



NO FEE

02/12/2010 08:40:30 AM  
PLAT-SUB Cnt=1 Stn=3 MARRIAGECOUNTER  
This is a no fee document

**APPROVALS:**

*[Signature]* 02-08-10  
CITY ADMINISTRATOR DATE

*[Signature]* 2-11-10  
DOUGLAS COUNTY COMMISSIONER DATE

*[Signature]* 2-11-10  
DOUGLAS COUNTY COMMISSIONER DATE

*[Signature]* 2-10-10  
DOUGLAS COUNTY TAX ASSESSOR DATE

*[Signature]* 1-28-10  
DOUGLAS COUNTY SURVEYOR DATE  
DEPUTY

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

*[Signature]* 2/11/10  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 12<sup>th</sup> DAY OF FEBRUARY, 2010, 8:40 O'CLOCK (AM/PM)  
*[Signature]* 2/12/10  
DOUGLAS COUNTY CLERK DATE

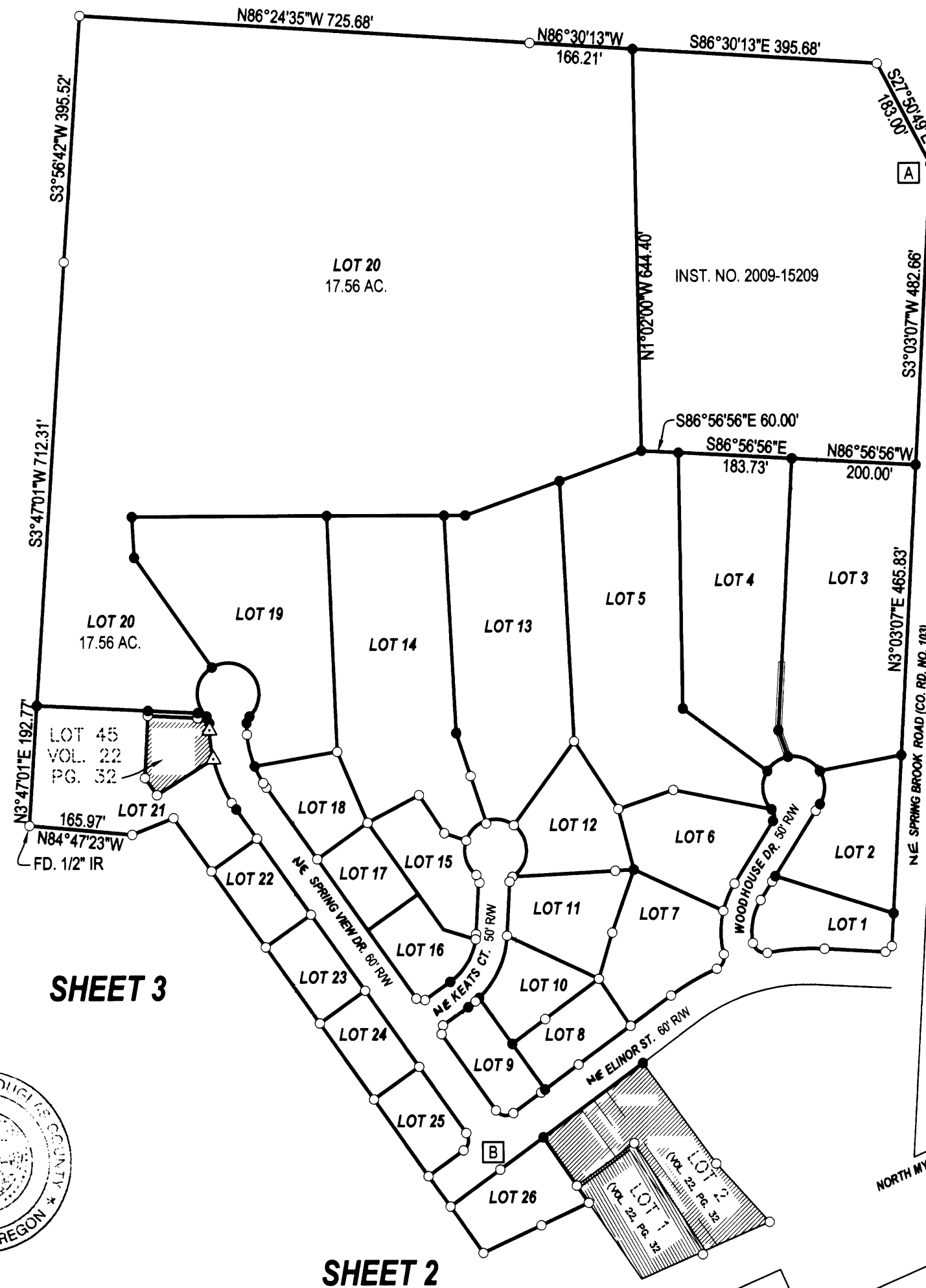
**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT **NORTHWEST LOAN SERVICING INC., AN OREGON CORPORATION**, IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED INTO PARCELS TOGETHER WITH EASEMENTS AS SHOWN AND/OR DESCRIBED HEREON. STREETS SHOWN HEREON AS **ELINOR STREET, SPRING VIEW DRIVE, KEATS COURT** AND **WOODHOUSE DRIVE** ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER. EASEMENTS ON THE ORIGINAL PLAT THAT ARE NOT SHOWN AND/OR DESCRIBED HEREON ARE HEREBY EXTINGUISHED.

SEE CONSENT AFFIDAVIT

DEBORAH C. STEVENSON, PRESIDENT AND SECRETARY DATE

CONSENT AFFIDAVIT RECORDED PER INST. NO. 2010-003391



**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
- ( ) REC. PER **SPRING BROOK ESTATES, PHASE 1** (VOL. 22, PG. 32)

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

**NOTE:**

SHADED AREAS ARE ORIGINAL LOTS OF SPRING BROOK ESTATES, PHASE 1 (VOL. 22, PG. 32) THAT ARE NOT BEING INCLUDED IN THIS REPLAT

**T29S R5W SEC 22 AND 22 AD**

**ZONE:** R1, RH  
**COMP. PLAN:** R1-LD, RH  
**WATER:** CITY OF MYRTLE CREEK  
**SEWER:** CITY OF MYRTLE CREEK

BEARINGS ARE GRID NAD 83, OREGON SOUTH ZONE.  
DISTANCES CONVERTED TO GROUND.  
COMPUTED LINE [A]-[B] BEARS S23°31'01"W 1755.23' (S23°30'55"W 1755.18')

**NOTE:**

ALL PINS ARE NOT SHOWN ON SHEET 1

SUBJECT TO IRREVOCABLE PETITION FOR IMPROVEMENTS WHICH WAS RECORDED AS INSTRUMENT NO. 2010-001868

CC&R'S RECORDED PER INST. NO. 2010-000395  
FIRST AMENDMENT TO CC&R'S RECORDED ABOVE FILED PER INST. NO. 2010-000320

**NOTE:**  
THERE ARE 10 FEET WIDE UTILITY EASEMENTS, THOUGH NOT DEPICTED ON THE MAP, ADJACENT TO AND CONTIGUOUS WITH THE RIGHT-OF-WAYS OF ALL STREETS. THIS INCLUDES AREAS ALONG SPRING BROOK ROAD, ELINOR STREET, SPRING VIEW DRIVE, KEATS COURT AND WOODHOUSE DRIVE.

PLANNING DEPT. FILE NO. 09-MC007

**REPLAT OF A PORTION OF  
SPRING BROOK ESTATES, PHASE 1**

LYING IN THE NE 1/4 OF SEC. 22, T29S, R5W,  
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

**CLIENT:**  
NORTHWEST LOAN SERVICING INC.  
P.O. BOX 1195  
SHERWOOD, OREGON 97140

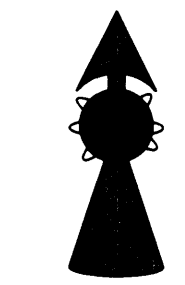
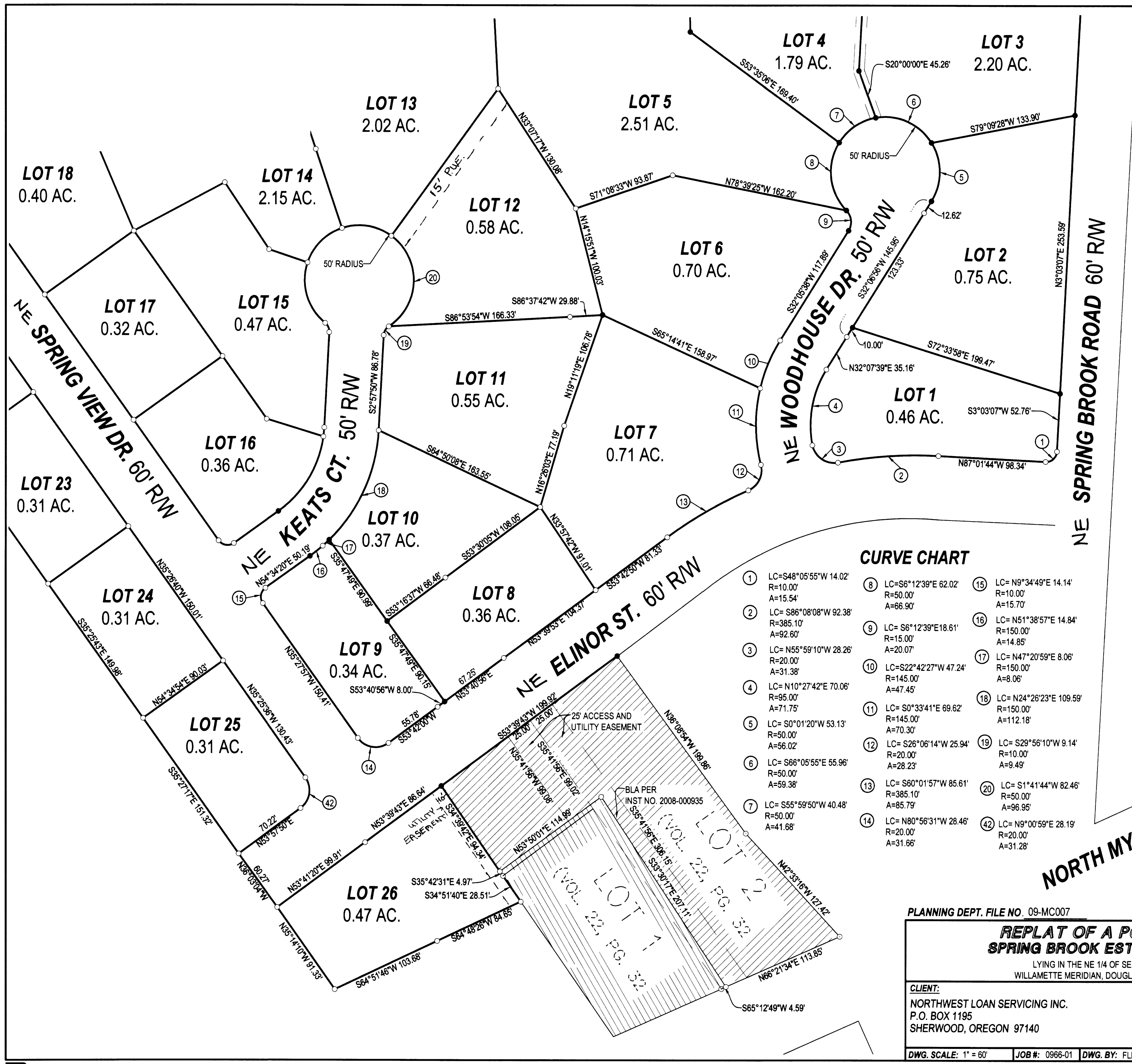
**SURVEYOR:**  
*[Signature]*  
**LAND SURVEYING, INC.**  
4738 LOOKINGGLASS ROAD  
ROSEBURG, OREGON 97470  
phone (541) 957-9303  
fax (541) 957-9308  
email: neil@hibbslandblue.net

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 12, 1999  
F. NEIL HIBBS  
52989

DWG. SCALE: 1" = 200' JOB #: 0966-01 DWG. BY: FLB PAGE: 1 OF 4 DATE: DECEMBER 2009

6/30/2011



**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  
 ( ) REC. PER SPRING BROOK ESTATES, PHASE 1 (VOL. 22, PG. 32)

**FIELD CREW:** NEIL & ERIC HIBBS, SCOTT THOMPSON & AUSTIN GRIMES  
**EQUIPMENT:** NIKON DTM-522 TOTAL STATION & TRIMBLE R8 BASE AND RECEIVERS  
**OFFICE:** NEIL HIBBS  
**T29S R5W SEC 22 AND 22 AD**

**ZONE:** R1, RH  
**COMP. PLAN:** R1-LD, RH  
**WATER:** CITY OF MYRTLE CREEK  
**SEWER:** CITY OF MYRTLE CREEK  
 BEARINGS ARE GRID NAD 83, OREGON SOUTH ZONE. DISTANCES CONVERTED TO GROUND.

**CURVE CHART**

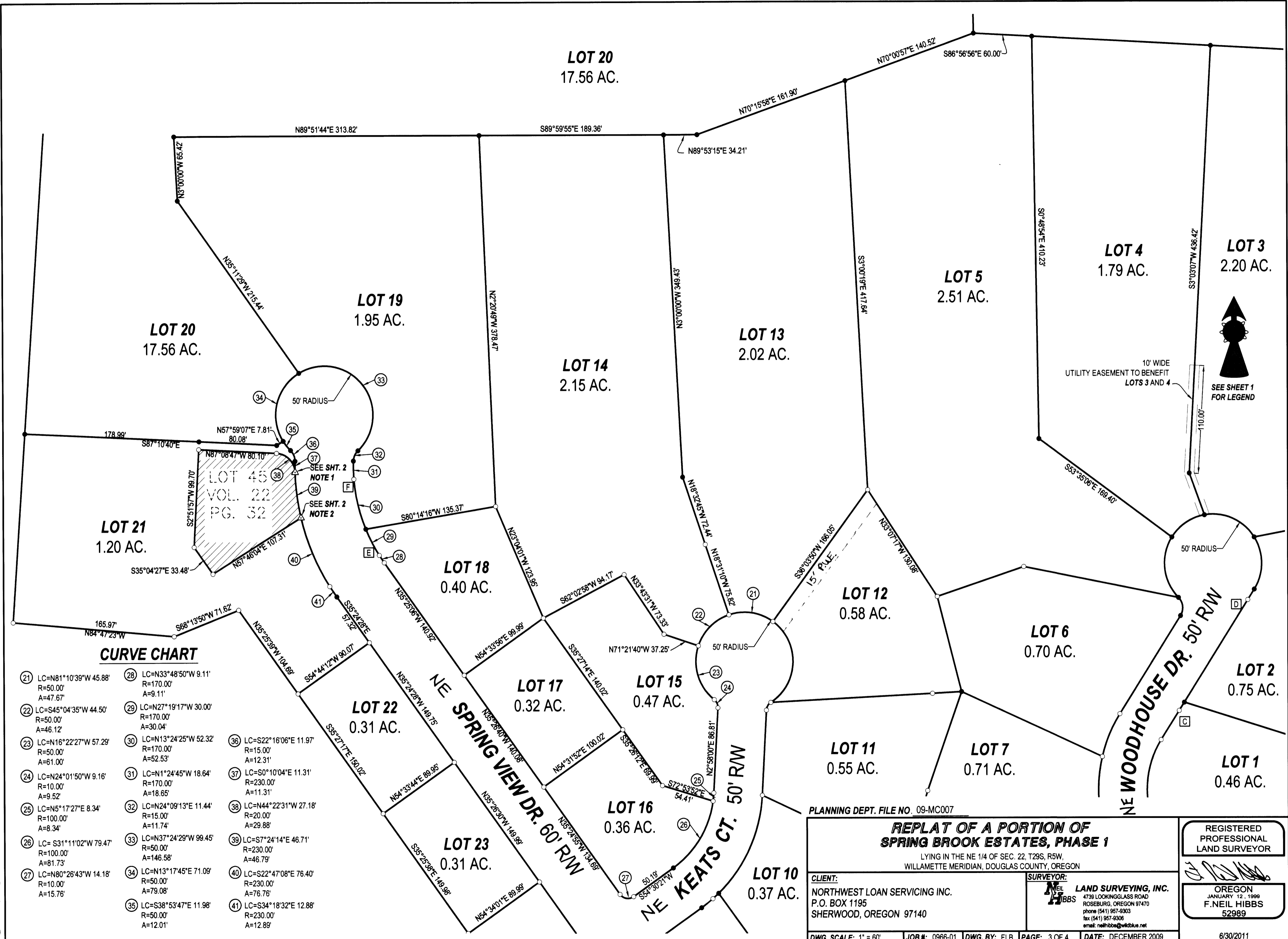
① LC= S48°05'55"W 14.02' R=10.00' A=15.54'	⑧ LC= S6°12'39"E 62.02' R=50.00' A=66.90'	⑮ LC= N9°34'49"E 14.14' R=10.00' A=15.70'
② LC= S86°08'08"W 92.38' R=385.10' A=92.60'	⑨ LC= S6°12'39"E 18.61' R=15.00' A=20.07'	⑯ LC= N51°38'57"E 14.84' R=150.00' A=14.85'
③ LC= N55°59'10"W 28.26' R=20.00' A=31.38'	⑩ LC= S22°42'27"W 47.24' R=145.00' A=47.45'	⑰ LC= N47°20'59"E 8.06' R=150.00' A=8.06'
④ LC= N10°27'42"E 70.06' R=95.00' A=71.75'	⑪ LC= S0°33'41"E 69.62' R=145.00' A=70.30'	⑱ LC= N24°26'23"E 109.59' R=150.00' A=112.18'
⑤ LC= S0°01'20"W 53.13' R=50.00' A=56.02'	⑫ LC= S26°06'14"W 25.94' R=20.00' A=28.23'	⑳ LC= S29°56'10"W 9.14' R=10.00' A=9.49'
⑥ LC= S66°05'55"E 55.96' R=50.00' A=59.38'	⑬ LC= S60°01'57"W 85.61' R=385.10' A=85.79'	㉑ LC= S1°41'44"W 82.46' R=50.00' A=96.95'
⑦ LC= S55°59'50"W 40.48' R=50.00' A=41.68'	⑭ LC= N80°56'31"W 28.46' R=20.00' A=31.66'	㉒ LC= N9°00'59"E 28.19' R=20.00' A=31.28'

**NOTES:**  
 1. POINT LANDS IN CONCRETE DRIVEWAY. BEARS N83°14'00"W 60.87' FROM PT. [E]  
 2. CORNER AND GOOD SHARE OF PROPERTY LINE EXTENDING SOUTHWESTERLY ARE UNDER CONCRETE BARRICADES. NOT ABLE TO SET REFERENCE MONUMENT ON LINE. BEARS S54°16'41"W 67.05' FROM PT. [F]  
 3. SHADED AREAS ARE ORIGINAL LOTS OF SPRING BROOK ESTATES, PHASE 1 (VOL. 22, PG. 32) THAT ARE NOT BEING INCLUDED IN THIS REPLAT

**NORTH MYRTLE ROAD CO. RD. NO. 15**

PLANNING DEPT. FILE NO. 09-MC007

<b>REPLAT OF A PORTION OF SPRING BROOK ESTATES, PHASE 1</b>		REGISTERED PROFESSIONAL LAND SURVEYOR  <i>J. Neill Hibbs</i>
LYING IN THE NE 1/4 OF SEC. 22, T29S, R5W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
<b>CLIENT:</b> NORTHWEST LOAN SERVICING INC. P.O. BOX 1195 SHERWOOD, OREGON 97140	<b>SURVEYOR:</b> <b>NEIL HIBBS</b> LAND SURVEYING, INC. 4738 LOCKINGGLASS ROAD ROSEBURG, OREGON 97470 phone (541) 957-9303 fax (541) 957-9306 email: neilhibbs@wildblue.net	OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989
<b>DWG. SCALE:</b> 1" = 60'	<b>JOB #:</b> 0966-01	<b>DATE:</b> DECEMBER 2009



**CURVE CHART**

21	LC=N81°10'39"W 45.88' R=50.00' A=47.67'	28	LC=N33°48'50"W 9.11' R=170.00' A=9.11'
22	LC=S45°04'35"W 44.50' R=50.00' A=46.12'	29	LC=N27°19'17"W 30.00' R=170.00' A=30.04'
23	LC=N16°22'27"W 57.29' R=50.00' A=61.00'	30	LC=N13°24'25"W 52.32' R=170.00' A=52.53'
24	LC=N24°01'50"W 9.16' R=10.00' A=9.52'	31	LC=N1°24'45"W 18.64' R=170.00' A=18.65'
25	LC=N5°17'27"E 8.34' R=100.00' A=8.34'	32	LC=N24°09'13"E 11.44' R=15.00' A=11.74'
26	LC=S31°11'02"W 79.47' R=100.00' A=81.73'	33	LC=N37°24'29"W 99.45' R=50.00' A=146.58'
27	LC=N80°26'43"W 14.18' R=10.00' A=15.76'	34	LC=N13°17'45"E 71.09' R=50.00' A=79.08'
		35	LC=S38°53'47"E 11.98' R=50.00' A=12.01'
		36	LC=S22°16'06"E 11.97' R=15.00' A=12.31'
		37	LC=S0°10'04"E 11.31' R=230.00' A=11.31'
		38	LC=N44°22'31"W 27.18' R=20.00' A=29.88'
		39	LC=S7°24'14"E 46.71' R=230.00' A=46.79'
		40	LC=S22°47'08"E 76.40' R=230.00' A=76.76'
		41	LC=S34°18'32"E 12.88' R=230.00' A=12.89'

PLANNING DEPT. FILE NO. 09-MC007

**REPLAT OF A PORTION OF  
SPRING BROOK ESTATES, PHASE 1**

LYING IN THE NE 1/4 OF SEC. 22, T29S, R5W,  
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

<p>CLIENT: NORTHWEST LOAN SERVICING INC. P.O. BOX 1195 SHERWOOD, OREGON 97140</p>	<p>SURVEYOR: <b>MEL HIBBS</b> LAND SURVEYING, INC. 4739 LOOKINGGLASS ROAD ROSEBURG, OREGON 97470 phone (541) 957-9303 fax (541) 957-9306 email: melhibbs@willblue.net</p>	<p>REGISTERED PROFESSIONAL LAND SURVEYOR</p> <p><i>Mel Hibbs</i></p> <p>OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989</p>
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DWG. SCALE: 1" = 60'    JOB #: 0966-01    DWG. BY: FLB    PAGE: 3 OF 4    DATE: DECEMBER 2009    6/30/2011

**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 LAND DESCRIBED IN INSTRUMENT NO. 2009-008296, LESS THAT LAND DESCRIBED IN INSTRUMENT NO. 2009-15209 AND **UNIT 2** OF INSTRUMENT NO. 2008-000935 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.



TOGETHER WITH 3 SMALL PORTIONS OF THE RIGHT-OF-WAY DEDICATED PER SPRING BROOK ESTATES, PHASE 1 AND VACATED PER ORDINANCE ORD-10-001. THE FIRST OF THESE AREAS BEGINNING AT A 5/8" IRON ROD WHICH BEARS S19°16'20"W 485.39 FEET FROM THE SOUTHEASTERN CORNER OF THE LAND DESCRIBED IN INSTRUMENT NO. 2009-12509 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON, SAID ROD BEING THE NORTHEASTERLY END OF THE ORIGINAL WOODHOUSE DRIVE; THENCE S61°20'03"W 24.49 FEET; THENCE 56.23 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS S37°54'08"E 53.31 FEET; THENCE 55.78 FEET ALONG THE ARC OF A 95.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS N11°49'08"W 54.98 FEET, TO A 5/8" IRON ROD, THE PLACE OF BEGINNING. THE SECOND OF THESE AREAS BEGINNING AT A 5/8" IRON ROD WHICH BEARS S68°57'57"W 1136.02 FEET FROM THE SOUTHEASTERN CORNER OF THE LAND DESCRIBED IN INSTRUMENT NO. 2009-12509 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON, SAID ROD BEING THE NORTHEASTERLY END OF THE ORIGINAL SPRING VIEW DRIVE; THENCE 33.96 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS S43°59'16"W 30.02 FEET TO A 5/8" IRON ROD; THENCE 18.65 FEET ALONG THE ARC OF A 170.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS N1°24'45"W 18.64 FEET TO A 5/8" IRON ROD; THENCE 4.07 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS N9°29'41"E 4.05 FEET; THENCE S87°08'47"E 20.67 FEET TO A 5/8" IRON ROD, THE PLACE OF BEGINNING. THE THIRD OF THESE AREAS BEGINNING AT A 5/8" IRON ROD WHICH BEARS S70°51'47"W 1225.52 FEET FROM THE SOUTHEASTERN CORNER OF THE LAND DESCRIBED IN INSTRUMENT NO. 2009-12509 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON, SAID ROD BEING THE NORTHWESTERLY END OF THE ORIGINAL SPRING VIEW DRIVE; THENCE S87°08'47"E 17.30 FEET; THENCE 7.53 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS S13°08'32"E 7.45 FEET, TO A 5/8" IRON ROD; THENCE 11.31 FEET ALONG THE ARC OF A 230.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS S0°10'04"E 11.31 FEET, TO A 5/8" IRON ROD; THENCE 29.88 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS N44°22'31"W 27.18 FEET TO A 5/8" IRON ROD, THE PLACE OF BEGINNING.

CONTAINING 39.46 ACRES, MORE OR LESS.

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO REPLAT A PORTION OF SPRING BROOK ESTATES, PHASE 1 AS FILED IN VOLUME 22, PAGE 32 OF THE PLAT RECORDS OF DOUGLAS COUNTY. THE ORIGINAL PLAT WAS CALCULATED USING POINT "A" AS A STARTING POINT. THE CALCULATED ORIGINAL LAYOUT WAS THEN ROTATED SLIGHTLY AROUND POINT "A" TO BRING COMPUTED LINE "A-B" INTO ALIGNMENT WITH THAT OF THE LINE BETWEEN THE FOUND MONUMENTS. QUITE A FEW OF THE MONUMENTS FOUND FIT THE CALCULATED POSITIONS WITHIN A FEW HUNDREDTH'S OF A FOOT. THE MAJORITY, HOWEVER, HAD FROM .2-.3 FOOT OF VARIATION FROM RECORD POSITIONS. WHERE SOME MONUMENTS WERE MISSING FROM THE ORIGINAL LAYOUT THAT WERE STILL NEEDED, THEY WERE SET AT A BEST FIT TO FOUND MONUMENTS. ON WOODHOUSE DRIVE, MONUMENTS FOUND AT POINTS "C" AND "D" WERE HELD AS ALIGNMENT OF THE EASTERN SIDE AND THE MONUMENT SET ON THE WESTERLY SIDE WAS OFFSET FROM THE ABOVE ALIGNMENT. POINTS "E" AND "F" WERE HELD FOR THE ARC OF THE EASTERLY RIGHT-OF-WAY OF SPRING VIEW DRIVE. IMPROVEMENTS WITHIN THE TWO NEW CUL-DE-SACS WERE, AGAIN, A BEST FIT TO WHAT WAS ON THE GROUND. CLOSE TO TWICE AS MANY MONUMENTS EXIST IN THE FIELD AS WHAT ARE SHOWN. ONLY THOSE USED IN THE REPLAT ARE SHOWN FOR THE SAKE OF CLARITY ON THIS PLAT. WITH THE MONUMENTS FITTING AS THEY DID, RECORD BEARINGS AND DISTANCES NOT SHOWN HERE FOR THE SAME REASON. PLEASE REFER TO ORIGINAL PLAT FOR RECORD BEARINGS AND DISTANCES BETWEEN FOUND MONUMENTS.

PLANNING DEPT. FILE NO. 09-MC007

<p><b>REPLAT OF A PORTION OF SPRING BROOK ESTATES, PHASE 1</b></p> <p>LYING IN THE NE 1/4 OF SEC. 22, T29S, R5W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON</p>		<p>REGISTERED PROFESSIONAL LAND SURVEYOR</p>
<p><b>CLIENT:</b> NORTHWEST LOAN SERVICING INC. P.O. BOX 1195 SHERWOOD, OREGON 97140</p>	<p><b>SURVEYOR:</b>  <b>LAND SURVEYING, INC.</b> 4739 LOOKINGGLASS ROAD ROSEBURG, OREGON 97470 phone (541) 957-9303 fax (541) 957-9308 email: neilhibbs@wildblue.net</p>	<p></p> <p>OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989</p>
<p>DWG. SCALE: NO SCALE    JOB #: 0966-01    DWG. BY: FLB    PAGE: 4 OF 4    DATE: DECEMBER 2009</p>		<p>6/30/2011</p>