

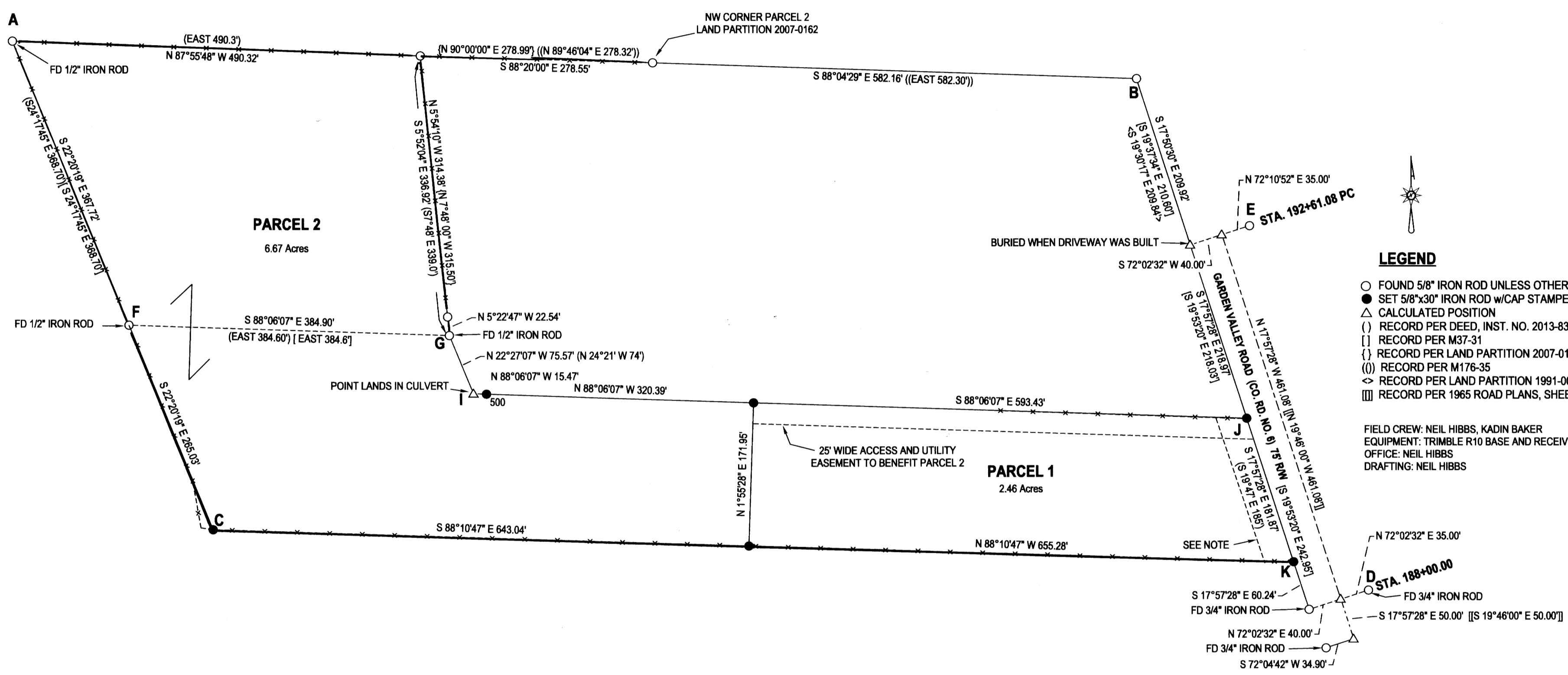
2022-0025 A

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

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