

2015-0018 A

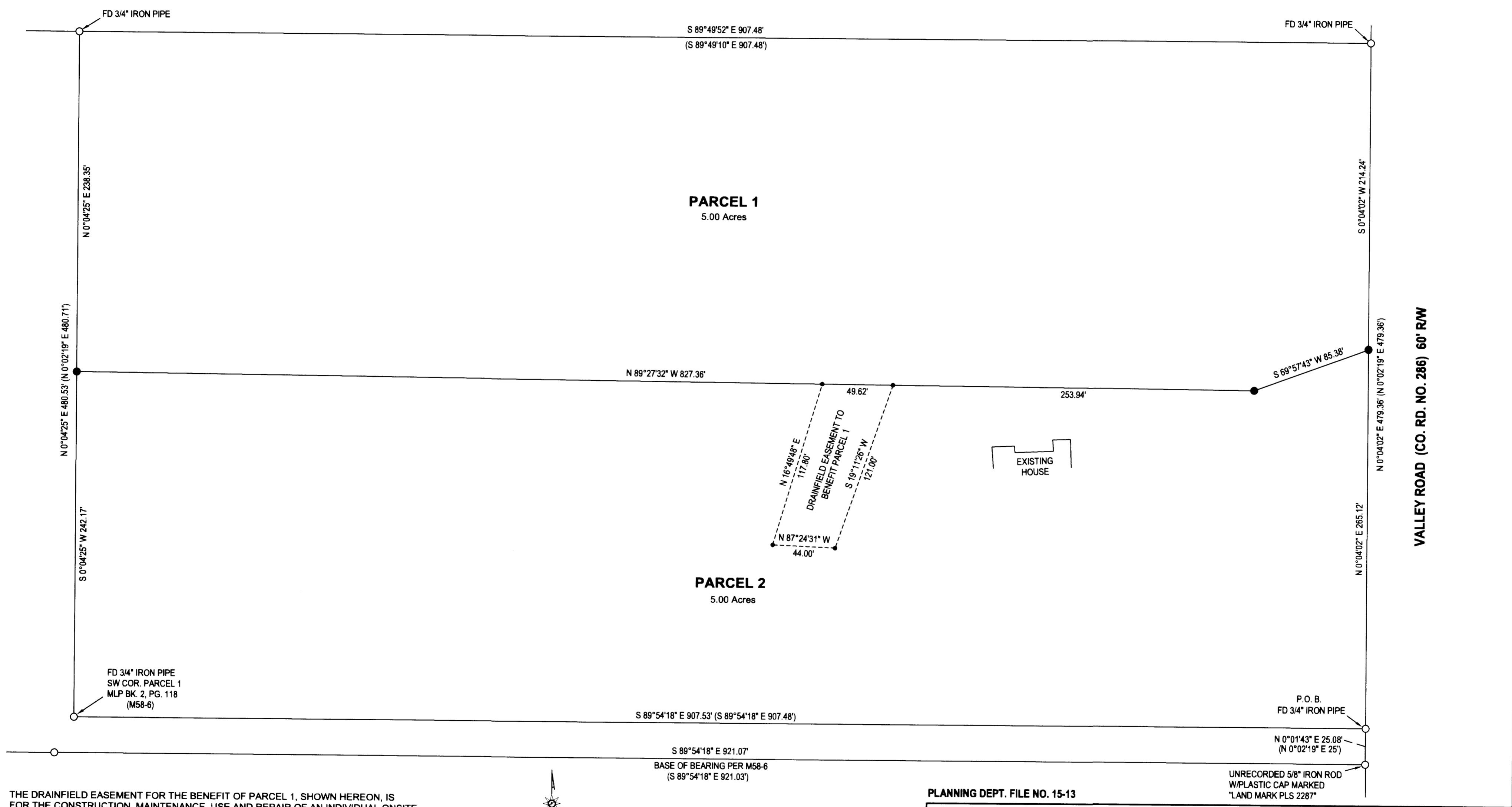
Douglas County Official Records
Patricia K. Hitt, County Clerk 2015-012944



NO FEE

PLAT-PAR Cnt=1 Stn=33 HEDI 08/18/2015 10:14:07 AM
This is a no fee document

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THE DRAINFIELD EASEMENT FOR THE BENEFIT OF PARCEL 1, SHOWN HEREON, IS FOR THE CONSTRUCTION, MAINTENANCE, USE AND REPAIR OF AN INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM (HEREINAFTER CALLED THE "SYSTEM")

IN REGARDS TO PARCEL 2, THE GRANTOR, FOR THEMSELVES AND THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE THAT THE ABOVE REFERENCED AREAS OF PARCEL 2 SHALL NOT BE USED FOR ANY CONFLICTING USE OR PURPOSE DETRIMENTAL TO SAID SYSTEM OR CONTRARY TO LAWS AND RULES OF GOVERNMENTAL AGENCIES APPLICABLE OR RELATED TO SAID SYSTEM.



LEGEND

- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- SET 5/8"x 30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- CALCULATED POSITION
- () RECORD PER M58-6

FIELD CREW: NEIL HIBBS, TIM CARMEN
EQUIPMENT: NIKON DTM-522 TOTAL STATION
OFFICE: NEIL HIBBS
DRAFTING: NEIL HIBBS

PLANNING DEPT. FILE NO. 15-13

LAND PARTITION		REGISTERED PROFESSIONAL LAND SURVEYOR OREGON JANUARY 12, 1988 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2017
LYING IN THE NE 1/4 SEC. 1, T27S, R7W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: PAUL AND LAURA BAILEY 248 VALLEY RD ROSEBURG, OR. 97471	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC <small>4738 LOCKWOOD BLVD. NO. 10 ROSEBURG, OR. 97471 phone: 541-857-8303 fax: 541-857-8306 e-mail: neil@neilhibbs.com</small>	
DWG SCALE: 1"= 50'	JOB NO.: 1313-02	DATE: AUGUST 2015
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DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT DONALD PAUL AND LAURA KATHLEEN BAILEY ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED INTO TWO PARCELS, TOGETHER WITH A DRAINFIELD EASEMENT AS SHOWN.

[Signature] 8/13/2015
DONALD PAUL BAILEY DATE
[Signature] 8/13/2015
LAURA KATHLEEN BAILEY DATE

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS _____ DAY OF _____, 2015, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DONALD PAUL AND LAURA KATHLEEN BAILEY AND, WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

PRINTED NAME: Maria Del Carmen Miles
COMMISSION #: 940745
MY COMMISSION EXPIRES ON: July 19, 2019
SIGNATURE: Carmen Miles



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.

PARCEL 1 OF A LAND PARTITION FILED IN BOOK 2, PAGE 118 OF THE LAND PARTITION RECORDS OF DOUGLAS COUNTY, OREGON.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO TWO PARCELS, TOGETHER WITH A DRAINFIELD EASEMENT, AS SHOWN. RECORD MONUMENTS WERE FOUND AT ALL 4 CORNERS OF THE SUBJECT PROPERTY. SET MONUMENTS TO DIVIDE PARCELS ACCORDINGLY.

APPROVALS:

[Signature] 8/14/15
DOUGLAS COUNTY PLANNING DIRECTOR DATE

[Signature] 8/17/2015
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 8/17/2015
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 18th August DAY OF 2015, 10:14 O'CLOCK (AM/PM)

[Signature] 8/18/15
DOUGLAS COUNTY CLERK DATE



27-7-01A TL 1700

ZONE: 5R
COMP. PLAN: RC5
WATER: UMPQUA BASIN WATER ASSOCIATION
SEWER: ON-SITE SEPTIC

PLANNING DEPT. FILE NO. 15-013

LAND PARTITION LYING IN THE NE 1/4 SEC. 1, T27S, R7W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR <u>[Signature]</u> OREGON JANUARY 12, 1988 F. NEIL HIBBS 52989 EXPIRATION DATE 8/30/2017
CLIENT: PAUL AND LAURA BAILEY 248 VALLEY RD. ROSEBURG, OR. 97471	SURVEYOR: NEIL LAND SURVEYING, INC HIBBS <small>4728 LOCKWOOD BLVD. RD. ROSEBURG, OR. 97471 PHONE: 541-957-8363 FAX: 541-957-4006 E-MAIL: neil@hibbslandsurveying.com</small>	
DWG SCALE: N/A	JOB NO.: 1313-02	DATE: AUGUST 2015
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