

2023-0007

Douglas County Official Records 2023-003115
Daniel J. Loomis, County Clerk



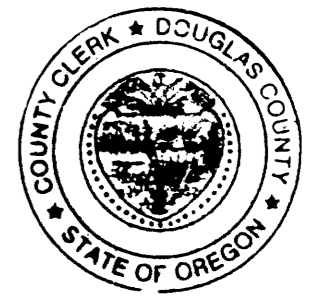
NO FEE
03/28/2023 02:25:27 PM
PLAT-PAR Cnt=1 Stn=40 JLG00DWI
This is a no fee document



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 SHORT ACRES, VOL. 8, PG. 59
- [] RECORD PER CS 55/86-1
- (()) RECORD PER M84-35
- <> RECORD PER CS 52-62
- () RECORD PER CS 63/80-3
- () RECORD PER M38-10
- () RECORD PER M18-70
- () RECORD PER M18-71
- () RECORD PER M34-37

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



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 IN INST. NO. 1990-7741 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON, MODIFIED TO INCLUDE AN EXCEPTION FROM THE PREVIOUS INST. No. 1976-9028

APPROVALS:

[Signature] 3/21/2023
DOUGLAS COUNTY PLANNING DIRECTOR DATE

[Signature] 3/28/23
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 3-28-23
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 28th DAY OF March, 2023, 2:36 O'CLOCK AM/PM
[Signature] 3/28/23
DOUGLAS COUNTY CLERK DATE

BEARINGS PER OREGON COORDINATE REFERENCE SYSTEM (O.C.R.S.), COTTAGE GROVE TO CANYONVILLE

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO THREE PARCELS AND CREATE EASEMENTS AS SHOWN. THE RADIUS POINT FOR THE INSIDE OF THE CURVE ON THE AREA BEING DEDICATED WAS COMPUTED AT A DISTANCE-DISTANCE INTERSECTION FROM POINTS "A" AND "B". POINT "I" WAS CALCULATED AT A RECORD DISTANCE FROM "B". ON LINE BETWEEN "B" AND THE RADIUS POINT CALCULATED ABOVE. POINT "K" WAS CALCULATED AT THE INTERSECTION OF A LINE EXTENDED FROM "I", PARALLEL TO LINE "B-C", AND AN EXTENSION OF LINE "C-J". POINT "E" WAS SET ON LINE "D-H", RECORD DISTANCE FROM "D". POINT "G" WAS SET AT A PROPORTIONED POSITION RELATIVE TO POINTS "E" AND "F" PER SHORT ACRES. M18-70 SHOWS AN ARC ALONG OLD MELROSE ROAD WITH NO DETAILS. THE OLD COUNTY ROAD PLANS SHOW AN ARC IN THE SAME VICINITY BUT IS ONLY ABOUT HALF OF THE LENGTH SHOWN ON M18-70. THEREFORE, USED THE BEST FIT TO THE EXISTING CENTERLINE BETWEEN THE FOUND RODS AS SHOWN. PARCEL 1 SHOWN AS GOING TO THE CENTER OF THE RIVER AS THIS AREA OF THE RIVER IS NON-NAVIGABLE. USED GOOGLE EARTH FOR APPROXIMATE DIMENSIONS.

PLANNING DEPT. FILE NO. 21-105

LAND PARTITION

LYING IN THE SW 1/4 OF SEC. 16, T27S, R6W
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:
JOEL H. LEE
4454 OLD MELROSE RD.
ROSEBURG, OR. 97471

SURVEYOR:
NEIL HIBBS
LAND SURVEYING, INC
4738 LOOKINGGLASS RD.
ROSEBURG, OR. 97471
phone: 541-957-5393
fax: 541-957-8306
e-mail: neilhibbs@wilhibbs.net

DWG SCALE: 1"= 100'

JOB NO.: 2772-01

DATE: FEBRUARY 2023

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REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JANUARY 13, 1989
F. NEIL HIBBS
52989

EXPIRATION DATE
6/30/2023

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT JOEL LEE IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN, AND HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO THREE PARCELS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES TOGETHER WITH AN ACCESS AND UTILITY EASEMENT AND DRAINFIELD EASEMENT CREATED FOR THE BENEFIT OF PARCEL 2 AS SHOWN AND HEREBY DEDICATES TO THE PUBLIC USE FOREVER THE SHADED STREET AREA AS SHOWN HEREON.

[Signature] 3-27-23
JOEL H. LEE DATE

APPROXIMATE FLOODWAY PER NFHL

APPROXIMATE FLOODPLAIN PER NFHL
PANEL 41019C1710F

ULTIMATE SETBACK- NO STRUCTURE OTHER THAN A FENCE OR SIGN SHALL BE LOCATED CLOSER THAN 35 FEET FROM THE RIGHT-OF-WAY OF OLD MELROSE ROAD

PARCEL 1
10.72 AC. +/-

PARCEL 2
2.62 AC. +/-

PARCEL 3
2.14 AC. +/-

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 27th DAY OF March, 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BEFORE ME JOEL H. LEE, 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: *Brianne Margaret Hicks*

COMMISSION #: 1034074

MY COMMISSION EXPIRES ON: 03/08/2027

SIGNATURE: *Brianne Hicks*

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