

2007-0159 C

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT **LYNSCOT VENTURES, LLC**, ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED INTO PARCELS TOGETHER WITH EASEMENTS AS SHOWN.

SEE CONSENT AFFIDAVIT FILED AS INST. NO. ~~2006~~ **2007-25337**

SCOTT NIELSEN, MEMBER _____ DATE _____

ACKNOWLEDGMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS _____ DAY OF _____ 2006, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED **SCOTT NIELSEN**, 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: _____
COMMISSION #: _____
MY COMMISSION EXPIRES: _____
SIGNATURE: _____

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARY OF A PORTION OF THE PROPERTY AS SHOWN AND TO THEN PARTITION THE ADJUSTED UNIT 1 INTO THREE PARCELS AS SHOWN. THE CENTER 1/4 OF SECTION 17 WAS ALSO SET AND THE WESTERN BOUNDARY OF PARCEL 1 WAS MARKED FROM SAID C 1/4, SOUTHERLY TO THE 1/4 CORNER BETWEEN SECTION 17 AND 20. A ROD WHICH WAS SET FOR THE CS 1/16 CORNER OF 17 WAS TIED ALONG THE WAY. IT WAS FOUND TO BE ALMOST A FOOT OUT OF POSITION. A PIPE WAS FOUND AT THE NORTHEAST CORNER OF PARCEL 3, SAID PIPE BEING THE NNE CORNER OF D.L.C. NO. 38, BUT NO OTHER MONUMENTS OF THE NEIGHBORING SUBDIVISION WERE FOUND SO THE BEARING OF THE NORTHERN PROPERTY LINE WAS HELD TO ROUGHLY FOLLOW THE EXISTING FENCE. THE RESULTANT COMPUTED POINTS ON THIS LINE ARE APPROXIMATE CORNERS. FURTHER WORK WOULD BE REQUIRED TO CONFIRM THE TRUE LOCATION OF THIS LINE.

SURVEYOR'S CERTIFICATE:

I, F. NEIL HIBBS, BEING DULY SWORN, DEPOSE AND SAY 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.

THAT LAND DESCRIBED IN INSTRUMENT NO. 2005-1778 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

LESS A PORTION OF THE ABOVE DESCRIBED LAND WHICH BEGINS AT A 1/2" IRON PIPE WHICH LIES ON THE WESTERLY RIGHT-OF-WAY OF RICE VALLEY ROAD AND BEARS S11°13'18"W 1380.56 FEET FROM THE BRASS CAP MARKING THE SOUTHWEST CORNER OF THE O. JEFFREY, D.L.C. NO. 39; THENCE RUNNING S10°33'18"W 41.85 FEET TO A 5/8" IRON ROD; THENCE N66°32'32"W 48.40 FEET TO A 5/8" IRON ROD; THENCE N51°05'35"W 405.00 FEET TO A 5/8" IRON ROD; THENCE S35°10'38"W 230.50 FEET TO A 5/8" IRON ROD; THENCE N54°16'35"W 184.68 FEET TO A 5/8" IRON ROD; THENCE N3°03'11"W 281.85 FEET TO A 5/8" IRON ROD; THENCE N36°10'12"E 383.47 FEET TO A 5/8" IRON ROD; THENCE S53°49'48"E 400 FEET TO A 5/8" IRON ROD; THENCE N36°10'12"E 150.00 FEET TO A 5/8" IRON ROD; THENCE S53°49'48"E 162.96 FEET TO A 5/8" IRON ROD; THENCE S53°49'48"E 1.24' TO THE WESTERLY RIGHT-OF-WAY OF RICE VALLEY ROAD; THENCE S11°13'18"W 541.39 FEET TO A 1/2" IRON PIPE, THE PLACE OF BEGINNING.

APPROVALS:

Keith L. Cubie _____ **9/5/07**
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Randy Smith _____ **9-5-07**
DOUGLAS COUNTY SURVEYOR DEPUTY DATE

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

Sandra K. Couese _____ **11/30/07**
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS DAY OF **30 Nov 2006** **3:54** O'CLOCK **AMP**

BARBARA E. NIELSEN _____ **11/30/07**
DOUGLAS COUNTY CLERK *by Sheron Ferguson Deputy* DATE



PLANNING DEPT. FILE NO. 05-212

LAND PARTITION AND BOUNDARY LINE ADJUSTMENT		REGISTERED PROFESSIONAL LAND SURVEYOR <i>F. Neil Hibbs</i>
LYING IN THE SW 1/4 SEC. 9, SE 1/4 SEC. 8, NW 1/4 & SW 1/4 OF SEC. 16, NW 1/4 SEC. 21, NE 1/4 SEC. 20, NE 1/4 & SE 1/4 OF SEC. 17, T23S, R5W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: SCOTT AND LYNN NIELSEN 33660 FIRDALE RD. CORNELIUS, OREGON 97113	SURVEYOR: F. NEIL HIBBS LAND SURVEYING, INC. 4739 LOOKINGGLASS ROAD ROSEBURG, OREGON 97470 phone (541) 957-9303 fax (541) 957-9306 email: neilhibbs@wildblue.com	OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989
DWG. SCALE: NO SCALE	JOB #: 0442-01	DATE: DECEMBER 2006

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