

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT DANIEL SEITZ, AS MEMBER OF WINDIGO PASS LLC, IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO THREE PARCELS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES.

Daniel W. Seitz
DANIEL SEITZ, AS MEMBER OF WINDIGO PASS LLC

2-27-2020
DATE

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 27th DAY OF February, 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DANIEL SEITZ, AS A MEMBER OF WINDIGO PASS LLC, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Jessica Ann Dora Lane McLeod
Commission #: 976046
Expires: June 25, 2022

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.

LOT 9, BLOCK 1, FAIRACRES, AS RECORDED IN VOLUME 6, PAGE 43 OF THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO THREE PARCELS AS SHOWN. FOUND AND HELD MONUMENTS AS SHOWN. POINT "D" WAS SET AT DISTANCE-DISTANCE INTERSECTION, USING RECORD DISTANCES PER CS 55/210-1, FROM RODS FOUND AT POINTS "A" AND "C" AS BENT ROD FOUND NEAR THIS CORNER DID NOT FIT BY OVER 1.5 FEET. SET RODS ON CREATING PARCELS TO MAINTAIN MINIMUM 10,000 SQUARE FOOT AREAS AS WELL AS MINIMUM SETBACKS OF 5 FEET. EXISTING MANUFACTURED HOMES, SHEDS AND MISC. IMPROVEMENTS ARE SHOWN.

APPROVALS:

[Signature] 2/27/2020
DOUGLAS COUNTY PLANNING DIRECTOR DATE

[Signature] 2/27/2020
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 02/27/2020
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 27th DAY OF FEBRUARY, 2020, 3:43 O'CLOCK AM/PM

[Signature] 2/27/20
DOUGLAS COUNTY CLERK DATE



Douglas County Official Records
Daniel J. Loomis, County Clerk 2020-004257



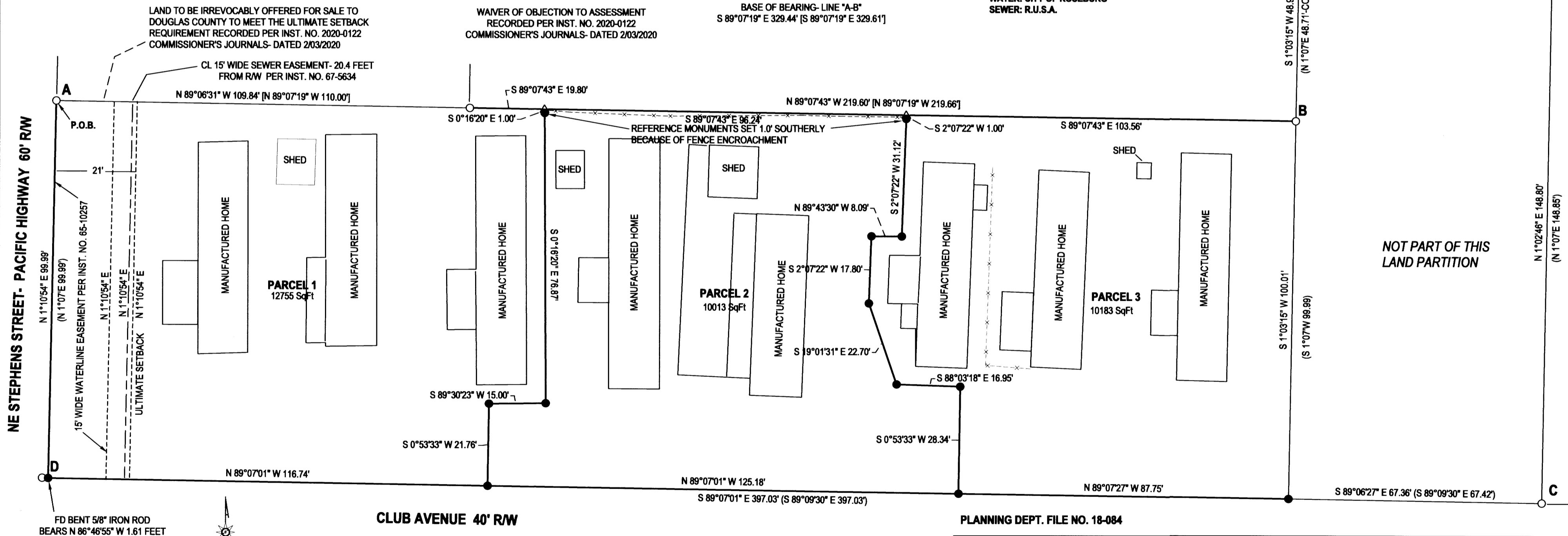
NO FEE

02/27/2020 03:43:36 PM
PLAT-PAR Cnt=1 Stn=33 HAJOHNST
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FIELD CREW: NEIL HIBBS, SCOTT THOMPSON, TONY FIELDS
EQUIPMENT: NIKON NPL-322+2" TOTAL STATION
OFFICE: NEIL HIBBS
DRAFTING: NEIL HIBBS

T26S R6W SEC. 36AA 5600

ZONE: R-2
COMP. PLAN: RMD
WATER: CITY OF ROSEBURG
SEWER: R.U.S.A.



LEGEND

- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- △ COMPUTED POINT
- △ RECORD PER CS 55/210-1
- [] RECORD PER M114-17

PER FIRST AMERICAN TITLE INSURANCE COMPANY PUBLIC RECORDS REPORT DATED 2/24/2020
BK 132, PG 314, RECORDER'S NO. 58664- POWER EASEMENT, NOT PLOTTABLE
BK 326, PG 30, RECORDERS NO. 32636 AND INST. NO. 77-24878 ARE ASSIGNMENTS OF BK 132, PG 314
- ALSO NOT PLOTTABLE
INST. NO. 65-10257- WATER EASEMENT AS PLOTTED
INST. NO. 67-5634- SEWER EASEMENT AS PLOTTED
INST. NO. 73-11828- GAS EASEMENTS, NOT PLOTTABLE
INST. NO. 73-15563- POWER EASEMENT, NOT PLOTTABLE

PLANNING DEPT. FILE NO. 18-084

LAND PARTITION OF LOT 9, BLOCK 1, FAIRACRES

LYING IN THE NE 1/4 OF SEC. 36, T26S, R6W
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:
WINDIGO PASS LLC
2916 NW RALINDA TERRACE
ROSEBURG, OR. 97471

SURVEYOR:
NEIL HIBBS LAND SURVEYING, INC
4728 LOOMISGLASS RD.
ROSEBURG, OR. 97471
phone: 541-857-8303
fax: 541-857-8388
e-mail: neil@neilhibbs.com

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
JANUARY 12, 1989
F. NEIL HIBBS
52989

EXPIRATION DATE
6/30/2021

DWG SCALE: 1"= 20'

JOB NO.: 1021-03

DATE: FEBRUARY 2020

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