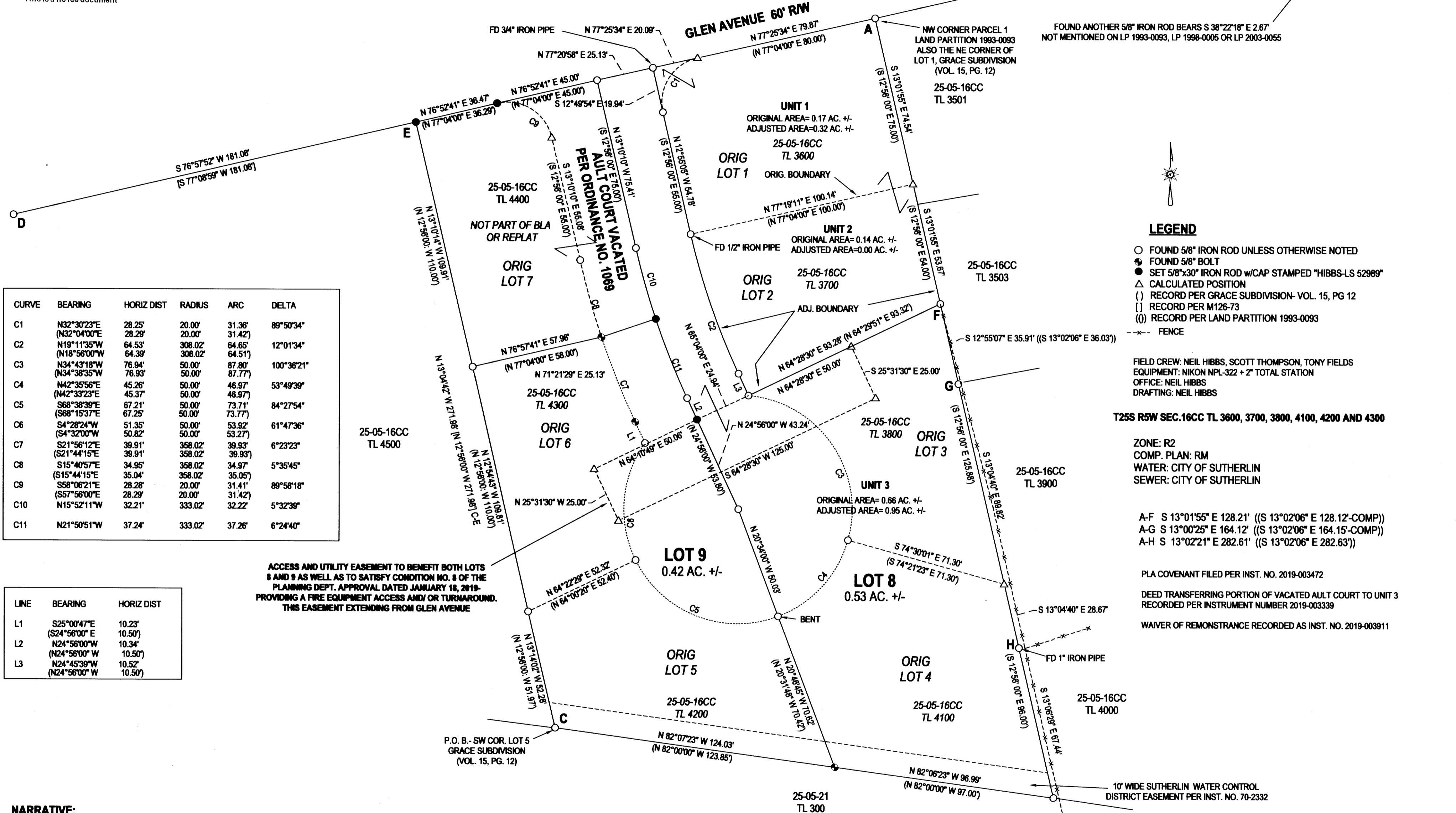




NO FEE

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PLAT-SUB Cnt=1 Stn=18 MARRIAGECOUNTER
03/11/2019 09:28:23 AM
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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

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