

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 KNOLLS ESTATES PUD PHASE 3 AS RECORDED IN VOL. 19, PG. 7 OF THE DEED RECORDS OF DOUGLAS COUNTY
 [] RECORD PER KNOLLS ESTATES PUD PHASE 2 AS RECORDED IN VOL. 19, PG. 6 OF THE DEED RECORDS OF DOUGLAS COUNTY

NOTE:
 BEARINGS ARE GRID, NAD 83
FIELD CREW: NEIL & ERIC HIBBS & WAYNE ROGERS
EQUIPMENT: NIKON NPL-350 TOTAL STATION, TRIMBLE R8 BASE AND RECEIVERS
OFFICE: NEIL HIBBS
ZONE: R-1
COMP. PLAN: LOW DENSITY RESIDENTIAL
WATER: CITY OF SUTHERLIN
SEWER: CITY OF SUTHERLIN

A-B [S5°28'29"W 293.88'] D-E (N89°58'52"E 432.21')
 B-C [S47°43'40"W 26.90'] F-G (N50°10'54"W 35.12')
 [R=20.00'] [A=29.50'] E-F (S70°06'00"E 189.08')
 [R=277.50'] (A=192.95')
 C-D [S89°58'52"W 21.74'] (A=192.95')

APPROVALS:
 [Signature] 3-7-05 DATE
 CITY OF SUTHERLIN
 [Signature] 3-29-05 DATE
 DOUGLAS COUNTY COMMISSIONER
 [Signature] 3-29-05 DATE
 DOUGLAS COUNTY COMMISSIONER
 [Signature] 3-9-05 DATE
 DOUGLAS COUNTY SURVEYOR
 [Signature] 3/29/05 DATE
 DOUGLAS COUNTY TAX ASSESSOR
 I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.
 [Signature] 3-28-05 DATE
 DOUGLAS COUNTY TAX COLLECTOR
 FILED THIS 29th DAY OF MARCH 2005, 2:30 O'CLOCK PM
 BARBARA E. NIELSEN 3-29-05 DATE
 DOUGLAS COUNTY CLERK By: DEPUTY

DECLARATION:
 KNOW ALL PEOPLE BY THESE PRESENTS THAT L & H LUMBER CO., OWNER OF THE LAND SHOWN ON THE ANNEXED PLAT, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED BY THE NAME OF "REPLAT OF A PORTION OF KNOLLS ESTATES PUD PHASE 3".
 SEE CONSENT AFFIDAVIT
 FILED AS INST. NO. 2005-007775
 SIDNEY LEIKEN, PRESIDENT OF L & H LUMBER CO.

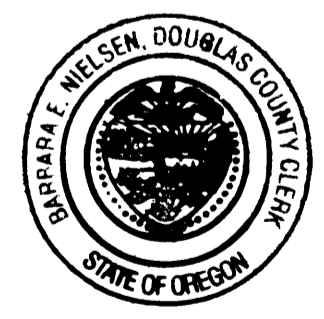
ACKNOWLEDGMENT:
 STATE OF OREGON
 COUNTY OF DOUGLAS
 KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS _____ DAY OF _____ 2005, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED SIDNEY LEIKEN, PRESIDENT OF L & H LUMBER CO., WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.
 PRINTED NAME: _____
 COMMISSION #: _____
 MY COMMISSION EXPIRES: _____
 SIGNATURE: _____

LOT 178
 OPEN SPACE
 5.02 AC

PLANNING DEPT. FILE NO. PUD-2004-03-29
REPLAT OF LOT 138, LOT 139 & LOTS 155 THRU 165, KNOLLS ESTATES PUD PHASE 3
 LYING IN THE SW 1/4 OF SEC. 18, T25S, 5W, W.M.
 WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

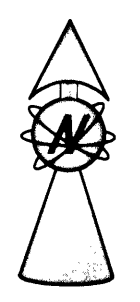
CLIENT: FOR: L & H LUMBER 859 W. LOOKINGGLASS RD. ROSEBURG, OREGON 97470	SURVEYOR: NEIL HIBBS LAND SURVEYING, LLC 4739 LOOKINGGLASS ROAD ROSEBURG, OREGON 97470 phone (541) 957-9303 fax (541) 957-9306 email: NeilHibbs@aol.com	REGISTERED PROFESSIONAL LAND SURVEYOR [Signature] OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2005
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DWG. SCALE: 1" = 60' JOB #: 0087-05 DWG. BY: FLB PAGE: 1 OF 2 DATE: FEBRUARY 2005



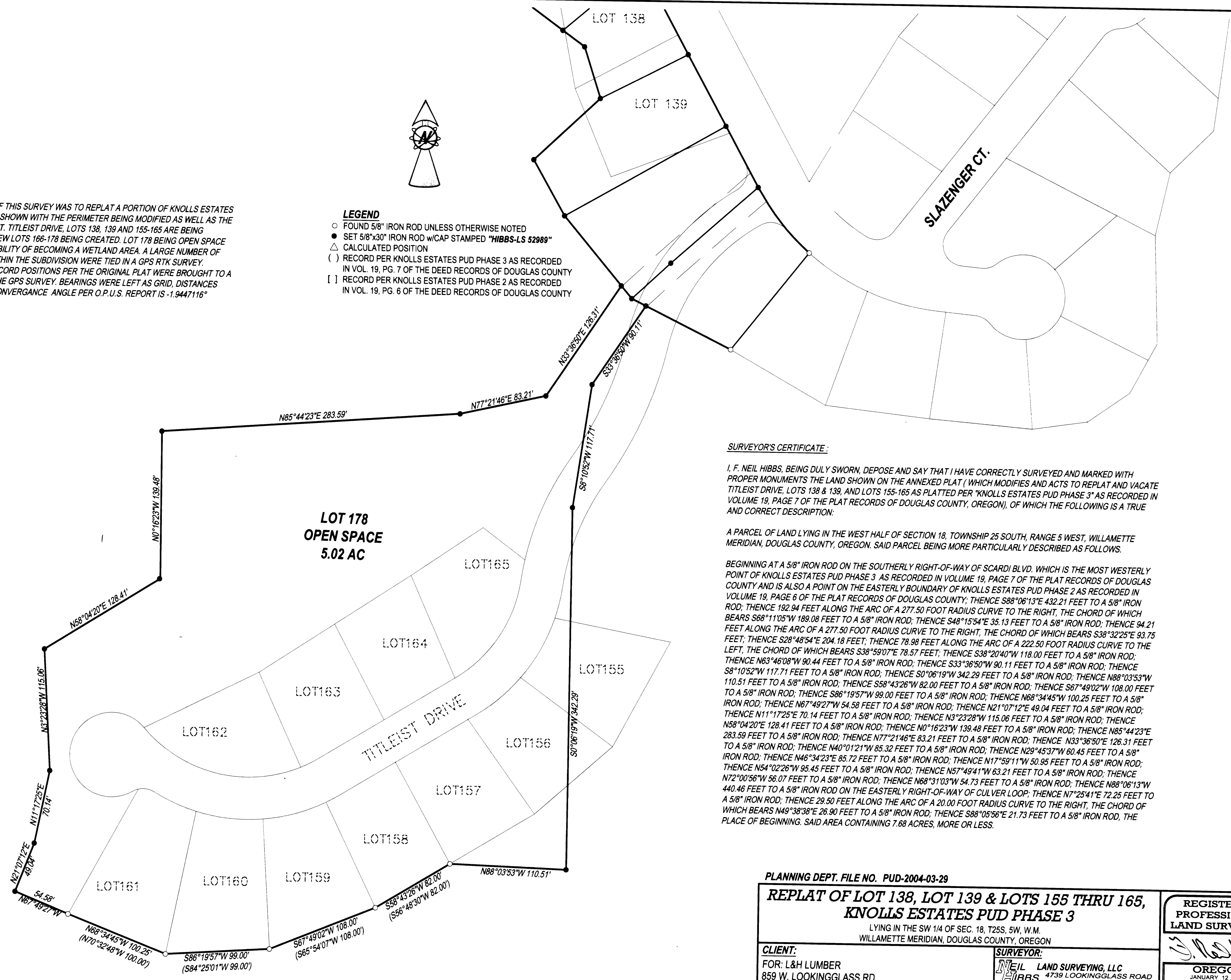
NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO REPLAT A PORTION OF KNOLLS ESTATES PUD PHASE 3 AS SHOWN WITH THE PERIMETER BEING MODIFIED AS WELL AS THE INTERIOR LAYOUT. TITLEIST DRIVE, LOTS 138, 139 AND 155-165 ARE BEING VACATED AND NEW LOTS 166-178 BEING CREATED. LOT 178 BEING OPEN SPACE WITH THE POSSIBILITY OF BECOMING A WETLAND AREA. A LARGE NUMBER OF MONUMENTS WITHIN THE SUBDIVISION WERE TIED IN A GPS RTK SURVEY. CALCULATED RECORD POSITIONS PER THE ORIGINAL PLAT WERE BROUGHT TO A BEST FIT WITH THE GPS SURVEY. BEARINGS WERE LEFT AS GRID, DISTANCES ARE GROUND. CONVERGANCE ANGLE PER O.P.U.S. REPORT IS -1.9447116°



LEGEND

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- △ CALCULATED POSITION
- () RECORD PER KNOLLS ESTATES PUD PHASE 3 AS RECORDED IN VOL. 19, PG. 7 OF THE DEED RECORDS OF DOUGLAS COUNTY
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SURVEYOR'S CERTIFICATE:

I, F. NEIL HIBBS, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THE ANNEXED PLAT (WHICH MODIFIES AND ACTS TO REPLAT AND VACATE TITLEIST DRIVE, LOTS 138 & 139, AND LOTS 155-165 AS PLATTED PER "KNOLLS ESTATES PUD PHASE 3" AS RECORDED IN VOLUME 19, PAGE 7 OF THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON), OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

A PARCEL OF LAND LYING IN THE WEST HALF OF SECTION 18, TOWNSHIP 25 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A 5/8" IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY OF SCARDI BLVD. WHICH IS THE MOST WESTERLY POINT OF KNOLLS ESTATES PUD PHASE 3 AS RECORDED IN VOLUME 19, PAGE 7 OF THE PLAT RECORDS OF DOUGLAS COUNTY AND IS ALSO A POINT ON THE EASTERLY BOUNDARY OF KNOLLS ESTATES PUD PHASE 2 AS RECORDED IN VOLUME 19, PAGE 6 OF THE PLAT RECORDS OF DOUGLAS COUNTY; THENCE S88°06'13"E 432.21 FEET TO A 5/8" IRON ROD; THENCE 192.94 FEET ALONG THE ARC OF A 277.50 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS S68°11'05"W 189.08 FEET TO A 5/8" IRON ROD; THENCE S48°15'54"E 35.13 FEET TO A 5/8" IRON ROD; THENCE 94.21 FEET ALONG THE ARC OF A 277.50 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS S38°32'25"E 93.75 FEET; THENCE S28°48'54"E 204.18 FEET; THENCE 78.98 FEET ALONG THE ARC OF A 222.50 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS S38°59'07"E 78.57 FEET; THENCE S38°20'40"W 118.00 FEET TO A 5/8" IRON ROD; THENCE N63°46'08"W 90.44 FEET TO A 5/8" IRON ROD; THENCE S33°36'50"W 90.11 FEET TO A 5/8" IRON ROD; THENCE S8°10'52"W 117.71 FEET TO A 5/8" IRON ROD; THENCE S0°08'19"W 342.29 FEET TO A 5/8" IRON ROD; THENCE N88°03'53"W 110.51 FEET TO A 5/8" IRON ROD; THENCE S58°43'26"W 82.00 FEET TO A 5/8" IRON ROD; THENCE S67°49'02"W 108.00 FEET TO A 5/8" IRON ROD; THENCE S86°19'57"W 99.00 FEET TO A 5/8" IRON ROD; THENCE N68°34'45"W 100.25 FEET TO A 5/8" IRON ROD; THENCE N67°49'27"W 54.58 FEET TO A 5/8" IRON ROD; THENCE N21°07'12"E 49.04 FEET TO A 5/8" IRON ROD; THENCE N11°17'25"E 70.14 FEET TO A 5/8" IRON ROD; THENCE N3°23'28"W 115.06 FEET TO A 5/8" IRON ROD; THENCE N58°04'20"E 128.41 FEET TO A 5/8" IRON ROD; THENCE N0°16'23"W 139.48 FEET TO A 5/8" IRON ROD; THENCE N85°44'23"E 283.59 FEET TO A 5/8" IRON ROD; THENCE N77°21'46"E 83.21 FEET TO A 5/8" IRON ROD; THENCE N33°36'50"E 126.31 FEET TO A 5/8" IRON ROD; THENCE N40°01'21"W 85.32 FEET TO A 5/8" IRON ROD; THENCE N29°45'37"W 60.45 FEET TO A 5/8" IRON ROD; THENCE N46°34'23"E 85.72 FEET TO A 5/8" IRON ROD; THENCE N17°59'11"W 50.95 FEET TO A 5/8" IRON ROD; THENCE N54°02'26"W 95.45 FEET TO A 5/8" IRON ROD; THENCE N57°49'41"W 63.21 FEET TO A 5/8" IRON ROD; THENCE N72°00'56"W 56.07 FEET TO A 5/8" IRON ROD; THENCE N68°31'03"W 54.73 FEET TO A 5/8" IRON ROD; THENCE N88°06'13"W 440.46 FEET TO A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY OF CULVER LOOP; THENCE N7°25'41"E 72.25 FEET TO A 5/8" IRON ROD; THENCE 29.50 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS N49°38'38"E 26.90 FEET TO A 5/8" IRON ROD; THENCE S88°05'56"E 21.73 FEET TO A 5/8" IRON ROD, THE PLACE OF BEGINNING. SAID AREA CONTAINING 7.68 ACRES, MORE OR LESS.

PLANNING DEPT. FILE NO. PUD-2004-03-29

REPLAT OF LOT 138, LOT 139 & LOTS 155 THRU 165, KNOLLS ESTATES PUD PHASE 3

LYING IN THE SW 1/4 OF SEC. 18, T25S, 5W, W.M. WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:
FOR: L&H LUMBER
859 W. LOOKINGGLASS RD.
ROSEBURG, OREGON 97470

SURVEYOR:
NEIL HIBBS LAND SURVEYING, LLC
4739 LOOKINGGLASS ROAD
ROSEBURG, OREGON 97470
phone (541) 957-9303
fax (541) 957-9306
email: NeilHibbs@aol.com

REGISTERED PROFESSIONAL LAND SURVEYOR

F. Neil Hibbs
OREGON
JANUARY 12, 1998
F. NEIL HIBBS
52989

EXPIRATION DATE
6/30/2005

DWG. SCALE: 1" = 60' JOB #: 0087-05 DWG. BY: FLB PAGE: 2 OF 2 DATE: FEBRUARY 2005