

**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
- SET MAG NAIL
- ( ) RECORD PER M90-11
- (( )) RECORD PER VOL. 1A, PG. 20
- [ ] RECORD PER M40-80

**FIELD CREW:** NEIL & ERIC HIBBS, WAYNE ROGERS, & SCOTT THOMPSON  
**EQUIPMENT:** NIKON DTM-522 TOTAL STATION & TRIMBLE R8 BASE AND RECEIVERS  
**OFFICE:** NEIL HIBBS

**NOTE:**  
 BEARINGS ARE GRID, NAD 83, OREGON SOUTH ZONE. DISTANCES CONVERTED TO GROUND  
 NOTE: R-P BEARS N44°22'52"E 450.17' (N42°25'38.8"E 450.20')

**NOTE:**  
 ALL ORIGINAL LINES \_\_\_\_\_  
 ALL ADJUSTED LINES \_\_\_\_\_  
 E-R S73°53'24"W 279.79'

PLANNING DEPT. FILE NO. SRE-07-01

**REPLAT OF ALL OF BLOCKS 10 & 13 OF 'ROSEBURG' AS RESURVEYED BY FLINT IN 1873 (VOL. 1A, PG. 20) AND BOUNDARY LINE ADJUSTMENT**

LYING IN THE NW 1/4 OF SEC. 19, T27S, R5W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

<b>CLIENT:</b> CITY OF ROSEBURG 900 S.E. DOUGLAS AVE. ROSEBURG, OREGON 97470	<b>SURVEYOR:</b> <b>NEIL HIBBS</b> LAND SURVEYING, INC. 4738 LOOKINGGLASS ROAD ROSEBURG, OREGON 97470 phone (541) 957-9303 fax (541) 957-9306 email: neilh@wildblue.net	REGISTERED PROFESSIONAL LAND SURVEYOR <i>F. Neil Hibbs</i> OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989
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DWG. SCALE: 1" = 50'    JOB #: 0048-23    DWG. BY: FLB    PAGE: 1 OF 2    DATE: FEBRUARY 2008    6/30/2009



**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT CITY OF ROSEBURG AND THE URBAN RENEWAL AGENCY OF THE CITY OF ROSEBURG, 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.

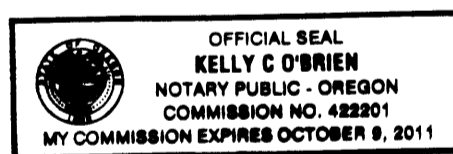
Eric Swanson 2/11/08  
ERIC SWANSON, CITY MANAGER DATE

**ACKNOWLEDGMENT:**

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 11<sup>th</sup> DAY OF February 2008, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ERIC SWANSON, 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: Kelly C O'Brien  
COMMISSION #: 422201  
MY COMMISSION EXPIRES: October 9, 2011  
SIGNATURE: Kelly C O'Brien



**APPROVALS:**

W. Ronald Hughes 2/11/08  
PLANNING COMMISSION CHAIRMAN DATE  
Frederick H. Riley 2/11/2008  
COMMUNITY DEVELOPMENT DIRECTOR DATE  
Nicole Messing 2/11/08  
PUBLIC WORKS DIRECTOR DATE  
Randy Smith 2-12-08  
DOUGLAS COUNTY SURVEYOR DATE  
Ron Northcraft 2-19-08  
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. Corneil 2/15/08  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 2<sup>nd</sup> DAY OF Feb, 2008, 1:57 O'CLOCK AM/PM

Barbara E. Nielsen 2-20-08  
DOUGLAS COUNTY CLERK DATE  
Angela K. Smith 2-20-08  
DOUGLAS COUNTY COMMISSIONER DATE  
Doug Peterson 2-20-08  
DOUGLAS COUNTY COMMISSIONER DATE



**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.

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY OF DOUGLAS STREET, SAID POINT BEING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF RAST COURT AS VACATED PER ROSEBURG CITY ORDINANCE NO. 3276, RECORDED PER INSTRUMENT NO. 2008-001144 OF THE DEED RECORDS OF DOUGLAS COUNTY. SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY OF STEPHENS STREET AND BEING S73°53'24"W 279.79 FEET FROM THE 1/4" IRON ROD AT THE NORTHEAST CORNER OF LOT 5, BLOCK 13 OF THE REVISED PLAT OF ROSEBURG AS RECORDED IN VOLUME 1A, PG. 20 OF THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE N30°32'10"E 360.38 FEET; THENCE N30°34'29"E 142.25 FEET; THENCE N31°07'09"E 63.20 FEET; THENCE S87°57'23"E 14.30 FEET; THENCE N43°53'54"E 116.42 FEET; THENCE N50°10'37"E 75.00 FEET TO THE WESTERN BOUNDARY OF D.L.C. NO. 38; THENCE S1°03'44"W 136.79 FEET ALONG SAID WESTERN BOUNDARY TO THE SOUTHWEST CORNER OF D.L.C. NO. 38; THENCE S87°57'23"E 30.42 FEET TO THE CENTER OF DEER CREEK; THENCE ALONG THE CENTERLINE OF DEER CREEK S16°10'E 50.46 FEET, S36°10'E 18 FEET, S64°21'E 25 FEET, N83°40'E 23 FEET, S65°E 25 FEET, S80°E 15 FEET, S85°E 30 FEET, S77°E 32 FEET, S55°E 60 FEET, N81°E 40 FEET AND S60°19'17"E 23.28 FEET TO THE WESTERLY RIGHT-OF-WAY OF JACKSON STREET; THENCE S29°40'43"W 309.32 FEET ALONG SAID RIGHT-OF-WAY TO THE NORTHERLY RIGHT-OF-WAY OF COURT STREET; THENCE N60°28'12"W 281.40 FEET ALONG SAID RIGHT-OF-WAY TO THE WESTERLY RIGHT-OF-WAY OF ROSE STREET; THENCE S29°42'14"W 159.96 FEET ALONG SAID RIGHT-OF-WAY TO A 1/2" IRON ROD AT THE NORTHEAST CORNER OF LOT 5, BLOCK 13 OF THE REVISED PLAT OF ROSEBURG AS RECORDED IN VOLUME 1A, PG. 20 OF THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE S29°41'06"W 99.91 FEET TO A BOLT; THENCE S29°40'55"W 100.13 FEET TO THE NORTHERLY RIGHT-OF-WAY OF DOUGLAS STREET; THENCE N60°28'12"W 195.08 FEET ALONG SAID RIGHT-OF-WAY TO A POINT IN THE CENTER OF VACATED RAST COURT, THE PLACE OF BEGINNING AND CONTAINING 4.69 ACRES, MORE OR LESS.

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO REPLAT A PORTION OF THE PLAT OF "ROSEBURG" AS RESURVEYED BY FLINT IN 1873 AS WELL AS TO ADJUST THE BOUNDARIES OF THE PROPERTIES SHOWN, THE RESULTANT PROPERTY BEING ONE NEW PARCEL. THIS IS BEING DONE TO ELIMINATE ALL INTERIOR PROPERTY LINES OF A NUMBER OF PARCELS, ALL BEING OWNED BY THE CITY OF ROSEBURG AND THE URBAN RENEWAL AGENCY OF THE CITY OF ROSEBURG. THE MAJORITY OF THE MONUMENTS CALLED FOR IN SURVEY M90-11 WERE FOUND AND THEY FIT WELL. SURVEY M 40-60 WAS CALCULATED FROM LINE "A-B", NORTHERLY, HOLDING THE MONUMENT FOUND AT POINT "A" AND ROTATING AROUND POINT "A", TO BRING COMPUTED LINE "A-B" INTO ALIGNMENT WITH THE MONUMENT FOUND AT POINT "B". POINT "D" WAS COMPUTED AT A DISTANCE-DISTANCE INTERSECTION FROM POINTS "C" AND "E". POINT "H" WAS COMPUTED AT RECORD DISTANCES FROM POINT "I", ON AN EXTENSION OF LINE "A-I". POINT "K" WAS COMPUTED AT A DISTANCE-DISTANCE INTERSECTION FROM POINTS "L" AND "J" WITH POINT "M" BEING COMPUTED 30.00 FEET TOWARDS POINT "J" FROM POINT "K". POINT "G" WAS SET AT BY INTERSECTING A LINE EXTENDING PARALLEL TO THE CENTERLINE OF DOUGLAS STREET FROM POINT H AND A LINE BETWEEN POINTS "F" AND "M". FOR A LACK OF MONUMENTATION, LINE "N-O" WAS RAN PARALLEL TO LINE "J-K" PER THE ORIGINAL PLAT WITH POINT "N" BEING SET ON EXTENSION OF LINE "E-D". POINTS ALONG DEER CREEK REFLECT APPROXIMATE CENTERLINE POINTS AS TIED ON SEPTEMBER 2, 2006.

PLANNING DEPT. FILE NO. SRE-07-01

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