

2017-0014 C

**DECLARATION:**

AND LION ASSETS, LLC ARE

KNOW ALL PEOPLE BY THESE PRESENTS THAT B. RENEE BOOKER 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 ACCESS AND UTILITY EASEMENT TO BENEFIT PARCEL 3 AS SHOWN, THE "INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM" EASEMENT TO BENEFIT PARCEL 2 AS SHOWN AND A 10 FOOT WIDE WATERLINE/ UTILITY EASEMENT TO BENEFIT PARCEL 1 AS SHOWN. ONSITE CONDITIONS REGARDING THE "INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM" ALSO HEREBY ACCEPTED.

B. Renee Booker 6.26.17  
B. RENEE BOOKER, AS INDIVIDUAL AND AS PRESIDENT LION ASSETS, LLC DATE

**ACKNOWLEDGEMENT:**

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 26 DAY OF June, 2017, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED B. RENEE BOOKER 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. 2016-8406 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON. LOT 7, BLOCK 13, ROSEBURG HOME ORCHARD TRACTS EXCEPTING THAT PORTION LYING WITHIN THE COUNTY ROAD RIGHT-OF-WAY.

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO THREE PARCELS, TOGETHER WITH EASEMENTS, AS SHOWN. POINT "J" WAS SET MIDWAY BETWEEN "B" AND "E". POINT "O" WAS NOT SET AS UNRECORDED ROD WAS FOUND IN FENCE CORNER. THIS ROD BEARS N 75°32'50" W 0.70 FEET FROM ACTUAL CORNER. POINT "I" WAS SET MIDWAY BETWEEN "B" AND "H". RIGHT-OF-WAY WAS HELD TO MONUMENTS FOUND PER THE 1973 COUNTY ROAD PLANS

**APPROVALS:**

Keith L. Cubie JUNE 27, 2017  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Kristian O. Ostrout June 27, 2017  
DOUGLAS COUNTY SURVEYOR DATE

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

Jessie Hausman 6/21/2017  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 27<sup>th</sup> JUNE DAY OF 2017, 1:43 O'CLOCK AM/PM


Patricia K. Hitt 6/27/17  
DOUGLAS COUNTY CLERK DATE



DRAINFIELD EASEMENT FOR THE BENEFIT OF PARCEL 2, 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 3, THE GRANTOR, FOR THEMSELVES AND THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE THAT THE ABOVE REFERENCED AREA OF PARCEL 3 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. 16-040

<b>LAND PARTITION</b>		REGISTERED PROFESSIONAL LAND SURVEYOR   OREGON JANUARY 12, 1988 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2017
LYING IN THE SE 1/4 OF SEC. 17, THE SW 1/4 OF SEC. 20, THE NW 1/4 OF SEC. 29 & THE NE 1/4 OF SEC. 30, T26S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: RENEE BOOKER 1452 SE LANE AVE. ROSEBURG, OR. 97470	SURVEYOR: <b>NEIL HIBBS</b> LAND SURVEYING, INC <small>4738 LOCKMILLAS RD.          ROSEBURG, OR. 97471          phone: 541-857-8303          fax: 541-857-8388          e-mail: neilhibbs@neilhibbs.net</small>	
DWG SCALE: N/A	JOB NO.: 1699-01	DATE: JUNE 2017
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