



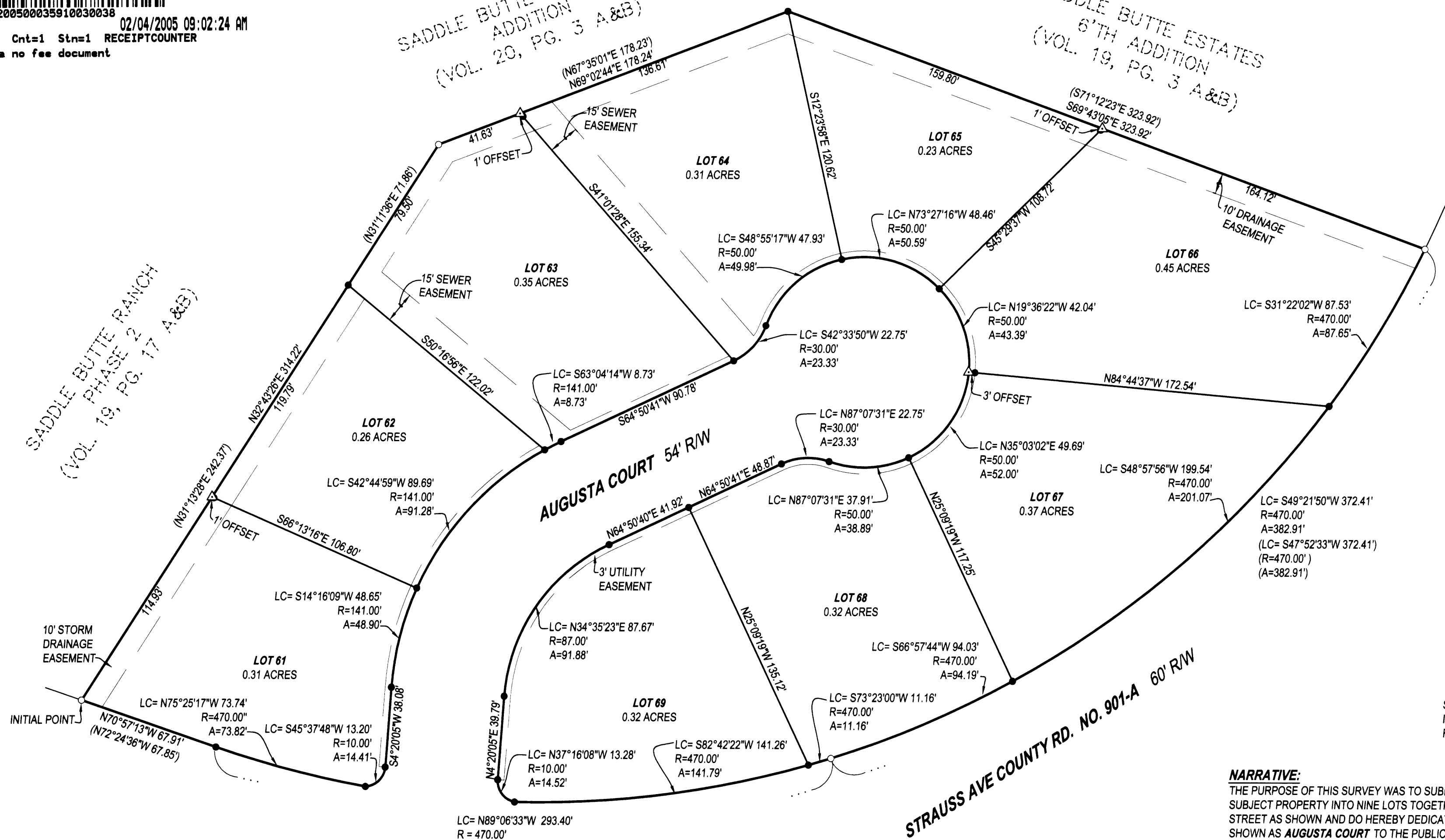
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SADDLE BUTTE ESTATES 7TH
ADDITION
(VOL. 20, PG. 3 A&B)

SADDLE BUTTE ESTATES
6TH ADDITION
(VOL. 19, PG. 3 A&B)

SADDLE BUTTE RANCH
PHASE 2
(VOL. 19, PG. 17 A&B)



LEGEND
○ FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
● SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
△ CALCULATED POSITION
() REC. PER LAND PARTITION 2001-0093

FIELD CREW: NEIL & ERIC HIBBS & WAYNE ROGERS
EQUIPMENT: NIKON NPL-350 AND TRIMBLE R8 GPS
BASE & RECEIVER
OFFICE: NEIL HIBBS

ZONE: COUNTY R-1
COMP. PLAN: CITY OF ROSEBURG RLD
WATER: CITY OF ROSEBURG
SEWER: RUSA

NOTE:
BEARINGS ARE GRID
NOTE:
SUBJECT TO COVENANTS AS FILED IN
INSTRUMENT NO. 2005-000727 OF THE DEED
RECORDS OF DOUGLAS COUNTY, OREGON.

NARRATIVE:
THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE
SUBJECT PROPERTY INTO NINE LOTS TOGETHER WITH A NEW
STREET AS SHOWN AND DO HEREBY DEDICATE THE STREET
SHOWN AS AUGUSTA COURT TO THE PUBLIC USE FOREVER.

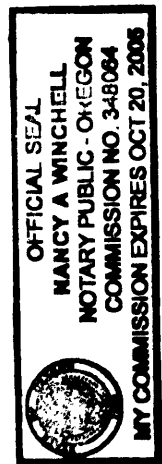
SURVEYOR'S CERTIFICATE:
I, F. NEIL HIBBS, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY
SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THE
ANNEXED PLAT, OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION.

PARCEL 2 OF LAND PARTITION 2001-0093 AS RECORDED IN THE PLAT RECORDS OF
DOUGLAS COUNTY, OREGON, CONTAINING 3.44 ACRES MORE OR LESS.

APPROVALS:
Keith L. Cubic 1/28/05
DOUGLAS COUNTY PLANNING DIRECTOR DATE
Romy Wan 1-28-05
DOUGLAS COUNTY SURVEYOR DATE
Ron Nordmark 2/3/05
DOUGLAS COUNTY TAX ASSESSOR DATE

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER
CHARGES REQUIRED BY LAW HAVE BEEN PAID.
Sandra K. Cruise 2/3/05
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED IN BOOK 2005-9-02 O'CLOCK A/M/P
Barbara E. Nielsen 2-4-05
COUNTY CLERK DATE
Barbara E. Nielsen
DOUGLAS COUNTY COMMISSIONER DATE
Barbara E. Nielsen
DOUGLAS COUNTY COMMISSIONER DATE



DECLARATION:
KNOW ALL PEOPLE BY THESE PRESENTS THAT LANCE AND LOLA SHORT, ARE THE OWNERS OF
THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE
CAUSED THE SAME TO BE PLATTED INTO PARCELS TOGETHER WITH EASEMENTS AS SHOWN AND
DO HEREBY DEDICATE THE ROAD SHOWN AS AUGUSTA COURT TO THE PUBLIC USE FOREVER.

Lance Short 1/18/05
LANCE SHORT DATE
Lola Short 1/18/2005
LOLA SHORT DATE

ACKNOWLEDGMENT:
STATE OF OREGON
COUNTY OF DOUGLAS
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 18 DAY OF Jan, 2005,
BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED
LANCE AND LOLA SHORT, WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN
THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND
VOLUNTARILY.
Nancy A. Winchell
MY COMMISSION EXPIRES: Oct 20, 2005

PLANNING DEPT. FILE NO. 01-198

SADDLE BUTTE RANCH PHASE 4

LYING IN THE SW 1/4 OF SEC. 30, T26S, R5W, AND THE SE 1/4 OF SEC. 25, T26S, R6W,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:
LANCE SHORT
P.O. BOX 846 WINCHESTER
OREGON 97495

SURVEYOR:
NEIL HIBBS LAND SURVEYING, LLC
4739 LOOKINGGLASS ROAD
ROSEBURG, OREGON 97470
phone (541) 957-8303
fax (541) 957-9306
email: NeilHibbs@aol.com

REGISTERED PROFESSIONAL LAND SURVEYOR
F. NEIL HIBBS
52989
EXPIRATION DATE 6/30/2005

DWG. SCALE: 1"= 40' JOB #: 0251-02 DWG. BY: FLB PAGE: 1 OF 1 DATE: JANUARY 2005

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