

PLANNING DEPT. FILE NO. 20-030

LAND PARTITION		REGISTERED PROFESSIONAL LAND SURVEYOR OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2021
LYING IN THE NW 1/4 OF SECTION 4, T29S, R4W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: CONNIE EPPERSON 8219 N. MYRTLE RD. MYRTLE CREEK, OR. 97457	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC <small>4739 LONDONGOLF RD. ROSSBURG, OR 97170 phone: 541-957-6303 fax: 541-957-6306 e-mail: neilhibbs@wikiblu.net</small>	
DWG SCALE: 1"= 100'	JOB NO.: 2499-01	DATE: JULY 2020
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DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT CONNIE EPPERSON IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN, HAVE CAUSED THE SAME TO BE PARTITIONED INTO TWO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES. A 25 FOOT WIDE ACCESS EASEMENT AND A 6 FOOT WIDE WATERLINE EASEMENT ARE ALSO BEING CREATED TO BENEFIT PARCEL 2.

Connie Epperson 8/18/2020
CONNIE EPPERSON DATE

SURVEYOR'S CERTIFICATE:

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

BEGINNING AT A 1 1/2" IRON PIPE ROD AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 4, SEC. 4, TOWNSHIP 29 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE N1°25'34" W 305.96 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF COUNTY RD. NO. 15; THENCE N 67°39'06" E 106.08 FEET TO A 5/8" IRON ROD; THENCE N 21°59'40" W 10.16 FEET TO A 5/8" IRON ROD; THENCE 295.48 FEET ALONG THE ARC OF A 2894.79 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS N 64°29'02" E 295.36 FEET, TO A 5/8" IRON ROD; THENCE S 2°21'37" E 1806.99 FEET TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF THE LAND DESCRIBED IN INSTRUMENT NO. 2005-004359 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE N 83°17'56" W 394.50 FEET TO A BRASS CAP AT THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN SAID INSTRUMENT NO. 2005-004359; THENCE N 1°36'32" W 1277.08 FEET TO A 1 1/2" IRON PIPE, THE PLACE OF BEGINNING.

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 18th DAY OF August, 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED CONNIE EPPERSON WHO DID SAY THAT SHE IS THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT SHE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

PRINTED NAME: Jessica Ann Dora Jane McCard
COMMISSION #: 976046
MY COMMISSION EXPIRES ON: June 25, 2022
SIGNATURE: [Signature]

APPROVALS:

[Signature] 8/18/2020
DOUGLAS COUNTY PLANNING DIRECTOR DATE

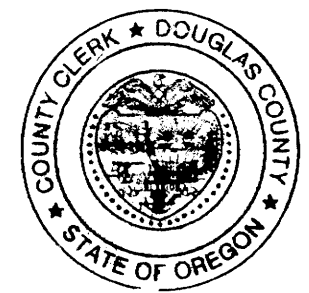
[Signature] 8/18/2020
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 08/19/2020
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 19th DAY OF AUGUST, 2020, 10:32 O'CLOCK AMP PM

[Signature] Deputy 8/19/2020
DOUGLAS COUNTY CLERK DATE



PLANNING DEPT. FILE NO. 20-30

LAND PARTITION		REGISTERED PROFESSIONAL LAND SURVEYOR
LYING IN THE NW 1/4 OF SEC. 4, T29S, R4W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: CONNIE EPPERSON 8219 N. MYRTLE RD. MYRTLE CREEK, OR. 97457	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 4738 LOCKWOOD BLVD. RD. ROSENBERG, OR. 97471 phone: 541-857-8303 fax: 541-857-8388 e-mail: neil@neilhibbs.com	 F. NEIL HIBBS JANUARY 12, 1988 52989 EXPIRATION DATE 6/30/2021
DWG SCALE: N/A	JOB NO.: 2499-01	

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