

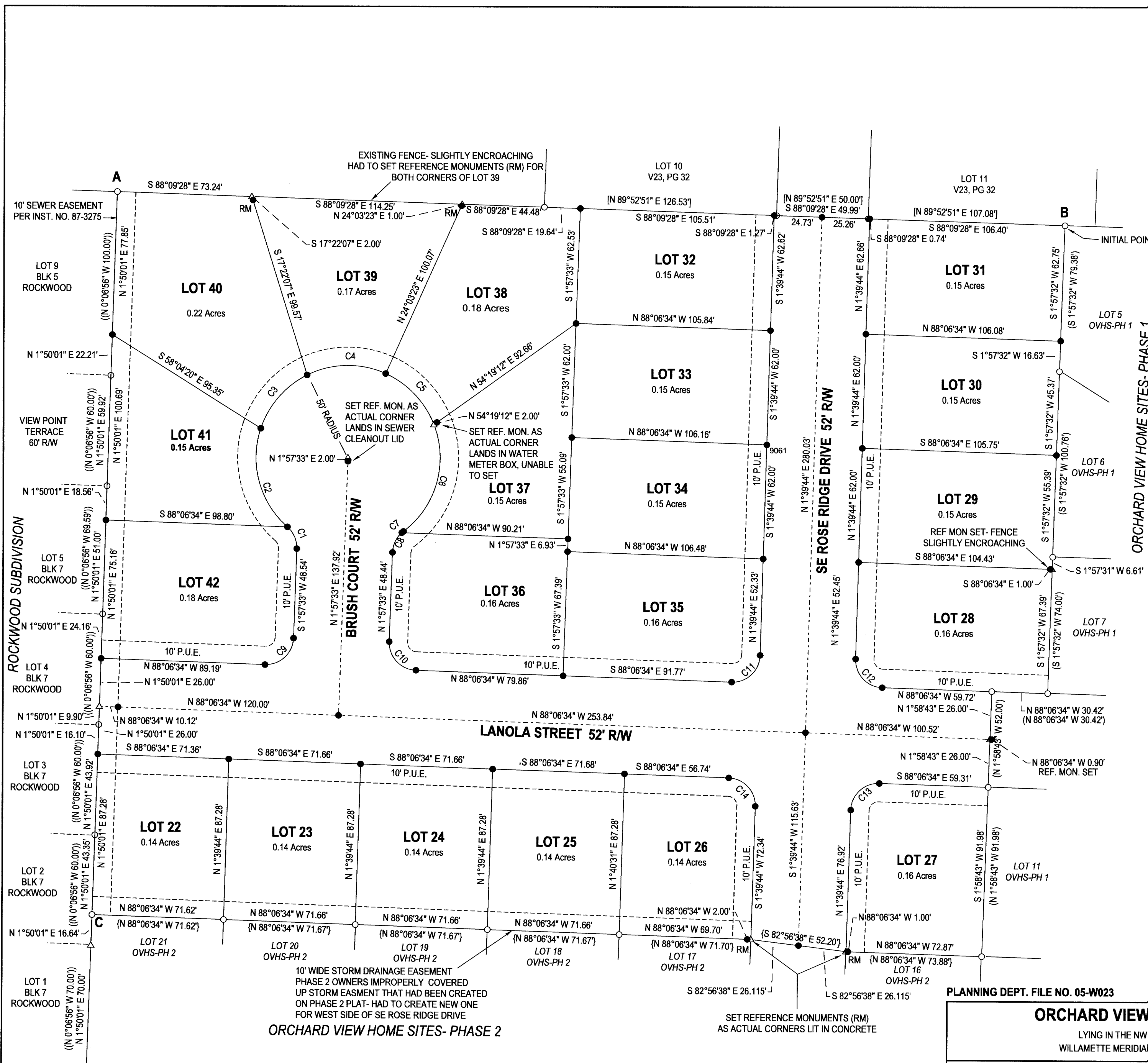
Douglas County Official Records
Patricia K. Hitt, County Clerk

2019-004440



NO FEE

03/13/2019 02:05:11 PM
PLAT-SUB Cnt=1 Stn=33 HAJOHNST
This is a no fee document



CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA
C1	S23°29'19"E	12.89'	15.00'	13.32'	50°52'54"
C2	S15°16'21"E	55.43'	50.00'	58.75'	67°19'24"
C3	S40°54'38"W	38.30'	50.00'	39.31'	45°02'29"
C4	S88°41'55"W	42.68'	50.01'	44.10'	50°31'31"
C5	N43°42'05"W	38.00'	50.00'	38.98'	44°39'59"
C6	N15°44'33"E	60.33'	50.00'	64.77'	74°13'39"
C7	N50°37'00"E	1.17'	15.00'	1.17'	4°28'29"
C8	N25°10'07"E	11.82'	15.00'	12.15'	46°25'43"
C9	S46°55'29"W	21.20'	15.00'	23.54'	89°55'53"
C10	N43°04'31"W	21.23'	15.00'	23.58'	90°04'07"
C11	N46°46'35"E	21.26'	15.00'	23.62'	90°13'42"
C12	N43°13'25"W	21.17'	15.00'	23.50'	89°46'18"
C13	N46°46'35"E	21.26'	15.00'	23.62'	90°13'42"
C14	S43°13'25"E	21.17'	15.00'	23.50'	89°46'18"

LINE "A-B" S 88°09'28" E 515.52' (S 88°09'28" E 515.52')
 LINE "C-A" N 1°50'01" E 392.98' (N 1°50'01" E 392.99'-COMP.)
 LINE "D-A" N 1°50'01" E 479.62' (N 0°50'01" E 479.62') (N 0°06'56" W 479.59')



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 ORCHARD VIEW HOME SITES- PH 1, (VOL. 22, PG. 43 A&B)
- [] RECORD PER ROLLING MEADOWS ESTATES, PH. 1, (VOL. 23, PG. 32 A-C)
- { } RECORD PER ORCHARD VIEW HOME SITES- PH 2, (VOL. 23, PG. 27 A&B)
- (//) RECORD PER ROCKWOOD SUBDIVISION, VOL. 16, PG. 56

T28S R6W SEC. 22BC TL 600
 T28S R6W SEC. 22BC TL 7400

ZONE: RLA
 COMP. PLAN: RESIDENTIAL 4.5 DU/AC
 WATER: WINSTON DILLARD WATER DISTRICT
 SEWER: CITY OF WINSTON

FIELD CREW: NEIL HIBBS, SCOTT THOMPSON, ERIC HIBBS, TONY FIELDS
 EQUIPMENT: NIKON NPL-322+2" TOTAL STATION, TRIMBLE R10 BASE & RECEIVER
 OFFICE: NEIL HIBBS
 DRAFTING: NEIL HIBBS

BEARINGS ARE GRID, NAD 83 (CONUS), OREGON SOUTH ZONE
 DISTANCES CONVERTED TO GROUND
 CONVERGENCE: -1°59'02"
 COMBINED SCALE FACTOR: .9999995181

PLANNING DEPT. FILE NO. 05-W023

ORCHARD VIEW HOME SITES-PHASE 3

LYING IN THE NW 1/4 OF SEC. 22, T28S R6W
 WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:
 LANCE AND LOLA SHORT
 P.O. BOX 846
 WINCHESTER, OR. 97495

SURVEYOR:
NEIL HIBBS
 LAND SURVEYING, INC
 4739 LOOKINGGLASS RD.
 ROSELBURG, OR. 97471
 phone: 541-857-9303
 fax: 541-857-9306
 e-mail: neilhibbs@wildblue.net

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JANUARY 12, 1989
F. NEIL HIBBS
 52989

EXPIRATION DATE
 6/30/2019

DWG SCALE: 1"= 40' JOB NO.: 0251-02 DATE: FEBRUARY 2019 PAGE 1 OF 2

EASEMENTS SHOWN IN PUBLIC RECORD REPORT PREPARED
 BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. 7399-3186211,
 DATED FEBRUARY 01, 2019, RECORDER'S NUMBERS 107849, 150333 AND
 190406 ARE NOT PLOTTABLE