

2024-0016 A

**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 INSTRUMENT NO. 2018-019968 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON AND THAT PORTION OF THE RIGHT-OF-WAY VACATED PER INST. NO. 2020-007239 LYING SOUTHERLY OF THE NORTHERN BOUNDARY OF THE LAND DESCRIBED IN INST. NO. 2018-019968.

**ACKNOWLEDGEMENT:**

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 1<sup>st</sup> DAY OF May, 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BEFORE ME DUSTIN B. JINKS, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE INSTRUMENT BELOW AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

PRINTED NAME: Michele L Nelson

COMMISSION # 1031462

MY COMMISSION EXPIRES ON: December 13 '26

SIGNATURE: Michele L Nelson

**DECLARATION**

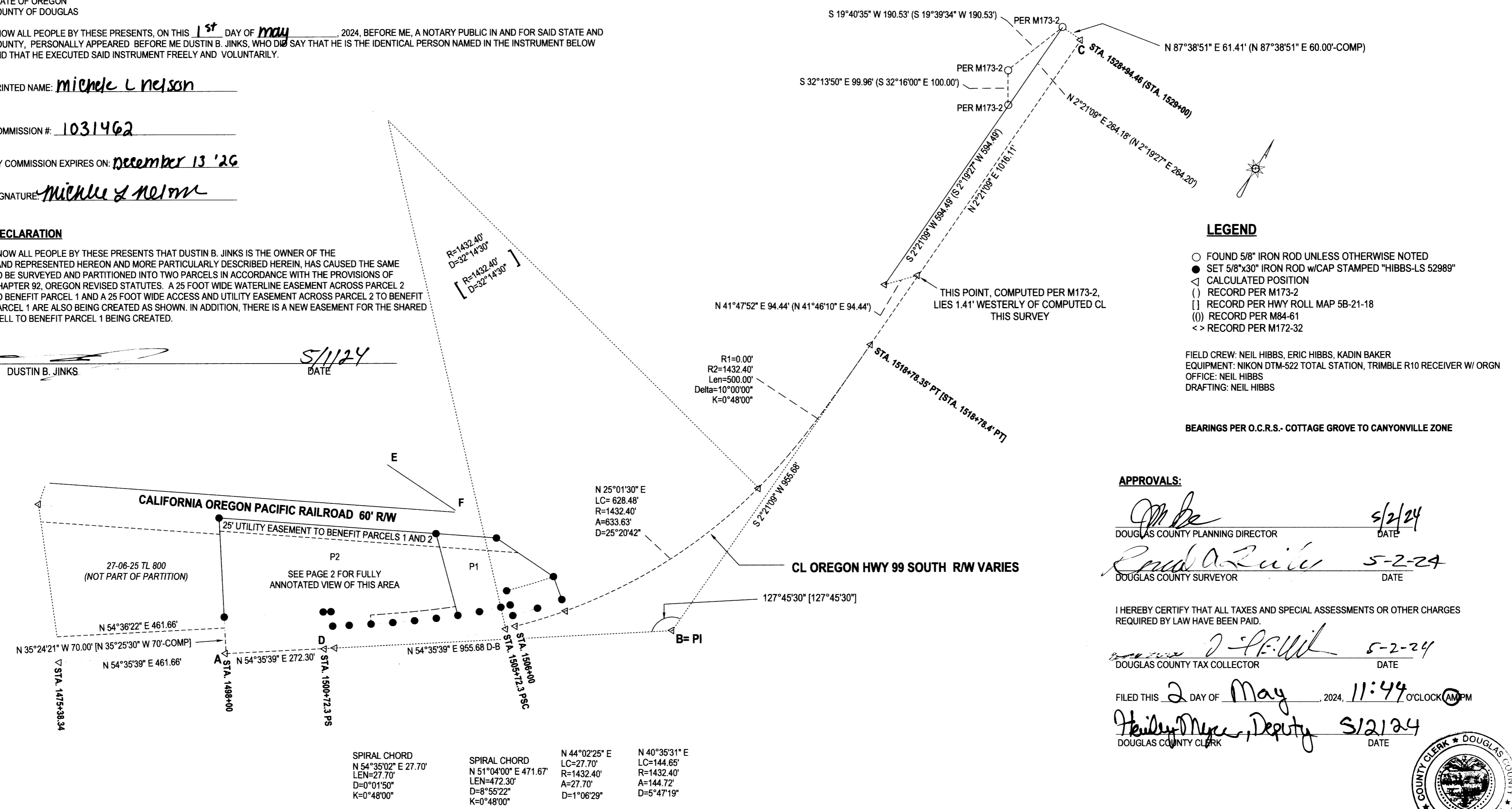
KNOW ALL PEOPLE BY THESE PRESENTS THAT DUSTIN B. JINKS IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN, HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO TWO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES. A 25 FOOT WIDE WATERLINE EASEMENT ACROSS PARCEL 2 TO BENEFIT PARCEL 1 AND A 25 FOOT WIDE ACCESS AND UTILITY EASEMENT ACROSS PARCEL 2 TO BENEFIT PARCEL 1 ARE ALSO BEING CREATED AS SHOWN. IN ADDITION, THERE IS A NEW EASEMENT FOR THE SHARED WELL TO BENEFIT PARCEL 1 BEING CREATED.

DUSTIN B. JINKS DATE 5/1/24

Douglas County Official Records  
Daniel J. Loomis, County Clerk 2024-004737



NO FEE  
05/02/2024 11:46:21 AM  
PLAT-PAR Cnt=1 Stn=40 HCMEYER  
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 M173-2
- [ ] RECORD PER HWY ROLL MAP 5B-21-18
- (()) RECORD PER M84-61
- <> RECORD PER M172-32

FIELD CREW: NEIL HIBBS, ERIC HIBBS, KADIN BAKER  
EQUIPMENT: NIKON DTM-522 TOTAL STATION, TRIMBLE R10 RECEIVER W/ ORGN  
OFFICE: NEIL HIBBS  
DRAFTING: NEIL HIBBS

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

**APPROVALS:**

[Signature] 5/2/24  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

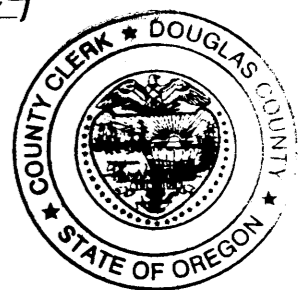
[Signature] 5-2-24  
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 5-2-24  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 2 DAY OF May, 2024, 11:44 O'CLOCK (AM/PM)

[Signature] 5/2/24  
DOUGLAS COUNTY CLERK DATE



**NARRATIVE:**

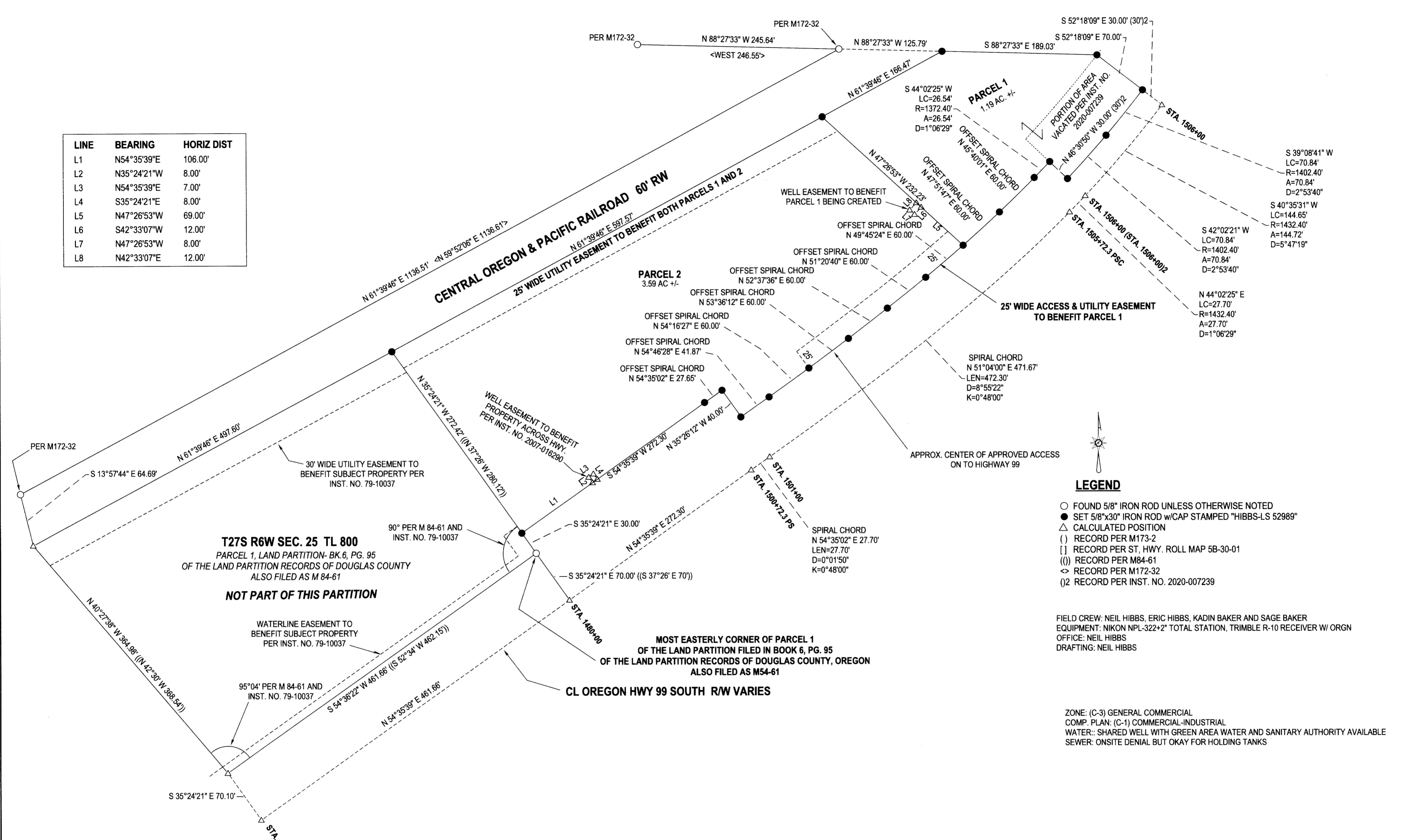
THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO TWO PARCELS AS SHOWN. MONUMENTS PER M173-2, M172-32 AND M84-61 WERE FOUND AND TIED. THE CENTERLINE OF OLD HIGHWAY 99 SOUTH WAS CALCULATED PER STATE HWY. ROLL MAP 5B-30-1 WITH CENTERLINE STATION 1498+00 BEING HELD PERPENDICULAR TO AND 70.00 FEET OFF OF THE ROD FOUND AT THE SOUTHEAST CORNER OF TL 800 AS PER M84-61 AND INST. NO. 79-10037. THE COMPUTED CENTERLINE WAS THEN ROTATED AROUND POINT "A" SO AS TO BRING COMPUTED LINE "B-C" PARALLEL TO THE RIGHT-OF-WAY AS MONUMENTED PER M173-2. THERE IS A DISCREPANCY OF 5.54 FEET IN STATIONING BY THE TIME THE CENTERLINE IS CALCULATED NORTHERLY TO POINT "C" WHEN COMPARED TO THE STATIONING SHOWN ON M173-2. LINE "B-C" THUS CALCULATED ALSO LIES 1.41 FEET EASTERLY OF THE CENTERLINE COMPUTED PER M173-2. THERE ARE NO OTHER SURVEYS OF THE HIGHWAY IN THIS AREA. IT SEEMS AS THOUGH THERE SHOULD HAVE BEEN AN EQUATION STATION SOMEWHERE NORTHERLY OF STATION 1518+78.4 ON THE 1940 ROLL MAP AS STATIONING PER THIS MAP HITS THE 1940 STATION 1518+78.4 WITHIN 0.01 FEET. THIS SEEMS TO BE THE BEST FIT TO THE AVAILABLE INFORMATION. WHEN THE CENTERLINE, AS CALCULATED ABOVE, IS EXTENDED SOUTHERLY, THE ROD PER M84-61 AT THE SOUTHWEST CORNER OF TL 800 ENDS UP AT AN OFFSET DISTANCE OF 70.10 FEET WITH RECORD BEING 70.00 FEET. THE RAILROAD RIGHT-OF-WAY WAS HELD PARALLEL TO THE RODS FOUND PER M172-32 WITH THE NORTHERN END OF THE SUBJECT PROPERTY HELD TO AN EXTENSION OF THE LINE BETWEEN FOUND MONUMENTS "E" AND "F" PER M172-32.

PLANNING DEPT. FILE NO. 20-072

<b>LAND PARTITION</b>		REGISTERED PROFESSIONAL LAND SURVEYOR
LYING IN THE SE 1/4 & NE 1/4 SEC. OF SEC. 25, T27S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: DUSTIN JINKS P.O. BOX 1951 ROSEBURG, OR. 97470	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 4739 LOOKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-957-9303 fax: 541-957-9306 e-mail: neilhibbs@wilkbbs.net	EXPIRATION DATE 6/30/2025
DWG SCALE: 1"= 200'	JOB NO.: 2120-01	

2024-0016 A

LINE	BEARING	HORIZ DIST
L1	N54°35'39"E	106.00'
L2	N35°24'21"W	8.00'
L3	N54°35'39"E	7.00'
L4	S35°24'21"E	8.00'
L5	N47°26'53"W	69.00'
L6	S42°33'07"W	12.00'
L7	N47°26'53"W	8.00'
L8	N42°33'07"E	12.00'



**LEGEND**

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- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- △ CALCULATED POSITION
- ( ) RECORD PER M173-2
- [ ] RECORD PER ST. HWY. ROLL MAP 5B-30-01
- (()) RECORD PER M84-61
- <> RECORD PER M172-32
- (|) RECORD PER INST. NO. 2020-007239

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

ZONE: (C-3) GENERAL COMMERCIAL  
 COMP. PLAN: (C-1) COMMERCIAL-INDUSTRIAL  
 WATER: SHARED WELL WITH GREEN AREA WATER AND SANITARY AUTHORITY AVAILABLE  
 SEWER: ONSITE DENIAL BUT OKAY FOR HOLDING TANKS

PLANNING DEPT. FILE NO. 20-072

<b>LAND PARTITION</b> LYING IN THE SE 1/4 & NE 1/4 OF SEC. 25, T27S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR   OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2025	
CLIENT: DUSTIN JINKS P.O. BOX 1951 ROSEBURG, OR. 97470	SURVEYOR: <b>NEIL HIBBS</b> LAND SURVEYING, INC 4739 LOOKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-957-9303 fax: 541-957-9306 e-mail: neilhibbs@wilkbue.net		
DWG SCALE: 1"= 80'	JOB NO.: 2120-01	DATE: APRIL 2024	PAGE 2 OF 2