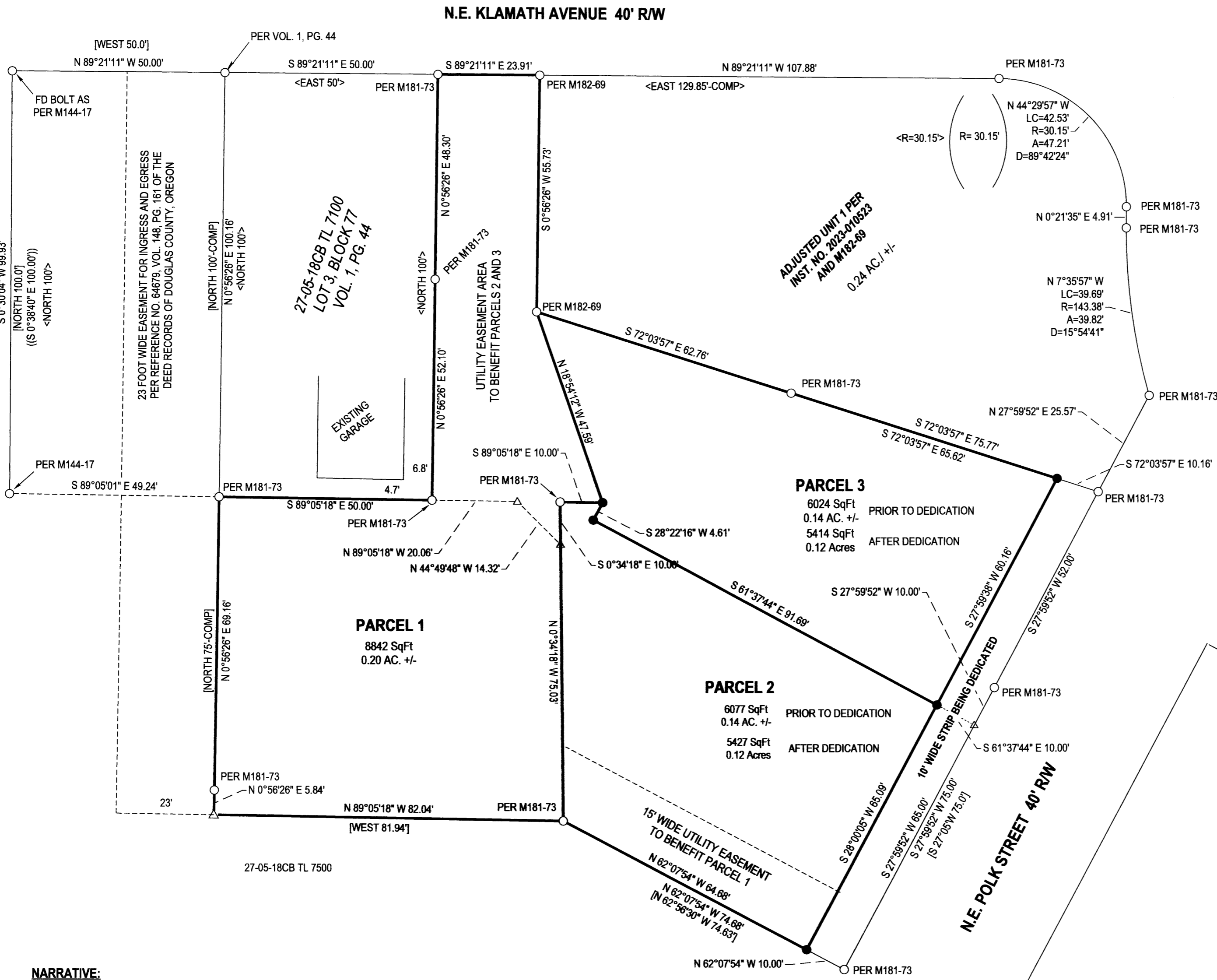




2023-0036 A



- 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 VOL. 9, PG. 12-DARBY & FOSTER'S PLAT
  - [ ] RECORD PER CS 38/200
  - (()) RECORD PER M144-17
  - <> RECORD PER VOL. 1, PG. 44, SUBDIVISION "A" KINNEY'S IMPROVED PLAT

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

BASE OF BEARINGS PER O.C.R.S.- COTTAGE GROVE TO CANYONVILLE ZONE

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO PARTITION ADJUSTED UNIT 2 OF M182-69 AND INST. NO. 2023-010523 INTO THREE PARCELS, TOGETHER WITH A 15 FOOT WIDE UTILITY EASEMENT TO BENEFIT PARCEL 1, AS SHOWN. A PORTION OF PARCEL 1 IS ALSO SHOWN AS A UTILITY EASEMENT AREA TO BENEFIT PARCELS 2 AND 3. ALL BEARINGS AND DISTANCES BETWEEN FOUND MONUMENTS ARE RECORD PER EITHER M181-73 AND/ OR M182-69, BOTH SURVEYS RECENTLY DONE BY THIS OFFICE. A 10 FOOT WIDE STRIP ALONG N.E. POLK STREET IS ALSO DEDICATED TO THE PUBLIC.

PLANNING DEPT. FILE NO. P-23-001

**LAND PARTITION**  
CITY OF ROSEBURG  
LYING IN THE SW 1/4 OF SEC. 18, T27S, R5W  
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT: RUFENER JOINT TRUST 225 PALMDALE AVE. ROSEBURG, OR. 97471	SURVEYOR: <b>NEIL HIBBS</b> <b>LAND SURVEYING, INC</b> 4739 LOOKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-957-9303 fax: 541-957-9306 e-mail: neilhibbsandsurvey@gmail.com
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DWG SCALE: 1"= 20'      JOB NO.: 2189-02      DATE: NOVEMBER 2023      PAGE 1 OF 2

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
JANUARY 12, 1999  
F. NEIL HIBBS  
52989

EXPIRATION DATE  
6/30/2025

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**DEDICATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE RUFENER JOINT TRUST, DATED 1/30/2009 IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO THREE PARCELS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES. A 15' WIDE UTILITY EASEMENT TO BENEFIT PARCEL 1 IS ALSO HEREBY CREATED AS SHOWN, A PORTION OF PARCEL 1 IS SHOWN AS A UTILITY EASEMENT TO BENEFIT PARCELS 2 AND 3. A 10 FOOT WIDE STRIP OF LAND IS HEREBY DEDICATED TO THE PUBLIC AS SHOWN ALONG POLK STREET.

Debra Rae Rufener 11/21/23  
DEBRA RAE RUFENER, CO-TRUSTEE DATE

**ACKNOWLEDGEMENT:**

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 21<sup>st</sup> DAY OF NOVEMBER, 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BEFORE ME DEBRA RAE RUFENER AS CO-TRUSTEE OF THE RUFENER JOINT TRUST, DATED 1/30/2009, WHO DID SAY THAT SHE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT SHE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

PRINTED NAME: CARLI SCHOFIELD

COMMISSION #: 1036765

MY COMMISSION EXPIRES ON: May 14, 2027

SIGNATURE: C Schmin

**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.

THAT LAND DESCRIBED AS ADJUSTED UNIT 2 PER M182-89 AND INSTRUMENT NO. 2023-010523 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

**APPROVALS:**

Shant Bus 11/27/2023  
ROSEBURG COMMUNITY DEVELOPMENT DIRECTOR DATE

Dawn Casley 11/07/2023  
CITY OF ROSEBURG PUBLIC WORKS DIRECTOR DATE

Eugene R. Kelt 11/28/2023  
DOUGLAS COUNTY SURVEYOR Deputy DATE

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

J. F. Wil 11-28-23  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 28<sup>th</sup> DAY OF November, 2023, 10:38 O'CLOCK AM PM

Jay Sooden Deputy 11/28/23  
DOUGLAS COUNTY CLERK DATE



FIELD CREW: NEIL HIBBS, KADIN BAKER  
EQUIPMENT: NIKON NPL-322+2" TOTAL STATION, TRIMBLE R-10 RECEIVER  
OFFICE: NEIL HIBBS  
DRAFTING: NEIL HIBBS

T27S, R5W, SEC. 18CB, TL 7600  
WATER: CITY OF ROSEBURG  
SEWER: R.U.S.A.  
ZONE: MR29  
COMP. PLAN: HIGH DENSITY RESIDENTIAL

PLANNING DEPT. FILE NO. P-23-001

<b>LAND PARTITION</b>		REGISTERED PROFESSIONAL LAND SURVEYOR   OREGON JANUARY 12, 1999 <b>F. NEIL HIBBS</b> 52989 EXPIRATION DATE 6/30/2025
CITY OF ROSEBURG LYING IN THE SW 1/4 OF SEC. 18, T27S R5W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: RUFENER JOINT TRUST 225 PALMDALE AVE. ROSEBURG, OR. 97471	SURVEYOR: <b>NEIL HIBBS</b> <b>LAND SURVEYING, INC</b> <small>4729 LOOKINGGLASS RD.          ROSEBURG, OR. 97471          phone: 541-957-9303          fax: 541-957-9306          e-mail: neilhibbs@wildblue.net</small>	
DWG SCALE: N/A	JOB NO.: 2189-02	DATE: NOVEMBER 2023
		PAGE 2 OF 2

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