

2018-0003 A

2018-0003 A

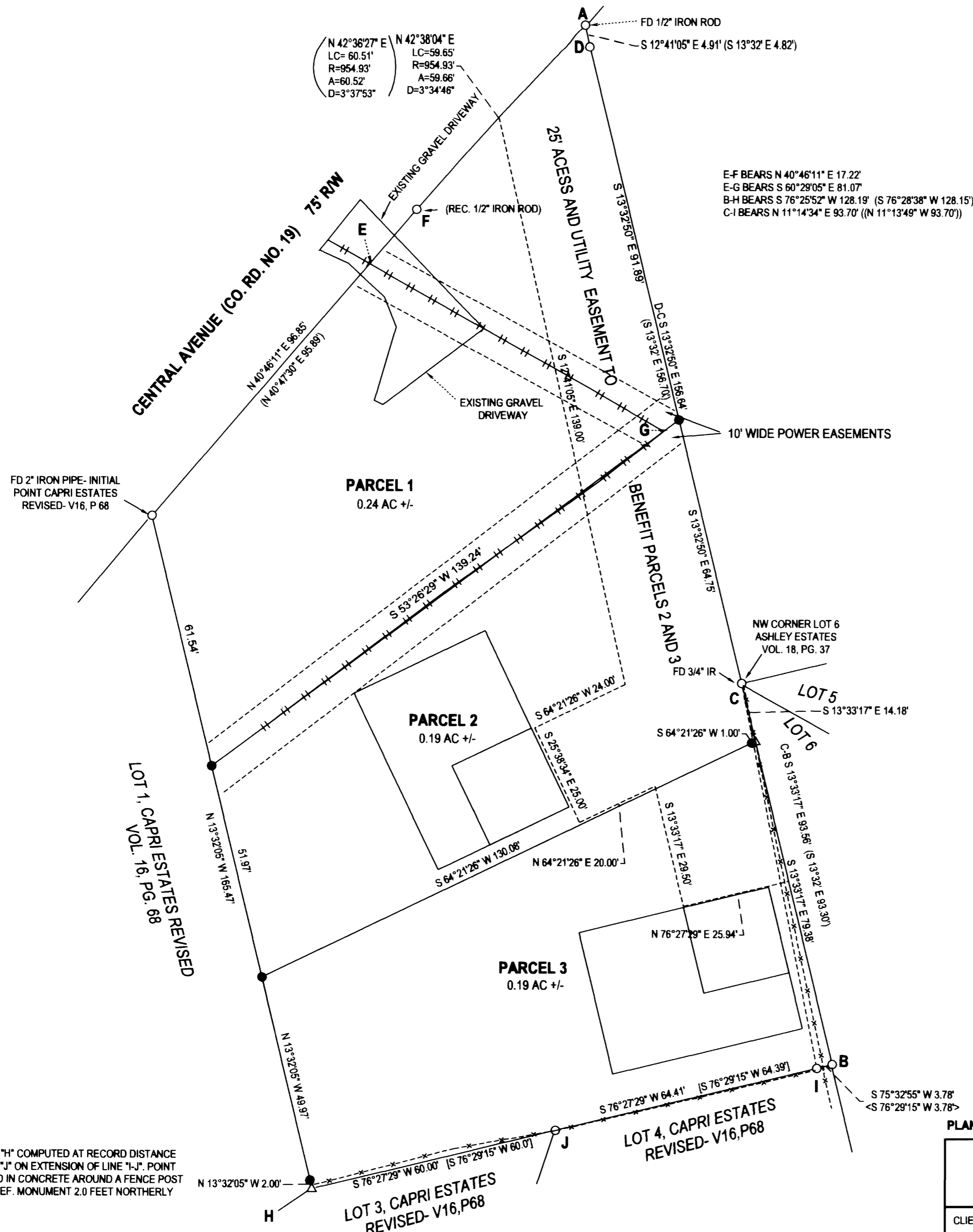
Douglas County Official Records 2018-002942

Patricia K. Hitt, County Clerk



NO FEE

00457963201800029420020025 02/07/2018 03:17:27 PM  
PLAT-PAR Cnt=1 Str=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 CS 58/94-4
- [ ] RECORD PER VOL. 16, PG. 68
- (()) RECORD PER VOL. 18, PG. 37
- <> RECORD PER VOL. 16, PG. 46
- +—+— OVERHEAD POWER LINE

FIELD CREW: SCOTT THOMPSON, GARRETT GOODWIN AND DANE BERRY  
 EQUIPMENT: NIKON NPL-322+2" TOTAL STATION  
 OFFICE: NEIL HIBBS  
 DRAFTING: NEIL HIBBS

T25S R5W SEC. 16DB TL 400

ZONE: R-1  
 COMP. PLAN: LOW DENSITY RESIDENTIAL  
 WATER: CITY OF SUTHERLIN  
 SEWER: CITY OF SUTHERLIN

BASE OF BEARING COMP LINE "A-B"  
 S 13°32'00" E 255.11' (S 13°32' E 254.82')

POINT "H" COMPUTED AT RECORD DISTANCE FROM "J" ON EXTENSION OF LINE "I-J". POINT "H" LAND IN CONCRETE AROUND A FENCE POST SET REF. MONUMENT 2.0 FEET NORTHERLY

PLANNING DEPT. FILE NO. 17-S018

<b>LAND PARTITION</b>		REGISTERED PROFESSIONAL LAND SURVEYOR
LYING IN THE SW 1/4 SEC. 16, T25S, R5W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: GOOD FAITH MANAGEMENT, LLC P.O. BOX 41212 EUGNE, OR. 97404	SURVEYOR: <b>NEIL HIBBS</b> LAND SURVEYING, INC 4738 LOCKWOOD BLVD. NO. ROSEBURG, OR. 97471 PHONE: 541-857-4303 FAX: 541-857-4306 E-MAIL: neil@neilhibbs.com	 OREGON JANUARY 12, 1988 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2019
DWG SCALE: 1"= 20'	JOB NO.: 1865-02	
		PAGE 1 OF 2

2018-0003 B

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT GOOD FAITH MANAGEMENT, LLC IS OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO THREE PARCELS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES, TOGETHER WITH TWO 10' WIDE POWER EASEMENTS AS WELL AS A 25 FOOT WIDE ACCESS AND UTILITY EASEMENT THAT WILL BOTH BENEFIT PARCELS 2 AND 3 AS SHOWN.

*Brian Mattravers*

2-5-18

BRIAN MATTRAVERS, AS PROJECT MANAGER OF GOOD FAITH MANAGEMENT, LLC

DATE

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO 3 PARCELS AS SHOWN AND CREATE 2-10 FOOT WIDE POWER EASEMENTS AND A 25' WIDE ACCESS AND UTILITY EASEMENT THAT WILL BENEFIT PARCELS 2 AND 3. USED COMPUTED LINE BETWEEN POINTS "A" AND "B" AS A BASE OF BEARING PER CS FILE NO. 58/94-4. WHILE THIS SURVEY SHOWS EVERYTHING BEING IN A STRAIGHT LINE ALONG THE EASTERN BOUNDARY, ASHLEY ESTATES PHASE 1, AS RECORDED IN VOLUME 18, PAGE 37 OF THE PLAT RECORDS OF DOUGLAS COUNTY, SHOWS THE LINE BETWEEN THE NORTHWEST CORNER OF LOT 6, POINT "C", AND THE NORTHEAST CORNER OF THE REPLAT OF CAPRI ESTATES REVISED AS HAVING A BEARING BREAK FROM THE LINE BETWEEN "C" AND "A". THE EXISTING FENCE MORE CLOSELY FOLLOW LINE "B-C" THAN "C" TO THE NORTHEAST CORNER OF LOT 4, CAPRI ESTATES REVISED. HELD THE SUBJECT PROPERTY TO THE DEED AND SURVEY CS 58/94-4, USING POINT "B" AS ABOVE, THE SOUTH PROPERTY LINE MATCHES WITHIN 0.04 FEET FOR DISTANCE.

**ACKNOWLEDGEMENT:**

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 5<sup>th</sup> DAY OF February, 2018, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BRIAN MATTRAVERS WHO DID SAY THAT HE WAS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

PRINTED NAME: Kendall M. Bentley

COMMISSION #: 953410

MY COMMISSION EXPIRES ON: August 21, 2020

SIGNATURE: Kendall M. Bentley

**APPROVALS:**

Brian Elliott 2-6-2018  
SUTHERLIN COMMUNITY DEVELOPMENT DIRECTOR DATE

Kristian O. DeShoot 2-6-2018  
DOUGLAS COUNTY SURVEYOR DATE

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

Michelle Nelson Chief Deputy 2/7/18  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 7<sup>th</sup> DAY OF 2018, 3:17 O'CLOCK AM PM

Patricia K. Hitt 2/7/18  
DOUGLAS COUNTY CLERK DATE



**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. 2017- 14781 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

PLANNING DEPT. FILE NO. 17-S018

<b>LAND PARTITION</b>		REGISTERED PROFESSIONAL LAND SURVEYOR   OREGON JANUARY 12, 1988 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2019
LYING IN THE SW 1/4 OF SEC. 16, T25S, R5W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: GOOD FAITH MANAGEMENT, LLC P.O. BOX 41212 EUGENE, OR. 9747904	SURVEYOR: <b>NEIL HIBBS</b> LAND SURVEYING, INC <small>4738 LOCKWOOD BLVD. ROSELAND, OR. 97471          phone: 541-857-8363          fax: 541-857-8368          e-mail: neilhibbs@neilhibbs.net</small>	
DWG SCALE: N/A	JOB NO.: 1865-02	DATE: DECEMBER 2017 PAGE 2 OF 2

2018-0003 B