

2018-0012 C

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT ALASKA SUTHERLAND KNOLLS CORPORATION ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO TWO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES, TOGETHER WITH A 60' WIDE ACCESS AND UTILITY EASEMENT TO BENEFIT PARCEL 1 AS DESCRIBED ON PAGE 1.

James M Hart 3-21-18
JAMES M. HART, AS PRESIDENT OF ALASKA SUTHERLAND KNOLLS CORPORATION DATE

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO 2 PARCELS AS SHOWN AND TO DEFINE A 100 FOOT WIDE CORRIDOR WITHIN WHICH A 60 FOOT ACCESS EASEMENT IS TO BE DEFINED AS NOTED ON PAGE 1. POINT "A" WAS HELD AS THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY PER INST. NO. 97-04116. LINE A-F DEFINES THE WESTERN BOUNDARY OF THE SUBJECT PROPERTY PER INST. NO. 97-04116. FROM THE ROD FOUND AT POINT "P", THE RIGHT-OF-WAY OF SCARDI BOULEVARD WAS CALCULATED PER KNOLLS ESTATES P.U.D. PHASE 2 FOR THE AREA SHOWN. THIS COMPUTED ORIGINAL RIGHT-OF-WAY OF SCARDI BLVD. WAS THEN ROTATED AROUND POINT "P" TO BRING INTO ALIGNMENT WITH THE LINE BETWEEN FOUND MONUMENTS "P" AND "E". POINT "M", THE SOUTHWEST CORNER OF THE C.A. GALPIN TRACT WAS HELD TO A RECORD 2.56 FEET FROM THE CALCULATED RIGHT-OF-WAY POINT "H" AND BEING ON THE CALCULATED NORTHERN RIGHT-OF-WAY OF SCARDI BOULEVARD. THE ROD SET AT POINT "I", THE SW CORNER OF THE C.A. GALPIN TRACT, MATCHES THE RECORD TIE OF 156.49 FEET FROM THE NORTHWEST CORNER OF LOT 52, KNOLLS ESTATES P.U.D. PHASE 2 WITH 0.02', USING THE ACTUAL ROD FOUND AT THAT LOCATION. THE EASTERN BOUNDARY OF THE PROPERTY WAS HELD PARALLEL TO THE WESTERN BOUNDARY AS PER THE ANNEXATION RECORDED AS INST. NO. 2002-028061.

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 21st DAY OF March, 2018, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JAMES M. HART 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 3-22-2018
SUTHERLIN COMMUNITY DEVELOPMENT DIRECTOR DATE

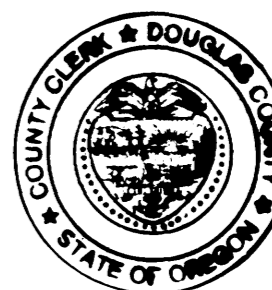
Kristian O. A. Hart 3-22-2018
DOUGLAS COUNTY SURVEYOR DATE

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

Jason Hanson 4/23/18
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 23rd DAY OF 2018, 1:19 O'CLOCK AM PM

Patricia K. Hitt 4/23/18
DOUGLAS COUNTY CLERK DATE



SURVEYOR'S CERTIFICATE:

I, F. NEIL HIBBS, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, PARCEL 2 OF THE LAND SHOWN ON THE ANNEXED PLAT, OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION. PARCEL 1 IS UNSURVEYED AND NOT FULLY MONUMENTED.

THAT LAND DESCRIBED IN INSTRUMENT NO. 97-04116 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

TOGETHER WITH THAT PORTION OF THE LAND DESCRIBED IN INSTRUMENT NO. 2002-28959 THAT LIES IMMEDIATELY EASTERLY OF AND ADJACENT TO THE LAND DESCRIBED IN INSTRUMENT NO. 97-04116.

LESS THAT LAND DESCRIBED IN INSTRUMENT NO. 84-5558 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

ALSO LESS THAT PORTION OF THE ABOVE DESCRIBED LAND THAT HAS BEEN DEDICATED TO RIGHT-OF-WAY PER INST. NOS. 2007-018698 AND 2007-018699.

ALSO LESS THAT PORTION OF THE ABOVE DESCRIBED LAND THAT WAS DEEDED TO THE KNOLLS ESTATES PUD HOMEOWNERS' ASSOCIATION, INC. PER INST. NO. 2010-013540

ALSO LESS THAT PORTION OF ADJUSTED UNIT 2, INST. NO. 2017-006892 INCLUDED IN INST. NO. 97-04116 AND PARCEL 2 OF LAND PARTITION 2000-0095.

WAIVER OF REMONSTRANCE RECORDED AS INSTRUMENT NO. 2018-3286

PLANNING DEPT. FILE NO. 17-S008

LAND PARTITION		REGISTERED PROFESSIONAL LAND SURVEYOR
LYING IN THE SW 1/4 SEC. 7 & NW 1/4 SEC. 18, T25S, R5W AND THE NE 1/4 SEC. 13 & SE 1/4 SEC. 12, T25S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: ALASKA SUTHERLAND KNOLLS CORPORATION P.O. BOX 860 SUTHERLIN, OR. 97479	SURVEYOR: NEIL LAND SURVEYING, INC HIBBS 4738 LOCKINGHILL ASS RD ROSEBURG, OR 97471 PHONE: 541-957-8363 FAX: 541-957-9386 E-MAIL: neil@neilhibbs.com	 OREGON JANUARY 12, 1986 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2019
DWG SCALE: N/A	JOB NO.: 1799-01	

2018-0012 C