

2019-0013

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Douglas County Official Records
Patricia K. Hitt, County Clerk 2019-008212



NO FEE
05/28/2019 10:58:30 AM
PLAT-PAR Cnt=1 Stn=33 HAJOHNST
This is a no fee document

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO 2 PARCELS AS SHOWN. MONUMENTS FOUND PER M141-22 WERE TIED AND HELD AS SHOWN. THE NORTHWEST CORNER WAS SET AT PROPORTIONATE DISTANCE BETWEEN THE RODS FOUND ON EITHER SIDE OF IT ALONG COLLINS ROAD.

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.

BEGINNING AT A 5/8" IRON ROD AT THE NORTHEAST CORNER OF PARCEL 1, LAND PARTITION 2001-0063; THENCE S 2°26'32" W 146.19 FEET TO A 5/8" IRON ROD; THENCE S 2°26'32" W 36.11 FEET TO A 5/8" IRON ROD; THENCE S 2°26'46" W 89.98 FEET TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF SAID PARCEL 1; THENCE N 89°09'58" W 245.23 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF SAID PARCEL 1, SAID ROD BEING ON THE EASTERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 47; THENCE N 1°03'31" E 90.02 FEET ALONG SAID RIGHT-OF-WAY TO A 5/8" IRON ROD; THENCE S 89°12'42" E 127.87 FEET TO A 5/8" IRON ROD; THENCE N 2°29'12" E 38.43 FEET TO A 5/8" IRON ROD; THENCE N 2°29'12" E 144.28 FEET TO A 5/8" IRON ROD ON THE SOUTHERN RIGHT-OF-WAY OF COLLINS ROAD; THENCE S 88°52'58" E 119.39 FEET ALONG SAID RIGHT-OF-WAY TO A 5/8" IRON ROD, THE PLACE OF BEGINNING.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT ROBERT W. AND BARBARA L. BATES 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.

Robert W. Bates 5-15-19
ROBERT W. BATES DATE
Barbara L. Bates 5-15-19
BARBARA L. BATES DATE

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THE PRESENTS, ON THIS 15th DAY OF May, 2019, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ROBERT W. AND BARBARA L. BATES, 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: Jana Sky
COMMISSION # 940164
MY COMMISSION EXPIRES ON: June 21, 2019
SIGNATURE: *Jana Sky*



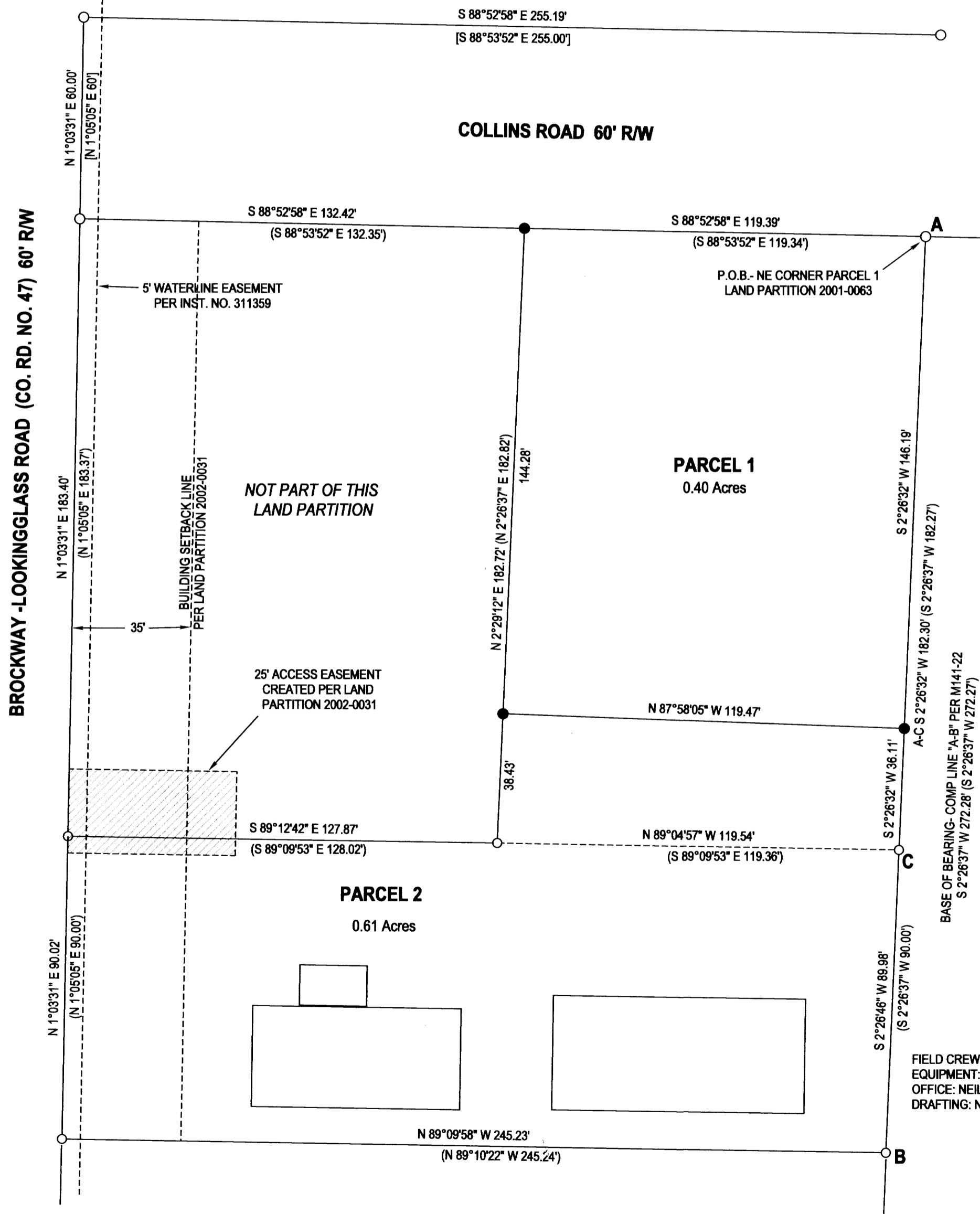
LEGEND

- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- △ CALCULATED POSITION
- () RECORD PER M141-22
- [] RECORD PER LAND PARTITION 2001-0063

EASEMENTS LISTED ARE PER AMERITITLE RECORD
TITLE REPORT- 286125AM DATED MARCH 19, 2019

EXC #3- 96-0082 IRREVOCABLE PETITION FOR IMPROVEMENTS
EXC. #4- 96-0083 CITY OF WINSTON AGREEMENT
EXC. #5- 96-13008 COVENANTS

FIELD CREW: NEIL HIBBS, TONY FIELDS AND BRAD EVANS
EQUIPMENT: NIKON NPL-322+2" TOTAL STATION
OFFICE: NEIL HIBBS
DRAFTING: NEIL HIBBS



APPROVALS:

Mark J. Bauer 5/22/2019
WINSTON CITY MANAGER DATE
Kristina D. DeArment 5/23/2019
DOUGLAS COUNTY SURVEYOR DATE

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

Michelle Nelson chief deputy 5/28/19
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 28th DAY OF MAY, 2019, 10:58 O'CLOCK (AM/PM)

Patricia K. Hitt 5/28/19
DOUGLAS COUNTY CLERK DATE

PLANNING DEPT. FILE NO. 18-W016

LAND PARTITION
LYING IN THE SW 1/4 OF SEC. 20, T28S, R6W
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT: ROBERT AND BARBARA BATES P.O. BOX 320 WINSTON, OR. 97496	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 4728 LOOKINGGLASS RD. WINSTON, OR. 97471 phone: 541-857-9303 fax: 541-857-9306 e-mail: neil@neilhibbs.com	REGISTERED PROFESSIONAL LAND SURVEYOR <i>F. Neil Hibbs</i> OREGON JANUARY 12, 1988 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2019	
DWG SCALE: 1"= 30'	JOB NO.: 2197-01	DATE: MARCH 2019	PAGE 1 OF 1