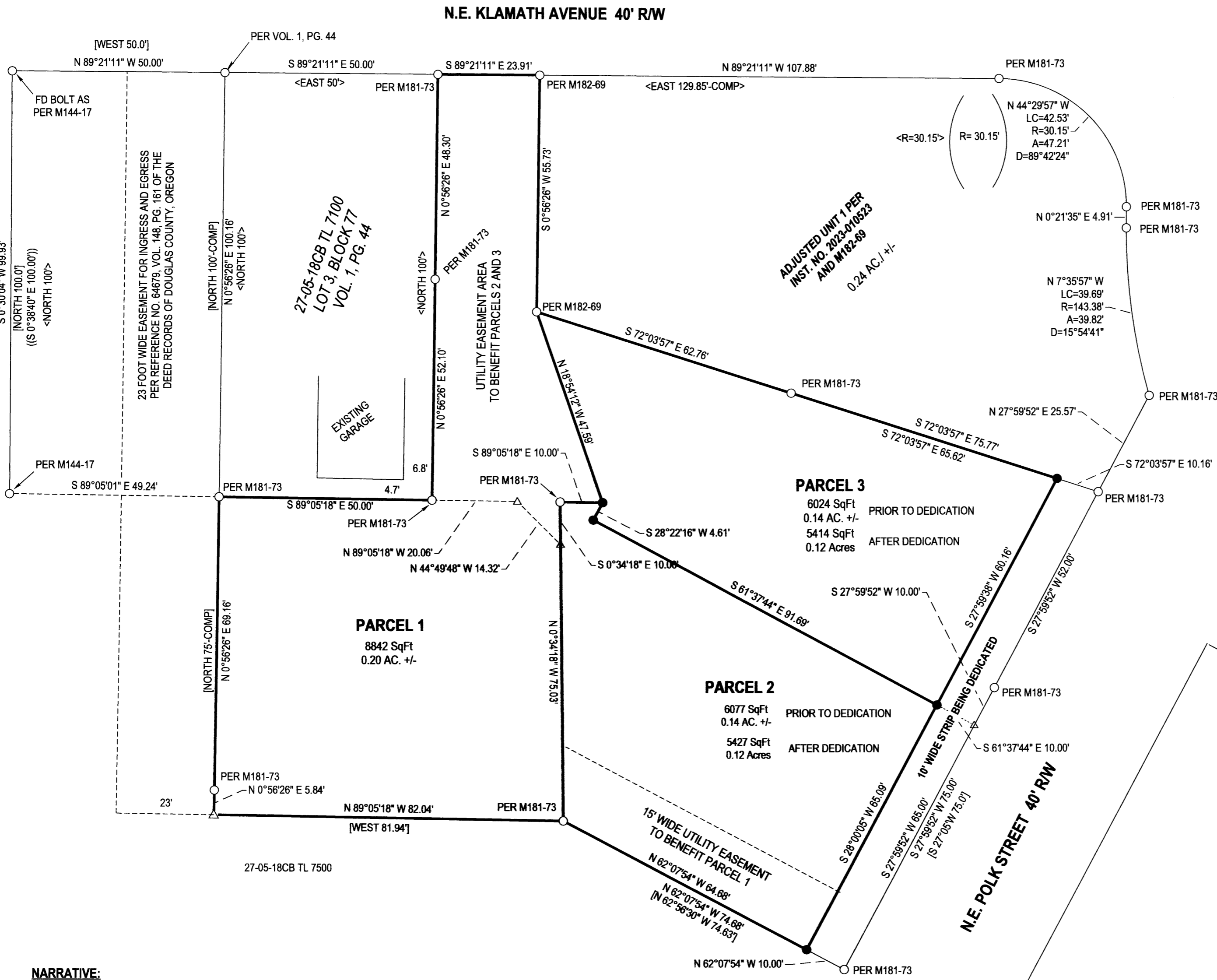




2023-0036 A



- 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: NEIL HIBBS LAND SURVEYING, INC 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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