

Douglas County Official Records  
Patricia K. Hitt, County Clerk

2016-018057



NO FEE

00427999201600180570020027  
11/21/2016 10:18:51 AM  
PLAT-PAR Cnt=1 Stn=33 HAJOHNST  
This is a no fee document



**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 M39-59
- [ ] RECORD PER LAND PARTITION 1996-0028
- { } RECORD PER LAND PARTITION 2001-0024
- (()) RECORD PER M86-40

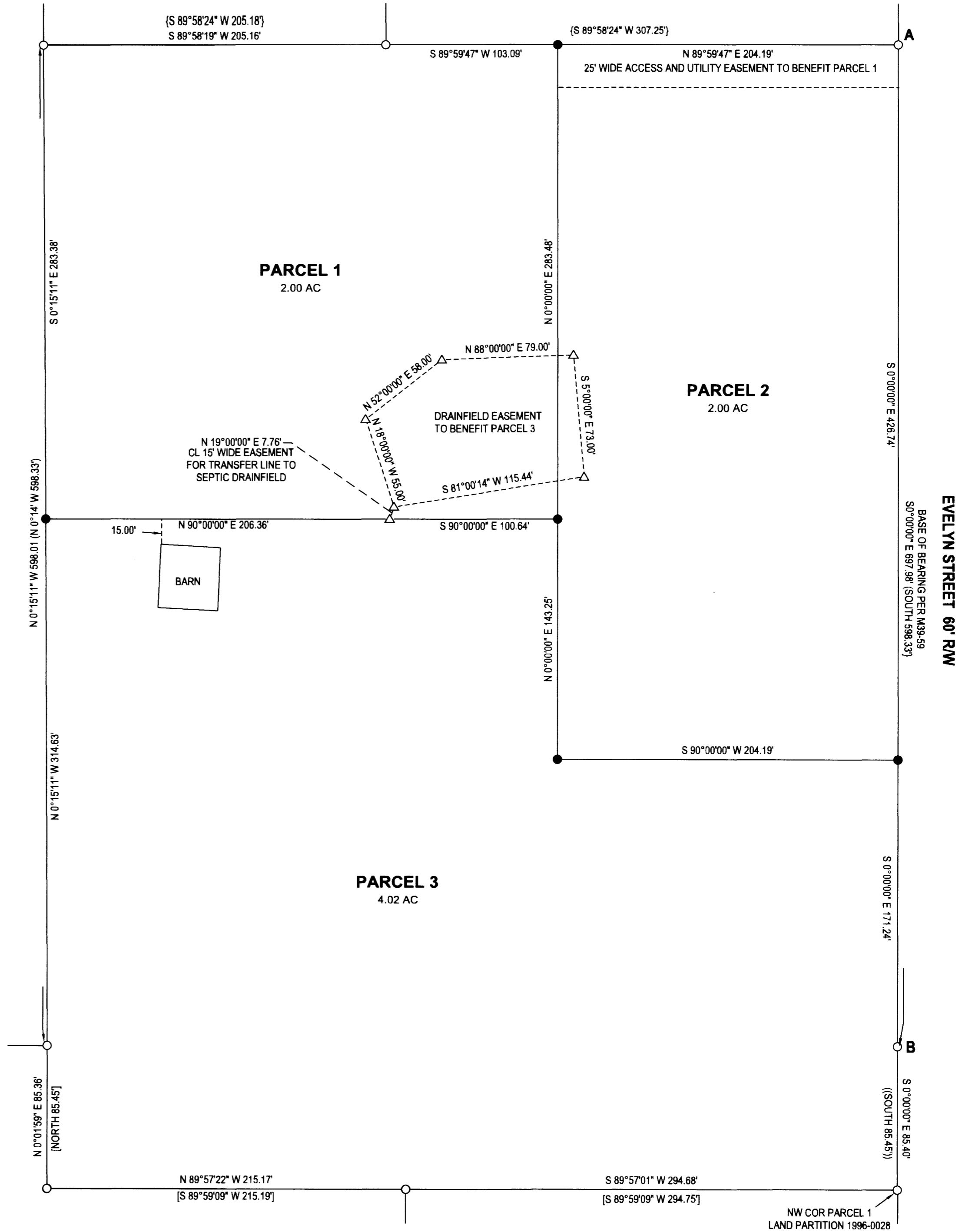
T27S R6W SEC 7A TL 1400, TL 1500 R72764, R72757

WATER: UMPQUA BASIN WATER ASSOC.  
SEWER: ON-SITE SEPTIC  
ZONE: RR  
COMP. PLAN: RC2

FIELD CREW: SCOTT THOMPSON, LEON WOODRING, GARRETT GOODWIN  
EQUIPMENT: NIKON DTM-522 TOTAL STATION  
OFFICE: NEIL HIBBS  
DRAFTING: NEIL HIBBS

DRAINFIELD EASEMENT FOR THE BENEFIT OF PARCEL 3 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 1 AND PARCEL 2, THE GRANTOR, FOR THEMSELVES AND THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE THAT THE ABOVE REFERENCED AREAS OF PARCEL 1 AND 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.



PLANNING DEPT. FILE NO. 16-034

<b>LAND PARTITION</b>		REGISTERED PROFESSIONAL LAND SURVEYOR
LYING IN THE NW 1/4 & NE 1/4 OF SEC. 7, T27S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: JODY ITZKOWITZ 444 NE WINCHESTER D18 ROSEBURG, OR. 97470	SURVEYOR: <b>NEIL HIBBS</b> LAND SURVEYING, INC 4739 LOOKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-857-8303 fax: 541-857-8306 e-mail: neil@neilhibbs.com	 OREGON JANUARY 12, 1988 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2017
DWG SCALE: 1"= 50'	JOB NO.: 1727-01	
DATE: NOVEMBER 2016	PAGE 1 OF 2	

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**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT JODY ITZKOWITZ IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN, HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO THREE PARCELS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES, TOGETHER WITH THE 25 FOOT WIDE ACCESS AND UTILITY EASEMENT AS SHOWN. ALSO TOGETHER WITH THE DRAINFIELD EASMENT TO BENEFIT PARCEL 3 AND THE 15 FOOT WIDE SEWER LINE EASEMENT AS SHOWN.

[Signature] 11-16-16  
JODY ITZKOWITZ DATE

**APPROVALS:**

Keith L. Cubie 11/17/16  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Kristian O. DeGroot 11/21/2016  
DOUGLAS COUNTY SURVEYOR DATE

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

Jessie D. Huson 11/17/16  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 21<sup>st</sup> DAY OF 2016, 10:18 O'CLOCK <sup>NOV.</sup> AM/PM

Patricia K. Hitt 11/21/16  
DOUGLAS COUNTY CLERK DATE



**ACKNOWLEDGEMENT:**

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 16 DAY OF November, 2016, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JODY ITZKOWITZ WHO DID SAY THAT SHE WAS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT SHE 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.

THAT LAND DESCRIBED IN INSTRUMENT NO. 2013-11876 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO THREE PARCELS, TOGETHER WITH EASEMENT, AS SHOWN. PERIMETER MONUMENTS WERE FOUND PER A NUMBER OF DIFFERENT SURVEYS AS SHOWN AND ACCEPTED AS FOUND. MONUMENTS WERE SET BETWEEN THESE FOUND MONUMENTS.

PLANNING DEPT. FILE NO. 16-034

<b>LAND PARTITION</b> LYING IN THE NW 1/4 & NE 1/4 OF SEC. 7, T27S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR
CLIENT: JODY ITZKOWITZ 444 NE WINCHESTER D18 ROSEBURG, OR. 97470	SURVEYOR: <b>NEIL HIBBS</b> LAND SURVEYING, INC 4738 LOCKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-857-8303 fax: 541-857-8385 e-mail: neilhibbs@wilblue.net	<u>F. Neil Hibbs</u> OREGON JANUARY 12, 1988 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2017
DWG SCALE: N/A	JOB NO.: 1727-01	DATE: NOVEMBER 2016
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