

LEGEND
 ● FOUND BRASS CAP
 ○ FOUND IRON PIPE
 ○ FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
 ● SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
 △ CALCULATED POSITION
 () RECORD PER SPL SUBDIVISION, VOL. 18, PG. 25
 [] RECORD PER INST. NO. 86-9642

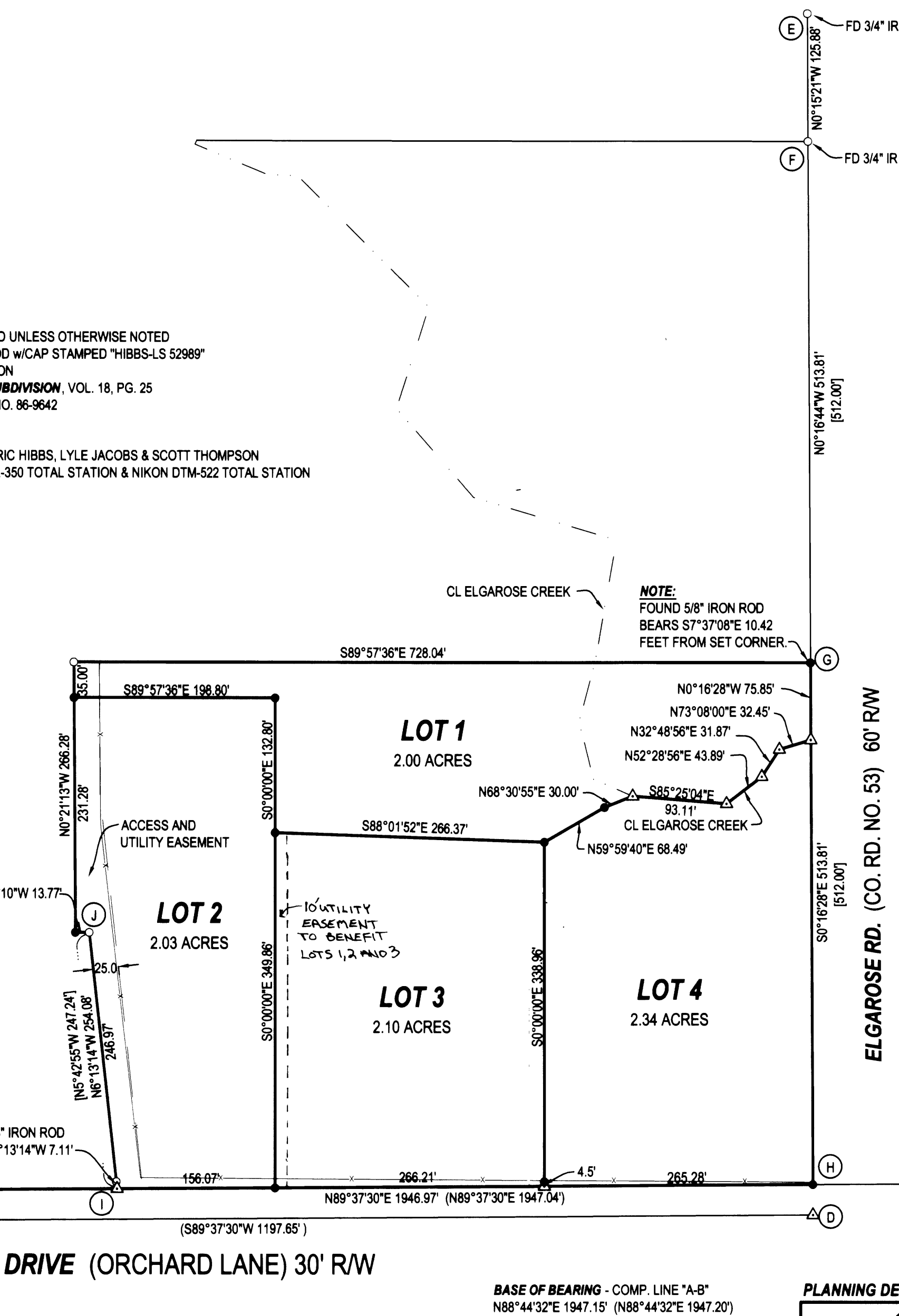
FIELD CREW: NEIL & ERIC HIBBS, LYLE JACOBS & SCOTT THOMPSON
EQUIPMENT: NIKON NPL-350 TOTAL STATION & NIKON DTM-522 TOTAL STATION
OFFICE: NEIL HIBBS

NARRATIVE:
 THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE SUBJECT PROPERTY INTO 4 LOTS, TOGETHER WITH EASEMENTS AS SHOWN. SOUTH LINE OF LOT 1, MELROSE ORCHARDS, ALSO BEING THE SOUTHERLY LINE OF D.L.C. NO. 43, WAS CREATED PER SPL SUBDIVISION, RECORDED IN VOLUME 18, PAGE 25 OF THE PLAT RECORDS, SHOWN AS LINE "B-C" WITH COMPUTED LINE "A-B" BEING USED AS A BASE OF BEARING. POINT "D" WAS COMPUTED AT RECORD DISTANCE FROM POINT "A" WITH LINE "A-D" BEING PARALLEL TO LINE "C-B". HELD LINE "D-E" AS WESTERLY RIGHT-OF-WAY OF CO. RD. NO. 53. PER DEED, INST. NO. 86-9642, LINE "H-F" SHOULD BE 1024 FEET. ACTUALLY MEASURED 1027.62 FEET, POINT "G" WAS SET AT A POSITION WHICH SPLITS THE DISTANCE BETWEEN POINTS "F" AND "H" AND LIES ON LINE "D-E". MORE DISCREPANCIES EXIST BETWEEN THE DEED AND SURVEYS OF THE PROPERTY IN REGARDS TO ITS WESTERN BOUNDARY. DEED DESCRIPTION OF EXCEPTED AREA WEST OF PROPERTY WAS SLID EAST-WEST TO BRING ITS SOUTHEAST CORNER TO COINCIDE WITH LINE "I-J", SAID LINE BEING BETWEEN TWO FOUND MONUMENTS. ACTUAL SOUTHWEST PROPERTY CORNER WAS COMPUTED AT THE INTERSECTION OF LINES "J-I" AND "B-C".

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.
 THAT PORTION OF THE LAND DESCRIBED IN INSTRUMENT NO. 86-9642 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON LYING IN LOT 1 OF MELROSE ORCHARD TRACT.

NOTE:
 FOUND 5/8" IRON ROD BEARS N6°13'14"W 7.11'

INITIAL POINT- SPL SUBDIVISION (VOL. 18, PG. 25)



APPROVALS:
 Keith L. Cubic 3/2/07
 DOUGLAS COUNTY PLANNING DIRECTOR DATE
 Randy Smith 3-2-07
 DOUGLAS COUNTY SURVEYOR DEPUTY DATE
 Ron Northcraft 3-6-07
 DOUGLAS COUNTY ASSESSOR DATE

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.
 Sandra K. Cove 3/5/07
 DOUGLAS COUNTY TAX COLLECTOR DATE
 FILED THIS 6th DAY OF MARCH, 2007, 9:45 O'CLOCK AM PM
 BARBARA E. NIELSEN 3-6-07
 DOUGLAS COUNTY CLERK By: DEPUTY DATE
 N/A
 DOUGLAS COUNTY COMMISSIONER DATE



DECLARATION:
 KNOW ALL PEOPLE BY THESE PRESENTS THAT BOB L. AND GLENDA S. BRUTON, ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED INTO FOUR LOTS TOGETHER WITH EASEMENTS AS SHOWN.
 Bob L. Bruton 1/30/2007
 BOB L. BRUTON DATE
 Glenda S. Bruton 1/30/2007
 GLENDA S. BRUTON DATE

ACKNOWLEDGMENT:
 STATE OF OREGON
 COUNTY OF DOUGLAS
 KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 30 DAY OF JANUARY, 2007, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BOB L. AND GLENDA S. BRUTON, WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.
 PRINTED NAME: Nancy A. Winchell
 COMMISSION #: 397654
 MY COMMISSION EXPIRES: Oct. 20, 2009
 SIGNATURE: Nancy A. Winchell
 Notary Public - Oregon

NE COR DLC 43 (HOT READING IN A/C)
 S48°29'00"E 40.76'
 WITNESS COR. TO NE COR DLC 43- FOUND BRASS CAP

BASE OF BEARING - COMP. LINE "A-B"
 N88°44'32"E 1947.15' (N88°44'32"E 1947.20')

PLANNING DEPT. FILE NO. 06-109

ORCHARD MEADOWS SUBDIVISION

LYING IN THE SE1/4 OF SEC. 2, T27S, R7W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT: BOB AND GLENDA BRUTON 400 ELGAROSE RD. ROSEBURG, OREGON 97470	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC. 4739 LOOKINGGLASS ROAD ROSEBURG, OREGON 97470 phone (541) 957-9303 fax (541) 957-9306 email: neilhibbs@wildblue.com	REGISTERED PROFESSIONAL LAND SURVEYOR F. NEIL HIBBS JANUARY 12, 1999 52989
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DWG. SCALE: 1" = 100' JOB #: 0581-01 DWG. BY: FLB PAGE: 1 OF 1 DATE: JANUARY 2007

