



CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA
C1	N 77°38'29" W (N 77°20'47" W)	51.86' (51.64')	135.00' (135.00')	52.19' (51.96')	22°08'55" (22°03'11")
C2	N 57°43'20" W (N 57°48'01" W)	39.97' (40.00')	135.00' (135.00')	40.12' (40.15')	17°01'31" (17°02'21")
C3	N 24°31'25" E (N 24°28'45" E)	96.42' (96.38')	120.00' (120.00')	99.22' (99.18')	47°22'27" (47°21'13")
C4	N 6°13'29" E (N 6°22'02" E)	17.52' (17.46')	90.00' (90.00')	17.55' (17.48')	11°10'24" (11°07'48")
C5	S 0°39'10" E (S 0°39'10" E)	5.08' (5.08')	100.00' (100.00')	5.08' (5.08')	2°54'37" (2°54'37")
C6	N 1°22'34" W (N 0°36'57" W)	6.43' (6.43')	130.00' (130.00')	6.44' (6.44')	2°50'14" (2°50'10")
C7	N 0°35'33" W (N 0°35'33" W)	7.78' (7.79')	160.00' (160.00')	7.79' (7.79')	2°24'23" (2°47'23")
C8	N 11°35'14" E (11°32'13" E)	55.94' (55.88')	150.00' (150.00')	56.27' (56.21')	21°29'33" (21°28'10")
C9	N 30°42'25" E (N 30°44'33" E)	44.12' (44.19')	150.00' (150.00')	44.28' (44.35')	16°54'49" (16°56'30")
C10	N 1°28'23" W (N 1°18'56" W)	26.04' (25.99')	20.00' (20.00')	28.35' (28.29')	81°12'59" (81°03'26")
C11	N 37°23'02" W (N 37°30'00" W)	34.79' (34.84')	230.00' (230.00')	34.82' (34.88')	8°40'25" (8°41'18")
C12	S 37°30'48" E (S 37°30'00" E)	30.28' (30.30')	200.00' (200.00')	30.31' (30.33')	8°41'00" (8°41'18")

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 VOL. 22, PG 36

FIELD CREW: NEIL HIBBS, SCOTT THOMPSON, GARRETT GOODWIN AND LEON WOODRING
EQUIPMENT: NIKON DTM-522 TOTAL STATION
OFFICE: NEIL HIBBS
DRAFTING: NEIL HIBBS

BASE OF BEARING- COMP LINE "A-B"
S 40°20'21" W 135.20' (S 40°20'21" W 135.16')

T27S R5W SEC. 7CB 7L 8600
ZONE: R-6
COMP. PLAN: LDR
WATER: CITY OF ROSEBURG
SEWER: R.U.S.A.

RESTRICTIVE COVENANTS RECORDED AS INSTRUMENT NO. 2007-006591

PLANNING DEPT. FILE NO. S-16-1 AND CUP-16-4

SUNSET VIEW SUBDIVISION, PHASE 3

LYING IN THE SW 1/4 SEC. 7, T27S, R5W
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:
JERRY L. TABOR BUILDING, INC
1224 NE WALNUT #359
ROSEBURG, OR. 97470

SURVEYOR:
NEIL LAND SURVEYING, INC
HIBBS
4738 LOCKWOOD BLVD. S.W.
ROSEBURG, OR. 97471
PHONE: 541-857-8303
FAX: 541-857-8306
E-MAIL: neil@neilshibbs.com

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 12, 1989
F. NEIL HIBBS
52989

EXPIRATION DATE
6/30/2017

DWG SCALE: 1"= 30'

JOB NO.: 0067-05

DATE: SEPTEMBER 2016

PAGE 1 OF 2

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT JERRY L. TABOR BUILDING INC. IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN, HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO 6 LOTS, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES, AS SHOWN.

Jerry L. Tabor
JERRY L. TABOR, PRESIDENT
9/28/16
DATE

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 28 DAY OF September, 2016, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JERRY L. TABOR, AS PRESIDENT OF JERRY L. TABOR BUILDING, INC., 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: Maria Del Carmen Miles

COMMISSION #: 940745

MY COMMISSION EXPIRES ON: July 19, 2019

SIGNATURE: Carmen Miles



SURVEYOR'S CERTIFICATE:

I, F. NEIL HIBBS, HEREBY CERTIFY THAT I HAVE 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 THE 5/8" IRON ROD AT THE NORTHEAST CORNER OF LOT 48, SUNSET VIEW SUBDIVISION, PHASES 1 AND 2 (VOL. 22, PG. 36) AS RECORDED IN THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE N 88°13'51" E 82.97 FEET TO A 5/8" IRON ROD; THENCE N 88°12'49" E 90.39 FEET TO A 5/8" IRON ROD; THENCE N 88°12'49" E 94.97 FEET TO A 5/8" IRON ROD ON THE WESTERLY RIGHT-OF-WAY OF SUNSET LANE; THENCE ALONG SAID RIGHT-OF-WAY 5.08 FEET ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS S 0°39'10" E 5.08 FEET; THENCE S 0°48'10" W 76.93 FEET TO A 5/8" IRON ROD; THENCE 17.55 FEET ALONG THE ARC OF A 90.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS S 6°13'29" W 17.52 FEET TO A 5/8" IRON ROD; THENCE N 53°56'30" W 29.94 FEET TO A 5/8" IRON ROD; THENCE N 89°01'09" W 68.93 FEET TO A 5/8" IRON ROD; THENCE S 46°25'48" W 51.56 FEET TO A 5/8" IRON ROD; THENCE S 46°06'58" W 60.99 FEET TO A 5/8" IRON ROD; THENCE S 46°08'25" W 20.07 FEET; THENCE 40.12 FEET ALONG THE ARC OF A 135 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS N 57°43'20" W 39.97 FEET TO A 5/8" IRON ROD; THENCE 52.19 FEET ALONG THE ARC OF A 135 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS N 77°38'29" W 51.86 FEET TO A 5/8" IRON ROD; THENCE N 87°11'12" W 8.15 FEET TO A 5/8" IRON ROD; THENCE N 7°02'59" E 132.16 FEET TO A 5/8" IRON ROD, THE PLACE OF BEGINNING.

TOGETHER WITH AN AREA EASTERLY OF SUNSET LANE THAT BEGINS AT A POINT WHICH BEARS N 88°13'05" E 328.33 FEET FROM THE 5/8" IRON ROD AT THE NORTHEAST CORNER OF SAID LOT 48; THENCE N 88°12'49" E 60.25 FEET; THENCE N 88°12'49" E 40.04 FEET TO A 5/8" IRON ROD; THENCE S 0°50'47" W 91.53 FEET TO A 5/8" IRON ROD; THENCE S 0°50'02" W 109.95 FEET TO A 5/8" IRON ROD; THENCE S 59°51'53" W 108.88 FEET TO S 5/8" IRON ROD; THENCE N 33°11'35" W 17.90 FEET TO A 5/8" IRON ROD; THENCE 34.82 FEET ALONG THE ARC OF A 230.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS N 37°23'02" W 34.79 FEET TO A 5/8" IRON ROD; THENCE N 42°09'02" W 9.39 FEET TO A 5/8" IRON ROD; THENCE 28.35 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS N 1°28'23" W 26.04 FEET TO A 5/8" IRON ROD; THENCE 44.28 FEET ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS N 30°42'25" E 44.12 FEET TO A 5/8" IRON ROD; THENCE 56.27 FEET ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS N 11°35'14" E 55.94 FEET TO A 5/8" IRON ROD; THENCE N 0°48'08" E 76.87 FEET TO A 5/8" IRON ROD; THENCE 7.79 FEET ALONG THE ARC OF A 160.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS N 0°35'33" W 7.79 FEET TO A 5/8" IRON ROD, THE PLACE OF BEGINNING.

ENTIRE AREA CONTAINING 1.32 ACRES, MORE OR LESS.

ALL EASEMENTS OF RECORD ARE SHOWN.

APPROVALS:

H. Ronald Hughes 10/3/16
PLANNING COMMISSION CHAIRMAN DATE
Carol May 10/4/16
PUBLIC WORKS DIRECTOR DATE
Brian 10/3/2016
COMMUNITY DEVELOPMENT DIRECTOR DATE
Kristan O. DeArnt 10/4/2016
DOUGLAS COUNTY SURVEYOR DATE
Paula Hitt 10/4/16
DOUGLAS COUNTY ASSESSOR DATE
Jim 10/4/16
DOUGLAS COUNTY COMMISSIONER DATE
Susan 10/4/16
DOUGLAS COUNTY COMMISSIONER DATE

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

Jessie Johnson 10/4/2016
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 5th October DAY OF 2016, 9:16 O'CLOCK AM PM

Patricia Hitt 10/5/16
DOUGLAS COUNTY CLERK DATE



NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE SUBJECT PROPERTY INTO 6 LOTS AS SHOWN. THE AREA OF SUNSET VIEW SUBDIVISION, PHASES 1 AND 2, RECORDED IN VOLUME 22, PAGES 36 A-C, THAT WAS SHOWN AS PHASE 3 WAS CALCULATED PER THE FILED MAP. THE MONUMENTS WERE FOUND AND TIED. FIELD DATA WAS BROUGHT TOGETHER AT POINT "A" AND ROTATED USING COMPUTED LINE "A-B" AS A BASE OF BEARING. IN DOING THIS, MOST FOUND MONUMENTS MATCHED RECORD POSITIONS WITHIN HUNDRETHS OF A FOOT SO MISSING OR BADLY BENT RODS WERE REPLACED AT COMPUTED RECORD POSITIONS.

27-5-7CB TL 8600

ZONE: R-6
COMP. PLAN: LDR
WATER: CITY OF ROSEBURG
SEWER: R.U.S.A.

PLANNING DEPT. FILE NO. S-16-1 AND CUP 16-4

SUNSET VIEW SUBDIVISION, PHASE 3		REGISTERED PROFESSIONAL LAND SURVEYOR
LYING IN THE SW 1/4 OF SEC. 7, T27S, R5W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: JERRY L. TABOR BUILDING, INC 1224 NE WALNUT #359 ROSEBURG, OR. 97470	SURVEYOR: NEIL HIBBS 478 E. COMMERCIAL RD. ROSEBURG, OR. 97471 PHONE: 541-957-8303 FAX: 541-957-8306 E-MAIL: neilhibbs@neilhibbs.com	OREGON JANUARY 12, 1988 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2017
DWG SCALE: N/A	JOB NO.: 0067-05	
DATE: SEPTEMBER 2016		PAGE 2 OF 2