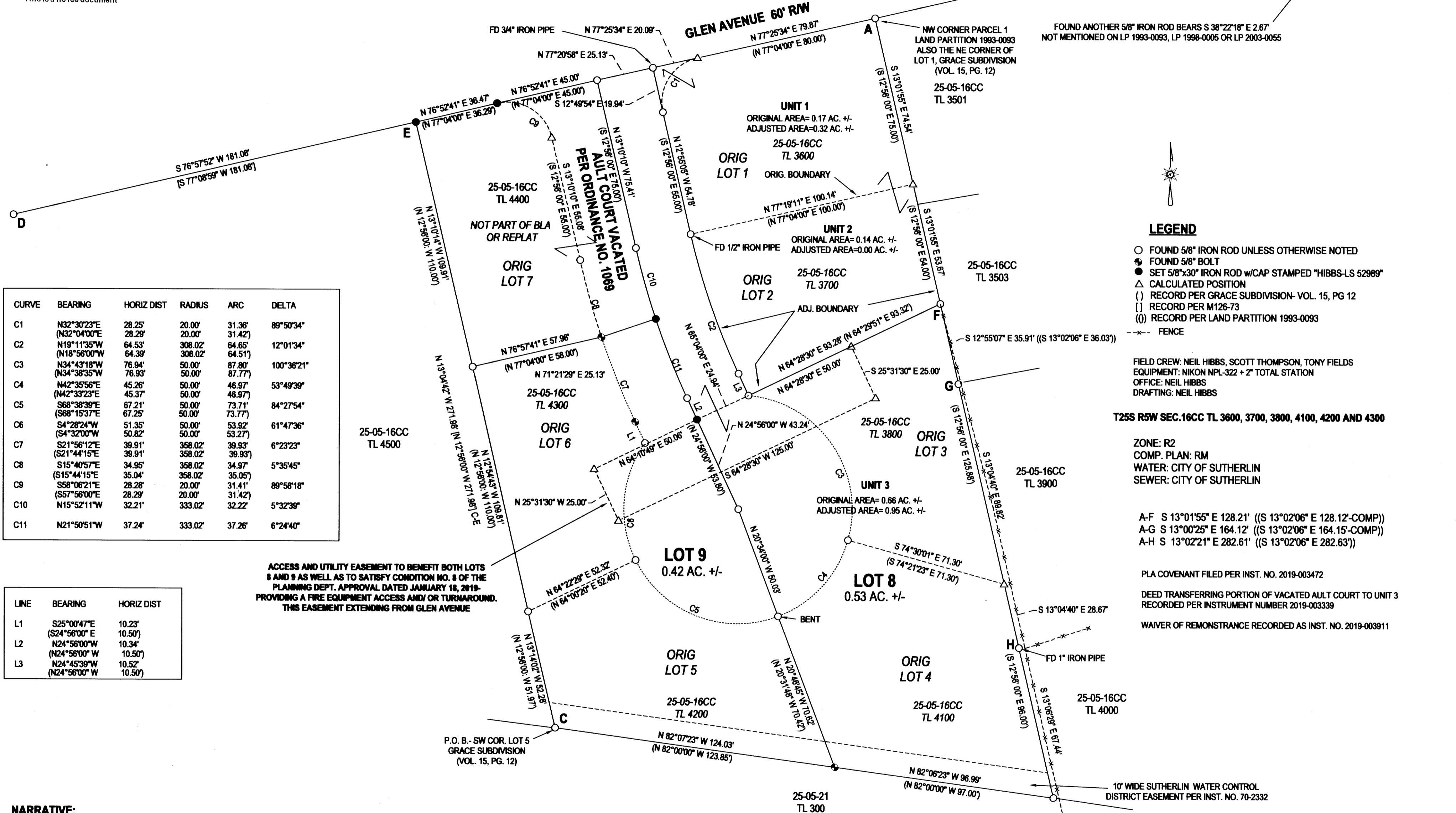




NO FEE

PLAT-SUB Cnt=1 Stn=18 MARRIAGECOUNTER  
03/11/2019 09:28:23 AM  
This is a no fee document



CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA
C1	N32°30'23"E (N32°04'00"E)	28.25' 28.29'	20.00'	31.36' 31.42'	89°50'34"
C2	N19°11'35"W (N18°56'00"W)	64.53' 64.39'	308.02'	64.65' 64.51'	12°01'34"
C3	N34°43'18"W (N34°38'35"W)	76.94' 76.93'	50.00'	87.80' 87.77'	100°36'21"
C4	N42°35'56"E (N42°33'23"E)	45.26' 45.37'	50.00'	46.97' 46.97'	53°49'39"
C5	S68°38'39"E (S68°15'37"E)	67.21' 67.25'	50.00'	73.71' 73.77'	84°27'54"
C6	S4°28'24"W (S4°32'00"W)	51.35' 50.82'	50.00'	53.92' 53.27'	61°47'36"
C7	S21°56'12"E (S21°44'15"E)	39.91' 39.91'	358.02'	39.93' 39.93'	6°23'23"
C8	S15°40'57"E (S15°44'15"E)	34.95' 35.04'	358.02'	34.97' 35.05'	5°35'45"
C9	S58°06'21"E (S57°56'00"E)	28.28' 28.29'	20.00'	31.41' 31.42'	89°58'18"
C10	N15°52'11"W	32.21'	333.02'	32.22'	5°32'39"
C11	N21°50'51"W	37.24'	333.02'	37.26'	6°24'40"

LINE	BEARING	HORIZ DIST
L1	S25°00'47"E (S24°56'00"E)	10.23' 10.50'
L2	N24°56'00"W (N24°56'00"W)	10.34' 10.50'
L3	N24°45'39"W (N24°56'00"W)	10.52' 10.50'

ACCESS AND UTILITY EASEMENT TO BENEFIT BOTH LOTS 8 AND 9 AS WELL AS TO SATISFY CONDITION NO. 8 OF THE PLANNING DEPT. APPROVAL DATED JANUARY 18, 2019. PROVIDING A FIRE EQUIPMENT ACCESS AND/OR TURNAROUND. THIS EASEMENT EXTENDING FROM GLEN AVENUE

**LEGEND**

- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- FOUND 5/8" BOLT
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- △ CALCULATED POSITION
- ( ) RECORD PER GRACE SUBDIVISION- VOL. 15, PG 12
- [ ] RECORD PER M126-73
- (()) RECORD PER LAND PARTITION 1993-0093
- - - FENCE

FIELD CREW: NEIL HIBBS, SCOTT THOMPSON, TONY FIELDS  
EQUIPMENT: NIKON NPL-322 + 2" TOTAL STATION  
OFFICE: NEIL HIBBS  
DRAFTING: NEIL HIBBS

T25S R5W SEC. 16CC TL 3600, 3700, 3800, 4100, 4200 AND 4300

ZONE: R2  
COMP. PLAN: RM  
WATER: CITY OF SUTHERLIN  
SEWER: CITY OF SUTHERLIN

A-F S 13°01'55" E 128.21' ((S 13°02'06" E 128.12'-COMP))  
A-G S 13°00'25" E 164.12' ((S 13°02'06" E 164.15'-COMP))  
A-H S 13°02'21" E 282.61' ((S 13°02'06" E 282.63'))

PLA COVENANT FILED PER INST. NO. 2019-003472  
DEED TRANSFERRING PORTION OF VACATED AULT COURT TO UNIT 3 RECORDED PER INSTRUMENT NUMBER 2019-003339  
WAIVER OF REMONSTRANCE RECORDED AS INST. NO. 2019-003911

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO DO A BOUNDARY LINE ADJUSTMENT AND A REPLAT OF LOTS 3-6 OF GRACE SUBDIVISION AFTER THE VACATION OF AULT COURT PER ORDINANCE 1069, RECORDED AS INST. NO. 2019-002435 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON. POINT "E" WAS SET AT DISTANCE-DISTANCE INTERSECTION FROM POINTS "C" AND "D" PER M126-73. FOUND MONUMENTS WERE HELD AS SHOWN. OWNERS OF TL 3600 AND TL3700 DEEDED THE AREA OF VACATED AULT COURT THAT WAS TO INURE TO THEM OVER TO MCFARLAND EXCEPT FOR THE AREA BETWEEN THE RADIUS OF THE ORIGINAL LOT 1 AND GLEN AVENUE. ORIGINAL LOTS 3,4,5 AND 6, TOGETHER WITH BOTH THE PORTION OF VACATED AULT COURT ACQUIRED FROM TL 3600 AND TL 3700 AND THE PORTION THAT INURED DIRECTLY TO THEM, ARE HEREBY REPLATTED INTO TWO LOTS, TOGETHER WITH AN ACCESS AND UTILITY EASEMENT AS SHOWN.

PLANNING DEPT. FILE NO. 18-S016

<b>PROPERTY LINE ADJUSTMENT AND REPLAT OF LOTS 3, 4, 5 &amp; 6 GRACE SUBDIVISION</b> LYING IN THE SW 1/4 OF SEC. 16, T25S, R5W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR   OREGON JANUARY 12, 1998 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2019	
CLIENT: DALE MCFARLAND ESTATE 17916 S. GREENFIELD DRIVE OREGON CITY, OR. 97045	SURVEYOR: <b>NEIL HIBBS</b> LAND SURVEYING, INC 4730 LOCKWOOD BLVD. S.W. ROSEBURG, OR. 97131 phone: 541-857-4300 fax: 541-857-4306 e-mail: neil@neilhibbs.com		
DWG SCALE: 1"= 30'	JOB NO.: 1778-01	DATE: JANUARY 2019	PAGE 1 OF 2

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT STEPHANIE WANSLEY, AS PERSONAL REPRESENTATIVE OF THE DALE MCFARLAND ESTATE, IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN, HAS CAUSED THE SAME TO BE SURVEYED AND REPLATTED INTO 2 LOTS, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES AND DO HEREBY CREATE THE VARIABLE WIDTH ACCESS AND UTILITY EASEMENT AND HAMMERHEAD FIRE TURNAROUND AS SHOWN.

STEPHANIE WANSLEY, PERSONAL REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_

SEE CONSENT AFFIDAVIT RECORDED AS INST. NO. 2019-004156

**APPROVALS:**

Brian Ellett 03-05-2019  
COMMUNITY DEVELOPMENT DIRECTOR DATE  
CITY OF SUTHERLIN

Kristian O. Doxworth 3/5/2019  
DOUGLAS COUNTY SURVEYOR DATE

Heather M. Woffel 3/5/19  
DOUGLAS COUNTY ASSESSOR DATE

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

Michelle Nelson, Chief Deputy 3/5/19  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 11<sup>th</sup> MARCH DAY OF 2019, 9:28 O'CLOCK (AM/PM)

Patricia K. Holt 3/11/19  
DOUGLAS COUNTY CLERK DATE

[Signature] 3/11/19  
DOUGLAS COUNTY COMMISSIONER DATE

[Signature] 3/11/19  
DOUGLAS COUNTY COMMISSIONER DATE

[Signature] 3/11/19  
DOUGLAS COUNTY COMMISSIONER DATE



**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.

BEGINNING AT A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF LOT 5, GRACE SUBDIVISION, AS RECORDED IN VOLUME 15, PAGE 12 OF THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE N 13°14'02" W 52.26 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF LOT 6, GRACE SUBDIVISION, AS RECORDED IN VOLUME 15, PAGE 12 OF THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE N 12°54'43" W 109.81 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF LOT 7, GRACE SUBDIVISION, AS RECORDED IN VOLUME 15, PAGE 12 OF THE PLAT RECORDS OF DOUGLAS COUNTY; THENCE N 76°57'41" E 57.98 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 7 TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF LOT 7, GRACE SUBDIVISION, AS RECORDED IN VOLUME 15, PAGE 12 OF THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE N 71°21'29" W 25.13 FEET TO A 5/8" IRON ROD ON THE CENTERLINE OF VACATED AULT COURT; THENCE 32.22 FEET ALONG THE ARC OF A 333.02 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS N 15°52'11" W 32.21 FEET TO A 5/8" IRON ROD ON THE CENTER OF VACATED AULT COURT; THENCE N 13°10'10" W 75.41 FEET TO A 5/8" IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY OF GLEN AVENUE; THENCE N 77°20'58" E 25.13 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY TO A 3/4" IRON PIPE; THENCE S 12°49'54" E 19.94 FEET TO A 5/8" IRON ROD; THENCE S 12°55'05" E 54.78 FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF LOT 2, GRACE SUBDIVISION, AS RECORDED IN VOLUME 15, PAGE 12 OF THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE 64.85 FEET ALONG THE ARC OF A 308.02 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS S 19°11'35" E 64.53 FEET TO A 5/8" IRON ROD; THENCE S 24°45'39" E 10.52 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE N 64°28'30" E 93.28 FEET TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE S 12°55'07" E 35.91 FEET TO A 5/8" IRON ROD; THENCE S 13°04'40" E 89.82 FEET TO A POINT; THENCE S 13°04'40" E 28.67 FEET TO A 1" IRON PIPE; THENCE S 13°06'29" E 67.44 FEET TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF LOT 4, GRACE SUBDIVISION, AS RECORDED IN VOLUME 15, PAGE 12 OF THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE N 82°06'23" W 96.99 FEET TO A 5/8" IRON BOLT AT THE SOUTHWEST CORNER OF SAID LOT 4; THENCE N 82°07'23" W 124.03 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF LOT 5, GRACE SUBDIVISION, AS RECORDED IN VOLUME 15, PAGE 12 OF THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON, THE PLACE OF BEGINNING.

ENTIRE AREA CONTAINING 0.95 ACRES, MORE OR LESS.

25-5-16CC TL 3600, 3700, 3800, 4100, 4200 AND 4300

ZONE: R2  
COMP. PLAN: RM  
WATER: CITY OF SUTHERLIN  
SEWER: CITY OF SUTHERLIN

PLANNING DEPT. FILE NO. 18-S016

<b>PROPERTY LINE ADJUSTMENT AND REPLAT OF LOTS 3, 4, 5 &amp; 6 GRACE SUBDIVISION</b> LYING IN THE SW 1/4 OF SEC. 16, T25S, R5W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR  OREGON JANUARY 13, 1988 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2019
CLIENT: DALE MCFARLAND ESTATE 17916 S. GREENFIELD DRIVE OREGON CITY, OR. 97045	SURVEYOR: <b>NEIL LAND SURVEYING, INC</b> <b>HIBBS</b> 4780 LOCKWOOD AVE. S.W. PORTLAND, OR. 97201 PHONE: 503-857-6363 FAX: 503-857-6366 E-MAIL: neil@neilandsurveying.com	
DWG SCALE: N/A	JOB NO.: 1778-01	DATE: JANUARY 2019