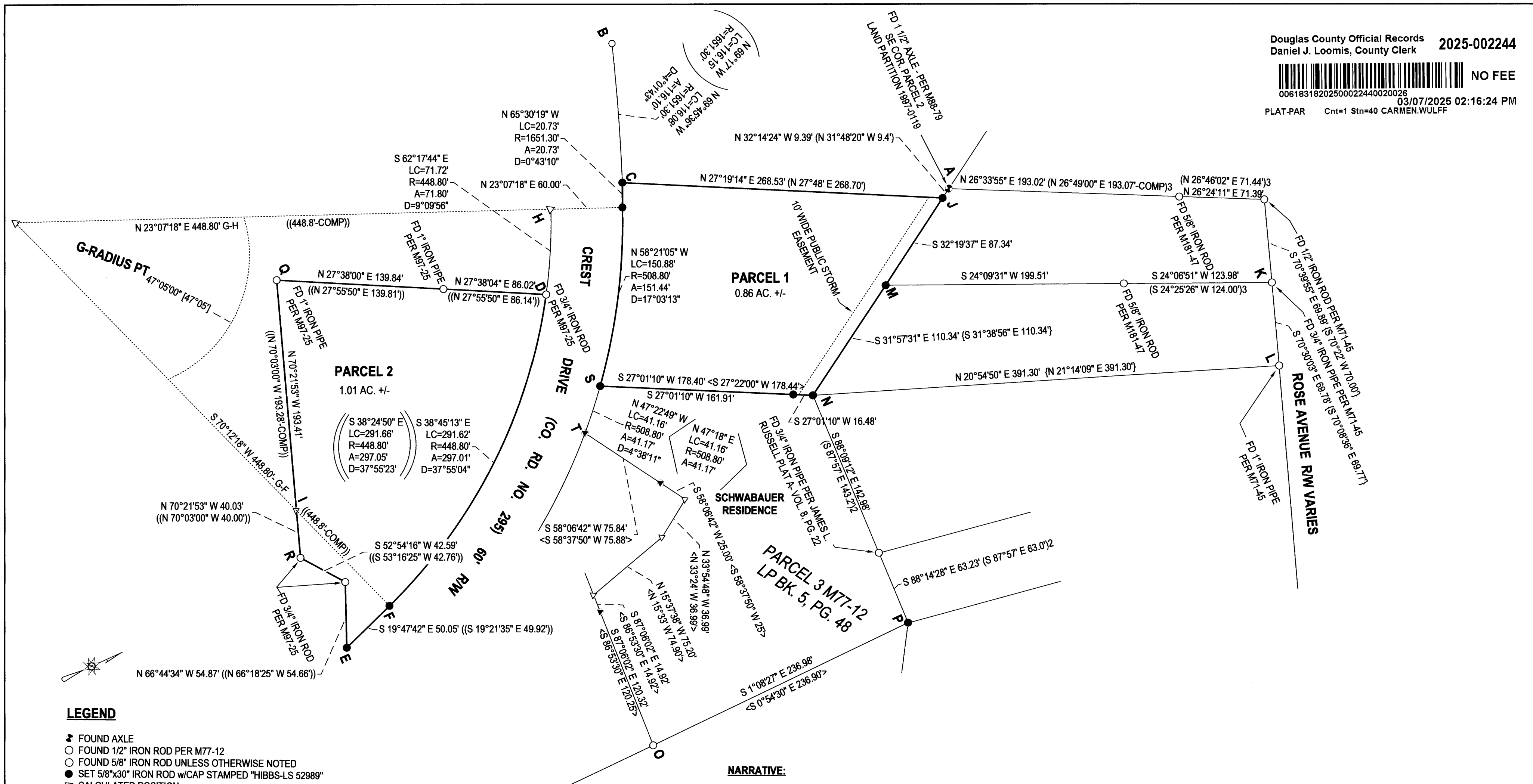


Douglas County Official Records
Daniel J. Loomis, County Clerk 2025-002244



NO FEE

00618318202500022440020026
03/07/2025 02:16:24 PM
PLAT-PAR Cnt=1 Stn=40 CARMEN.WULFF



LEGEND

- FOUND AXLE
- FOUND 1/2" IRON ROD PER M77-12
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- ▽ CALCULATED POSITION
- () RECORD PER M88-79
- [] RECORD PER MARCH PLAT "A"-VOL. 7, PG. 43
- (l) RECORD PER M97-25
- <> RECORD PER M77-12
- { } RECORD PER M71-45
- (2) RECORD PER JAMES L. RUSSELL PLAT A-VOL. 8, PG. 22
- (3) RECORD PER M181-47

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO TWO PARCELS AND CREATE A 10 FOOT WIDE PUBLIC STORM EASEMENT ACROSS PARCEL 1 AS SHOWN. POINTS "C" AND "J" WERE SET AT PROPORTIONED POSITIONS RELATIVE TO THE MONUMENTS FOUND AT POINTS "A" AND "B" PER M88-79. POINT "I" WAS CALCULATED AT PROPORTIONED POSITION BETWEEN RODS FOUND AT POINTS "Q" AND "R" PER M97-25. POINT "F" WAS SET AT PROPORTIONED POSITION RELATIVE TO POINTS "D" AND "H" PER M97-25. POINT "E" WAS SET AT THE LOCATION OF A HOT READING. POINT "G" WAS CALCULATED AT A DISTANCE-DISTANCE INTERSECTION FROM POINTS "D" AND "F" USING THE RECORD 448.80 FEET DISTANCE PER M97-25. POINT "H" WAS CALCULATED BY TURNING RECORD ANGLE OFF OF LINE "G-F" AS PER MARCH PLAT "A", VOL. 7, PG. 43. POINT "M" WAS SET AT A PROPORTIONED POSITION RELATIVE TO POINTS "A" AND "K" PER M71-45. POINT "N" WAS SET AT A DISTANCE-DISTANCE INTERSECTION FROM POINTS "M" AND "L". POINT "S" WAS SET AT AN INTERSECTION OF A RECORD DISTANCE FROM "T" AND A 508.80 FOOT DISTANCE FROM POINT "G". POINT "P" WAS SET AT A PROPORTIONED DISTANCE-DISTANCE INTERSECTION FROM POINTS "N" AND "O" PER M77-12.

FIELD CREW: KADIN BAKER, SAGE BAKER
EQUIPMENT: TRIMBLE R10 RECEIVER W / ORGN,
OFFICE: NEIL HIBBS
DRAFTING: NEIL HIBBS

- D-I BEARS S 16°16'44" E 276.16' ((276.20'))
- I-F BEARS N 70°17'19" E 111.68' ((N 70°37'40" E 111.70'))
- A-K BEARS N 40°45'55" E 281.82' ((N 41°05'30" E 281.87'-COMP))
- A-M BEARS S 32°19'07" E 96.73' ((S 31°59'26" E 96.75'))
- K-M BEARS S 24°08'30" W 323.49' ((S 24°28'04" W 323.55'))
- N-O BEARS S 40°53'18" E 322.07' <S 40°39'25" E 321.96'-COMP>
- N-P BEARS S 88°10'49" E 206.21' <S 87°57'00" E 206.14'>
- P-O BEARS S 1°08'27" E 236.98' <S 0°54'30" E 236.90'>
- G-S BEARS N 40°10'32" E 508.80'

BASE OF BEARING- OREGON COORDINATE REFERENCE SYSTEM, COTTAGE GROVE TO CANYONVILLE ZONE

PLANNING DEPT. FILE NO. 24-082

LAND PARTITION

LYING IN THE NE 1/4 OF SEC. 7 & THE NW 1/4 OF SEC. 8, T30S, R5W
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:
GLENN & RENAE SCHWABAUER
P.O. BOX 292
CANYONVILLE, OR. 97417

NEIL LAND SURVEYING, INC
HIBBS
4739 LOOKINGGLASS RD.
ROSEBURG, OR. 97471
phone: 541-957-9303

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]
OREGON
JANUARY 12, 1999
F. NEIL HIBBS
52989

EXPIRATION DATE 6/30/2025

DWG SCALE: 1"= 60' JOB NO.: 3156-01 DATE: FEBRUARY 2025 PAGE 1 OF 2