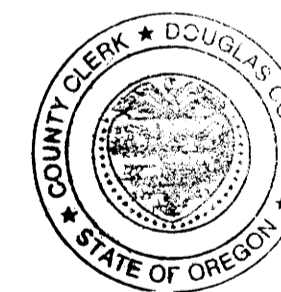
[Signature] 5-26-22
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 5-26-22
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 26th DAY OF May, 2022, 11:35 O'CLOCK AM/PM

[Signature] 5/26/22
DOUGLAS COUNTY CLERK DATE



PLANNING DEPT. FILE NO. 21-106

LAND PARTITION		REGISTERED PROFESSIONAL LAND SURVEYOR
LYING IN THE NW 1/4 OF SEC. 3, T27S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: PETE COLE 310 GYPSY LANE ROSEBURG, OR. 97471	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 478 LOOKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-857-8303 fax: 541-857-8306 e-mail: neilhibbs@willblue.net	OREGON JANUARY 12, 1899 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2023
DWG SCALE: N/A	JOB NO.: 2668-01	
DATE: APRIL 2022		PAGE 2 OF 2

2022-0025 B