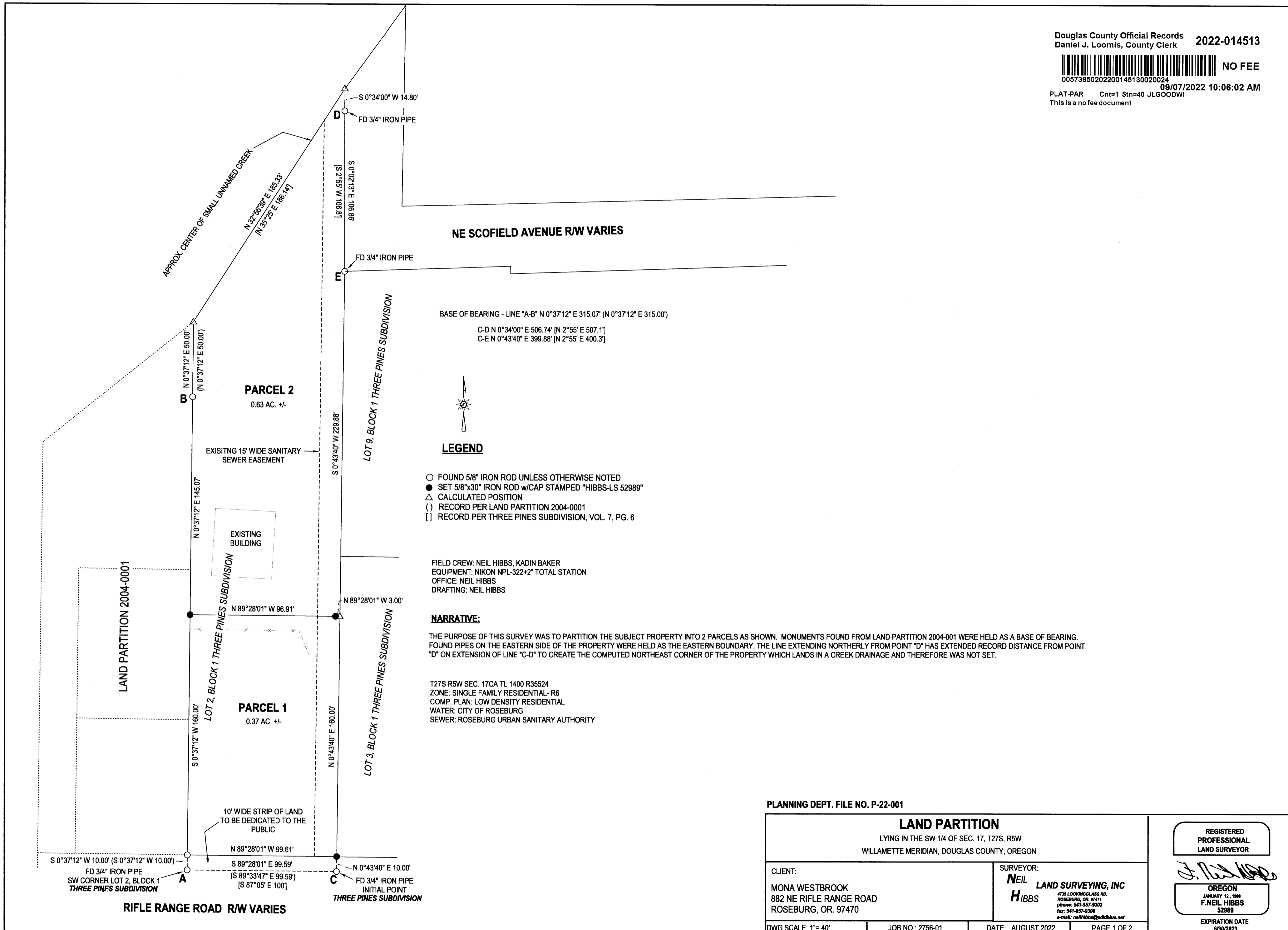


2022-0040A

2022-0040A

Douglas County Official Records 2022-014513
 Daniel J. Loomis, County Clerk
 NO FEE
 00573850202200145130020024
 09/07/2022 10:06:02 AM
 PLAT-PAR Cnt=1 Stn=40 JLGODWI
 This is a no fee document



BASE OF BEARING - LINE "A-B" N 0°37'12" E 315.07' (N 0°37'12" E 315.00')
 C-D N 0°34'00" E 506.74' [N 2°55' E 507.1']
 C-E N 0°43'40" E 399.88' [N 2°55' E 400.3']

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 LAND PARTITION 2004-0001
- [] RECORD PER THREE PINES SUBDIVISION, VOL. 7, PG. 6


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

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO 2 PARCELS AS SHOWN. MONUMENTS FOUND FROM LAND PARTITION 2004-001 WERE HELD AS A BASE OF BEARING. FOUND PIPES ON THE EASTERN SIDE OF THE PROPERTY WERE HELD AS THE EASTERN BOUNDARY. THE LINE EXTENDING NORTHERLY FROM POINT "D" HAS EXTENDED RECORD DISTANCE FROM POINT "D" ON EXTENSION OF LINE "C-D" TO CREATE THE COMPUTED NORTHEAST CORNER OF THE PROPERTY WHICH LANDS IN A CREEK DRAINAGE AND THEREFORE WAS NOT SET.

T27S R5W SEC. 17CA TL 1400 R35524
 ZONE: SINGLE FAMILY RESIDENTIAL-R6
 COMP. PLAN: LOW DENSITY RESIDENTIAL
 WATER: CITY OF ROSEBURG
 SEWER: ROSEBURG URBAN SANITARY AUTHORITY

PLANNING DEPT. FILE NO. P-22-001

LAND PARTITION LYING IN THE SW 1/4 OF SEC. 17, T27S, R5W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR  OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2023	
CLIENT: MONA WESTBROOK 882 NE RIFLE RANGE ROAD ROSEBURG, OR. 97470	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC <small>4739 LOOKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-957-6303 fax: 541-957-8306 e-mail: neilhibbs@wikibbs.net</small>		
DWG SCALE: 1"= 40'	JOB NO.: 2756-01	DATE: AUGUST 2022	PAGE 1 OF 2