

2019-0001

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Douglas County Official Records
Patricia K. Hitt, County Clerk

2019-000011



NO FEE

PLAT-PAR Cnt=1 Stn=33 HAJOHNST
01/02/2019 09:33:35 AM
This is a no fee document



OFFICE: NEIL HIBBS
DRAFTING: NEIL HIBBS

LEGEND

- ⊕ RECORD BRASS CAP PER LP 2007-0139
- RECORD 5/8" IRON ROD PER LP 2007-0139
- CALCULATED POSITION
- () RECORD PER LAND PARTITION 2007-0139

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO TWO PARCELS, TOGETHER WITH THE 25 FOOT WIDE ACCESS AND UTILITY EASEMENT AS SHOWN. NO FIELD WORK WAS DONE ON THIS SURVEY. PERIMETER BEARINGS AND DISTANCES SHOWN BETWEEN RECORD MONUMENTS ARE RECORD PER LAND PARTITION 2007-0139 WHICH WE FILED IN OCTOBER 2007. THE REST OF THE PERIMETER WAS PIECED TOGETHER FROM OTHER WORK WE HAVE DONE ON THIS PROPERTY AS WELL AS OTHER RECORD DEED AND SURVEY INFORMATION BUT ARE APPROXIMATE AND NOT MEANT TO CREATE A CLOSED FIGURE. THE ROAD LOCATION WAS CREATED FROM GOOGLE EARTH AND AS SUCH, BEARINGS AND DISTANCES SHOWN ARE APPROXIMATE. THE CENTER OF THE EXISTING GRAVEL ROAD BEING NOTED AS BEING BOTH THE CENTER OF THE 25 FOOT WIDE ACCESS AND UTILITY EASEMENT AND THE BOUNDARY BETWEEN THE TWO PARCELS. SUBDIVISION REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. 7399-3163740. EASEMENTS NOT SHOWN ARE EITHER BLANKET OR ARE NOT PLOTTABLE. ACREAGES BASED ON ASSESSOR'S INFORMATION.

APPROVALS:

[Signature] 12/21/18
DOUGLAS COUNTY PLANNING DIRECTOR DATE

[Signature] 12/26/2018
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 1/2/2019
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 2nd DAY OF Jan 9 9:33 O'CLOCK AM/PM

[Signature] 1/2/19
DOUGLAS COUNTY CLERK DATE



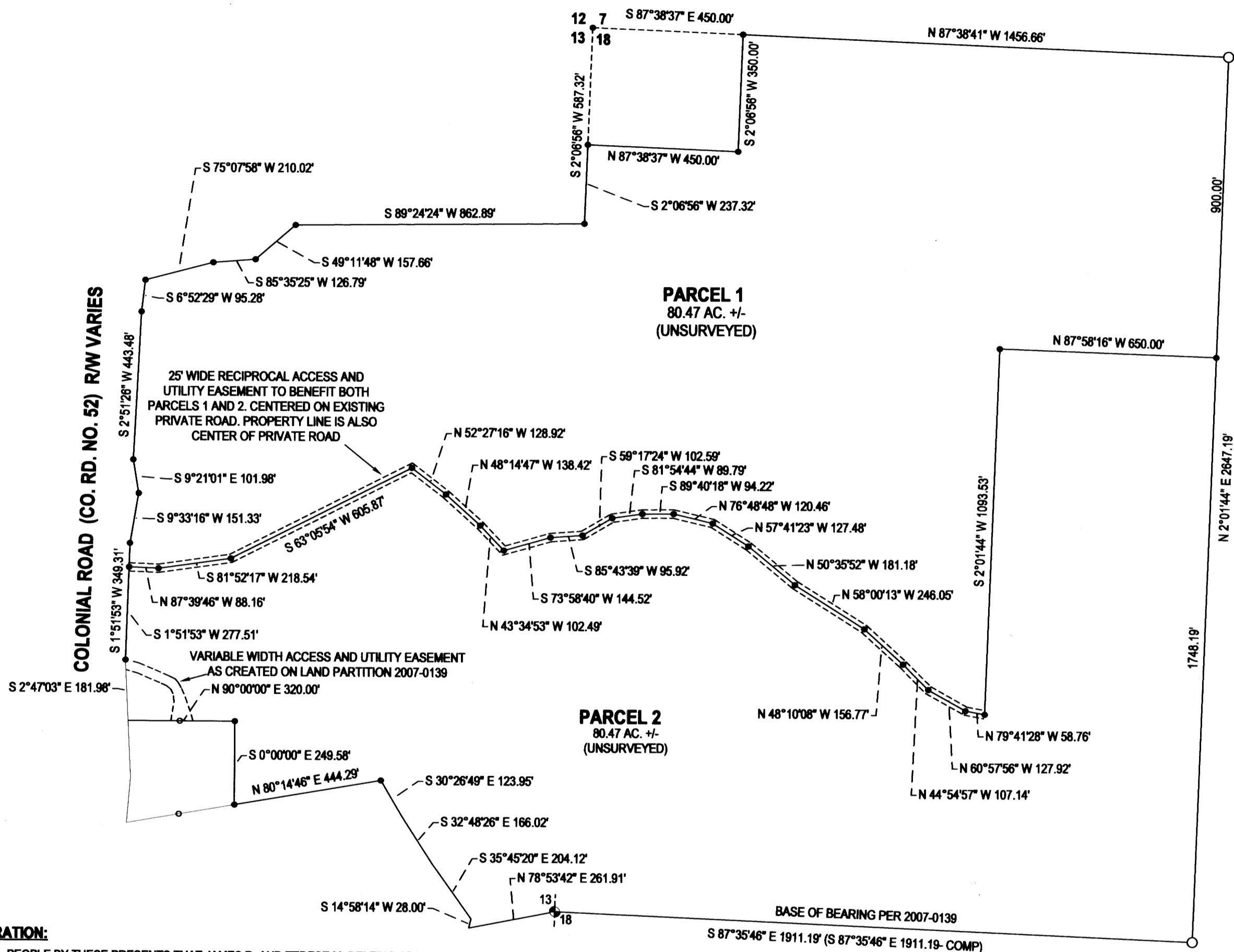
SURVEYOR'S CERTIFICATE:

I, F. NEIL HIBBS, HEREBY CERTIFY THAT I HAVE PROPERLY MAPPED THE LAND SHOWN ON THE ANNEXED PLAT, OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION.

PARCEL 1, LAND PARTITION 2007-0139 OF THE SURVEY RECORDS OF DOUGLAS COUNTY, OREGON

PLANNING DEPT. FILE NO. 18-005

LAND PARTITION LYING IN THE NE 1/4 & SE 1/4 OF SEC. 13 & THE NW 1/4 OF SEC. 18, T27S R7W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR OREGON JANUARY 12, 1989 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2019	
CLIENT: JAMES AND TERESE DELFINO 3829 COLONIAL RD. ROSEBURG, OR. 97471	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 4721 LOCKWOOD BLVD. ROSEBURG, OR. 97471 PHONE: 541-867-8363 FAX: 541-867-8388 E-MAIL: neil@neilhibbs.com		
DWG SCALE: 1"= 300'	JOB NO.: 0739-01	DATE: DECEMBER 2018	PAGE 1 OF 1



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT JAMES R. AND TERESE M. DELFINO 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 25 FOOT WIDE ACCESS AND UTILITY EASEMENT AS SHOWN.

[Signature] 12/20/2018
JAMES R. DELFINO DATE

[Signature] 12/20/18
TERESE M. DELFINO DATE

ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 20th DAY OF December, 2018, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JAMES R. AND TERESE M. DELFINO, 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: Jessica Ann Dana Jane McCord
NOTARY PUBLIC- OREGON

COMMISSION #: 976046

MY COMMISSION EXPIRES ON: June 25, 2022

SIGNATURE: *[Signature]*

T27S R7W SEC. 18 TL 300
T27S R7W SEC. 13A TL 101

ZONE: FG
COMP. PLAN: FFT AND AGG
WATER: UMPQUA BASIN WATER
SEWER: ON-SITE SEPTIC SYSTEMS