

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 FOUR LOTS, ONE OF WHICH IS A COMMON AREA, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES, TOGETHER WITH THE ACCESS AND UTILITY EASEMENT TO BENEFIT LOT 2, LOT 3 AND THE COMMON AREA AS SHOWN. ALSO BEING CREATED IS THE DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 1, 2 AND 3 AS SHOWN.

Jerry L. Tabor 11/28/17
JERRY L. TABOR, PRESIDENT OF JERRY L. TABOR BUILDING, INC DATE

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

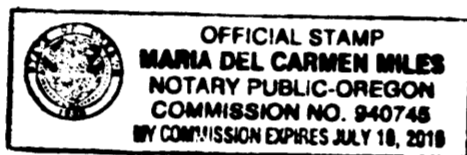
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 29 DAY OF November, 2017, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JERRY L. TABOR AS PRESIDENT OF JERRY L. TABOR, INC., WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED 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 CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THE ANNEXED PLAT, OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION.

A PARCEL OF LAND LYING IN THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 13, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON. SAID PARCEL BEGINNING AT A 3/4" IRON PIPE THAT BEARS N 1°03'38" E 912.59 FEET FROM THE BRASS CAP AT THE QUARTER CORNER BETWEEN SECTIONS 13 AND 24; THENCE S 1°10'39" E 20.16 FEET TO A 3/4" IRON PIPE; THENCE S 0°45'59" E 892.62 FEET TO A 5/8" IRON ROD; THENCE N 89° 29'35" W 29.25 FEET TO THE BRASS CAP AT THE QUARTER CORNER BETWEEN SECTIONS 13 AND 24; THENCE N 89°29'35" 480.16 FEET TO A 5/8" IRON ROD; THENCE N 89°29'35" W 457.25 FEET TO A 3/4" IRON PIPE ON THE EASTERN RIGHT-OF-WAY OF HATFIELD ROAD; THENCE N 21°01'20" E 186.24 FEET ALONG SAID RIGHT-OF-WAY TO A 5/8" IRON ROD; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY N 21°01'20" E 154.78 FEET TO A 1 1/4" IRON PIPE; THENCE, LEAVING SAID RIGHT-OF-WAY, N 67°04'55" E 403.58 FEET TO A 5/8" IRON ROD; THENCE N 5°46'59" W 67.35 FEET TO A 1 1/4" IRON PIPE; THENCE N 56°05'01" W 160.58 FEET TO A 1 1/4" IRON PIPE; THENCE N 58°21'21" W 145.03 FEET TO A 1 1/4" IRON PIPE; THENCE S 16°49'39" W 98.98 FEET TO A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY OF HATFIELD ROAD; THENCE ALONG SAID RIGHT-OF-WAY 151.20 FEET ALONG THE ARC OF A 181.91 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS N 39°31'23" W 146.88 FEET TO A 5/8" IRON ROD; THENCE N 63°20'02" W 96.87 FEET TO A 5/8" IRON ROD; THENCE N 27°47'46" W 43.01 FEET TO A 5/8" IRON ROD; THENCE N 26°39'58" E 388.57 FEET TO THE NORTHERN BOUNDARY OF THE LAND DESCRIBED IN INSTRUMENT NO. 2017-002406 OF THE DEED RECORDS OF DOUGLAS COUNTY; THENCE ALONG SAID BOUNDARY S 72°30'42" E 818.62 FEET TO A 3/4" IRON PIPE, THE PLACE OF BEGINNING.

CONTAINING 18.79 ACRES, MORE OR LESS.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO THREE LOTS AND A COMMON AREA, SHARED OPEN SPACE, TOGETHER WITH A 25' WIDE ACCESS AND UTILITY EASEMENT TO BENEFIT LOT 2, LOT 3 AND THE COMMON AREA AS SHOWN. LINE BETWEEN TWO RODS ON THE WESTERLY SIDE OF HATFIELD ROAD WAS USED AS A BASE OF BEARING. CS FILE NO. 40-352 SHOWS THE 1/4 CORNER BETWEEN SECTIONS 13 AND 24 AS BEING THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY BUT DOES NOT SAY WHAT WAS TIED AT THE TIME. A NUMBER OF MONUMENTS FROM THIS SURVEY WERE TIED AND FIT FAIRLY WELL. HOWEVER, WHEN THE SURVEY FILED AS M34-47 WAS DONE IN 1967, THE 1/4 CORNER BETWEEN SECTIONS 13 AND 24 WAS SET BY SINGLE PROPORTIONING. THIS RESULTED IN A MUCH DIFFERENT LOCATION FOR THE 1/4 CORNER. WHEN THE SURVEY FILED AS RM3-70 WAS PERFORMED IN 1989, IT HELD THE LOCATION OF THE 1967 CORNER AND SHOWS THE CENTER SECTION LINE HEADING NORTHERLY OUT OF IT AS CUTTING ALMOST 20 FEET OFF OF ALL OF THE PROPERTIES BETWEEN THAT LINE AND THE NORTH UMPQUA HIGHWAY. WE FOUND AND TIED SEVERAL OF THE MONUMENTS ALONG THE EASTERLY BOUNDARY OF CS 40-352 AS WELL AS SEVERAL ALONG HATFIELD ROAD. BASED ON THESE MONUMENTS AND THE FACT THAT ALL OF THE PROPERTIES IN THIS AREA HAVE USED THE 1949 CS 40/352 AS A BASIS FOR THEIR DEEDS AND OWNERSHIP, I SET THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY AT RECORD DISTANCE FROM "A", ON AN EXTENSION OF LINE "A-C", HOLDING THE BRASS CAP AT "C" FOR ITS NORTH-SOUTH POSITION ONLY. MOST NORTHERLY CORNER OF LOT 3 SET AT DISTANCE-DISTANCE INTERSECTION FROM FOUND MONUMENTS PER M16-17.

APPROVALS:

Keith L. Cubic 11/28/17
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Kristian O. DeGroot 11/28/2017
DOUGLAS COUNTY SURVEYOR DATE

Ralph 11/28/17
DOUGLAS COUNTY ASSESSOR DATE

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

Melanie Nelson, Chief Deputy 11/29/17
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 29th DAY OF November, 2017, 10:20 O'CLOCK AM PM

Patricia K. Hitt 11/29/17
DOUGLAS COUNTY CLERK DATE



CC&R'S RECORDED AS INSTRUMENT NO. 2017- 017920

T27S R5W SEC. 13C TL 800

ZONE: 5R
COMP. PLAN: RR5
WATER: CITY OF ROSEBURG
SEWER: ON-SITE SEPTIC

DRAINFIELD EASEMENT SHOWN ON THE COMMON AREA, AS WELL AS THREE ADDITIONAL EASEMENTS FOR LOTS 1, 2 AND 3, NOT YET DESCRIBED OR SHOWN, ARE FOR THE CONSTRUCTION, MAINTENANCE, USE AND REPAIR OF AN INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM (HEREAFTER CALLED THE "SYSTEM") APPURTENANT TO 343 HATFIELD DRIVE (INST. NO. 2017-10527) AND SHOWN HEREON.

GRANTORS, FOR THEMSELVES AND THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE THAT THE ABOVE REFERENCED INDIVIDUAL ONSITE WASTEWATER TREATMENT EASEMENTS BENEFITTING LOTS 1, 2 AND 3 AS WELL AS 343 HATFIELD DRIVE SHALL NOT BE USED FOR ANY CONFLICTING USE OR PURPOSE DETRIMENTAL TO SAID SYSTEM OR CONTRARY TO LAWS AND RULES OF GOVERNMENTAL AGENCIES OR RELATED TO SAID SYSTEM.

PLANNING DEPT. FILE NO. 17-010

HATFIELD ESTATES A CLUSTERED SUBDIVISION LYING IN THE SW & SE 1/4 OF SEC. 13, T27S, R5W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR
CLIENT: JERRY TABOR BUILDING, INC. 1224 NE WALNUT #359 ROSEBURG, OR. 97470	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 4728 LOCKWOOD BLVD. #201 ROSEBURG, OR. 97471 PHONE: 541-837-8363 FAX: 541-837-8386 E-MAIL: neil@hibbs.net	<u>F. Neil Hibbs</u> OREGON JANUARY 12, 1988 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2019
DWG SCALE: N/A	JOB NO.: 0067-08	DATE: OCTOBER 2017
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