Douglas County Official Records
Patricia K. Hitt, County Clerk
2018-007639
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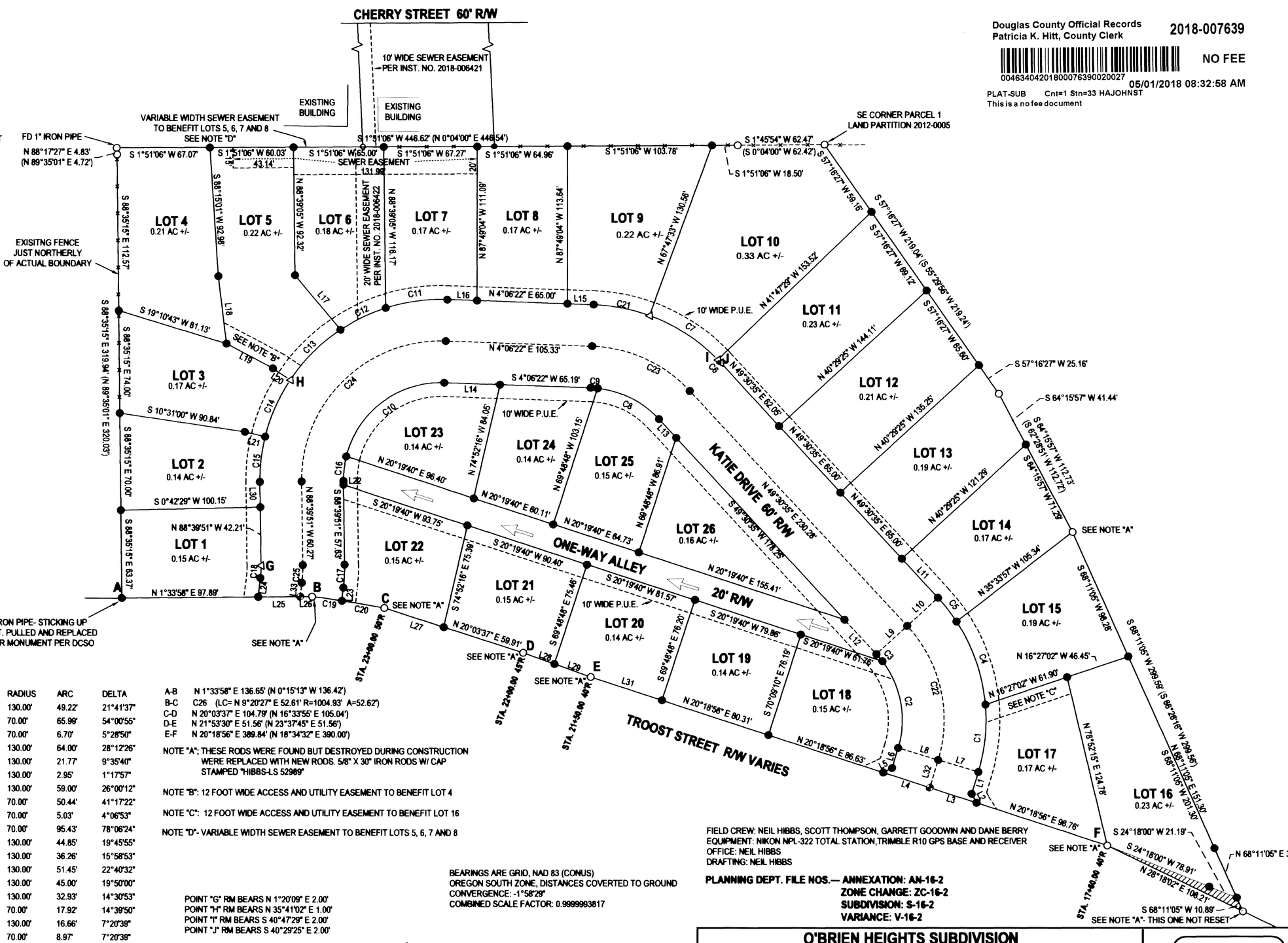

LINE	BEARING	HORIZ DIST
L1	S70°59'43"E	16.46'
L2	N64°40'06"E	7.33'
L3	N20°18'56"E	35.13'
L4	N20°18'56"E	35.13'
L5	N25°19'40"W	7.16'
L6	N70°59'43"W	15.09'
L7	S19°00'17"W	30.00'
L8	S19°00'17"W	30.00'
L9	N40°29'25"W	30.00'
L10	S40°29'25"E	30.00'
L11	N49°30'35"E	38.23'
L12	N49°30'35"E	33.76'
L13	S49°30'35"W	18.27'
L14	S4°06'22"W	40.14'
L15	N4°06'22"E	18.93'
L16	N4°06'25"E	21.40'
L17	S52°15'53"W	51.14'
L18	S85°10'26"W	49.08'
L19	S30°09'26"W	37.67'
L20	S35°41'02"W	15.00'
L21	S15°51'02"W	15.00'
L22	S88°39'51"E	2.65'
L23	S81°19'13"E	9.59'
L24	N81°19'13"W	13.82'
L25	S1°33'58"W	30.23'
L26	S1°33'58"W	8.53'
L27	N20°03'37"E	44.89'
L28	N21°53'30"E	23.85'
L29	N21°53'30"E	27.71'
L30	N88°39'51"W	18.07'
L31	N20°18'56"E	53.87'
L32	S70°59'43"E	20.90'
L33	N81°19'13"W	10.08'

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA
C1	S81°50'31"E	48.93'	130.00'	49.22'	21°41'37"
C2	S81°59'50"W	63.58'	70.00'	65.99'	54°00'55"
C3	N52°15'01"E	6.69'	70.00'	6.70'	5°28'50"
C4	N73°12'28"E	63.36'	130.00'	64.00'	28°12'26"
C5	N54°18'25"E	21.74'	130.00'	21.77'	9°35'40"
C6	N48°51'35"E	2.95'	130.00'	2.95'	1°17'57"
C7	N35°12'33"E	58.49'	130.00'	59.00'	26°00'12"
C8	S28°51'55"W	49.36'	70.00'	50.44'	41°17'22"
C9	S6°09'52"W	5.03'	70.00'	5.03'	4°06'53"
C10	S34°56'50"E	88.21'	70.00'	95.43'	78°06'24"
C11	N5°46'37"W	44.62'	130.00'	44.85'	19°45'55"
C12	N23°39'00"W	36.14'	130.00'	36.26'	15°58'53"
C13	N42°58'42"W	51.11'	130.00'	51.45'	22°40'32"
C14	N64°13'58"W	44.78'	130.00'	45.00'	19°50'00"
C15	N81°24'25"W	32.84'	130.00'	32.93'	14°30'53"
C16	S81°19'56"E	17.87'	70.00'	17.92'	14°39'50"
C17	S84°59'32"E	16.65'	130.00'	16.66'	7°20'39"
C18	N84°59'32"W	8.97'	70.00'	8.97'	7°20'39"
C19	S10°11'32"W	21.55'	1004.93'	21.55'	1°13'43"
C20	N11°41'20"E	30.95'	1004.93'	30.96'	1°45'54"
C21	N13°09'25"E	40.90'	130.00'	41.07'	18°06'05"
C22	N79°15'26"E	99.24'	100.00'	103.84'	59°29'44"
C23	N26°48'29"E	77.19'	100.00'	79.25'	45°24'15"
C24	N42°16'45"W	144.80'	100.00'	161.92'	92°46'14"
C25	N84°59'32"W	12.81'	100.00'	12.82'	7°20'39"

A-B N 1°33'58" E 136.65' (N 0°15'13" W 136.42')
B-C C26 (LC= N 9°20'27" E 52.61' R=1004.93' A=52.62')
C-D N 20°03'37" E 104.79' (N 16°33'55' E 105.04')
D-E N 21°53'30" E 51.56' (N 23°37'45" E 51.56')
E-F N 20°18'56" E 389.84' (N 18°34'32" E 390.00')

NOTE "A"; THESE RODS WERE FOUND BUT DESTROYED DURING CONSTRUCTION WERE REPLACED WITH NEW RODS. 5/8" X 30" IRON RODS W/ CAP STAMPED "HIBBS-LS 52989"

NOTE "B": 12 FOOT WIDE ACCESS AND UTILITY EASEMENT TO BENEFIT LOT 4

NOTE "C": 12 FOOT WIDE ACCESS AND UTILITY EASEMENT TO BENEFIT LOT 16

NOTE "D"- VARIABLE WIDTH SEWER EASEMENT TO BENEFIT LOTS 5, 6, 7 AND 8

POINT "G" RM BEARS N 1°20'09" E 2.00'
POINT "H" RM BEARS N 35°41'02" E 1.00'
POINT "I" RM BEARS S 40°47'29" E 2.00'
POINT "J" RM BEARS S 40°29'25" E 2.00'

BEARINGS ARE GRID, NAD 83 (CONUS)
OREGON SOUTH ZONE, DISTANCES COVERTED TO GROUND
CONVERGENCE: -1°58'29"
COMBINED SCALE FACTOR: 0.9999993817

LEGEND

- SET 5/8" IRON ROD w/CAP STAMPED "HIBBS-LS 52989" IN MON. BOX
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- CALCULATED POSITION
- ( ) RECORD PER LAND PARTITION 2012-0005
- [ ] RECORD PER CS 42/416
- ADDITIONAL AREA BEING DEDICATED

FIELD CREW: NEIL HIBBS, SCOTT THOMPSON, GARRETT GOODWIN AND DANE BERRY
EQUIPMENT: NIKON NPL-322 TOTAL STATION,TRIMBLE R10 GPS BASE AND RECEIVER
OFFICE: NEIL HIBBS
DRAFTING: NEIL HIBBS

PLANNING DEPT. FILE NOS.— ANNEXATION: AN-16-2
ZONE CHANGE: ZC-16-2
SUBDIVISION: S-16-2
VARIANCE: V-16-2

O'BRIEN HEIGHTS SUBDIVISION

LYING IN THE NW 1/4 OF SEC. 14 & THE NE 1/4 OF SEC. 15, T27S, R6W
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

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

SURVEYOR:
NEIL HIBBS LAND SURVEYING, INC
4738 LOOKINGGLASS RD.
ROSEBURG, OR. 97471
phone: 541-957-5383
fax: 541-957-5385
e-mail: neilhibbs@neilhibbs.net

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JANUARY 12, 1988
F.NEIL HIBBS
52989
EXPIRATION DATE
6/30/2019

DWG SCALE: 1"= 50' | JOB NO.: 0067-03 | DATE: APRIL 2018 | PAGE 1 OF 2

Traverse PC