

2020-0038

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NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO TWO PARCELS AS SHOWN. THE PLAT OF MEADOWOOD SUBDIVISION-PHASE 1 WAS COMPUTED AND THE FIELD TRAVERSE WAS BROUGHT TOGETHER WITH THE COMPUTED SUBDIVISION AT THE ROD FOUND AT POINT "A" AND ROTATED USING LINE "A-B" AS A BASE OF BEARING. THE SOUTHERLY RIGHT-OF-WAY OF HALL STREET WAS HELD TO A LINE "C-D". SE EDGEWOOD STREET WAS HELD TO A 30 FOOT WIDTH FROM "D" AND PARALLEL TO THE WESTERN EDGE OF MEADOWOOD SUBDIVISION-PHASE 1 PER ALL OF THE DEEDS ALONG SE EDGEWOOD. THE NORTHERN BOUNDARY OF THE SUBJECT PROPERTY WAS HELD PARALLEL TO THE SOUTHERLY RIGHT-OF-WAY OF SE HALL STREET WITH THE FOUND PIPE NEAR THE NORTHEAST CORNER BEING HELD FOR THE NORTH-SOUTH POSITION OF THE BOUNDARY. THIS LEAVES THE COMBINED WIDTHS OF TAX LOTS 4600-4800 WITH 0.34 FEET OF THE COMBINED DEED DISTANCES. SEARCHED FOR BUT DID NOT FIND ANY OTHER MONUMENTS ON THE WEST BOUNDARIES OF LOTS 1 AND 2 OR THE NORTHERN RIGHT-OF-WAY OF SE THOMPSON. POINT "E" SET AT PROPORTIONATE DISTANCE-DISTANCE INTERSECTION FROM POINTS "A" AND "B". POINTS COMPUTED BETWEEN "A" AND "E" AT PROPORTIONATE DISTANCES FROM "A".

Douglas County Official Records 2020-016975
Daniel J. Loomis, County Clerk



NO FEE

PLAT-PAR Cnt=1 Stn=33 HAJOHNST 09/30/2020 02:09:35 PM
This is a no fee document

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE FERGUSON FAMILY TRUST IS THE OWNER 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.

Pamela G. Ferguson, Trustee
PAMELA G. FERGUSON, TRUSTEE

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 30th DAY OF SEP, 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED PAMELA G. FERGUSON AS TRUSTEE OF THE FERGUSON FAMILY TRUST DATED MARCH 15, 2012, WHO DID SAY THAT SHE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT SHE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

PRINTED NAME: Teri Hammons

COMMISSION #: 9102741

MY COMMISSION EXPIRES ON: May 18, 2021

SIGNATURE: *Teri Hammons*

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 SOUTHWEST CORNER OF LOT 1, BLOCK 1, MEADOWOOD SUBDIVISION-PHASE 1; THENCE N 89°24'03" W 80.90 FEET TO A 5/8" IRON ROD; THENCE N 89°24'03" W 90.49 FEET TO A 5/8" IRON ROD ON THE EASTERN RIGHT-OF-WAY OF SE EDGEWOOD STREET; THENCE N 0°19'09" W 147.32 FEET ALONG SAID RIGHT-OF-WAY TO A POINT FROM WHICH A MAG NAIL BEARS N 89°55'20" W 0.40 FEET; THENCE S 89°55'20" E 98.51 FEET; THENCE S 89°55'20" E 72.32 FEET TO A 1" IRON PIPE; THENCE S 89°55'20" E 0.54 FEET TO THE WESTERN BOUNDARY OF LOT 3, BLOCK 1, MEADOWOOD SUBDIVISION-PHASE 1; THENCE S 0°19'09" E 148.88 FEET ALONG THE WESTERLY BOUNDARY OF MEADOWOOD SUBDIVISION-PHASE 1 TO A 5/8" IRON ROD, THE PLACE OF BEGINNING.

AMERI-TITLE SORT-REPORT DATED SEPTEMBER 29, 2020- TITLE NO. 404444AM

POWER EASEMENT PER INST. NO. 203270 DATED AUGUST 19, 1955- APPEARS TO BE ALONG WESTERN EDGE OF S.E. EDGEWOOD STREET- NO LONGER PART OF THE SUBJECT PROPERTY.

RIGHT-OF-WAY GRANTED PER INST. NO. 29355 OM JUNE 8, 1961- ALSO NOW PART OF SE. EDGEWOOD STREET- NO LONGER PART OF THE SUBJECT PROPERTY.

POWER EASEMENT PER INST. NO. 179996 DATED JUNE 1, 1954- APPEARS TO BE ALONG WESTERN EDGE OF S.E. EDGEWOOD STREET- NO LONGER PART OF THE SUBJECT PROPERTY.

EASEMENT FOR ROADWAY AS PART OF INST. NO. 65-1677 DATED FEB. 15, 1965- NOW PART OF S.E. EDGEWOOD STREET- NO LONGER PART OF PROPERTY.

APPROVALS:

Mark Stamer 9-30-2020
WINSTON CITY MANAGER DATE

Kirk D. DeGroot 9/30/2020
DOUGLAS COUNTY SURVEYOR DATE

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

Michelle Nelson, deputy 9/30/2020
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 30th DAY OF SEPTEMBER, 2020, 2:09 O'CLOCK AM/PM

Bruce Hedi Johnston, Deputy 9/30/2020
DOUGLAS COUNTY CLERK DATE



T28S R6W SEC. 22CC TL 4500

SEWER: CITY OF WINSTON
WATER: CITY OF WINSTON
ZONE: RLA
COMP. PLAN: RESIDENTIAL 4.5/DU ACRE

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

PLANNING DEPT. FILE NO. 20-W002

LAND PARTITION

LYING IN THE SW 1/4 OF SEC. 22, T28S, R6W
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:
FERGUSON FAMILY TRUST
P.O. BOX 2958
WINSTON, OR. 97496

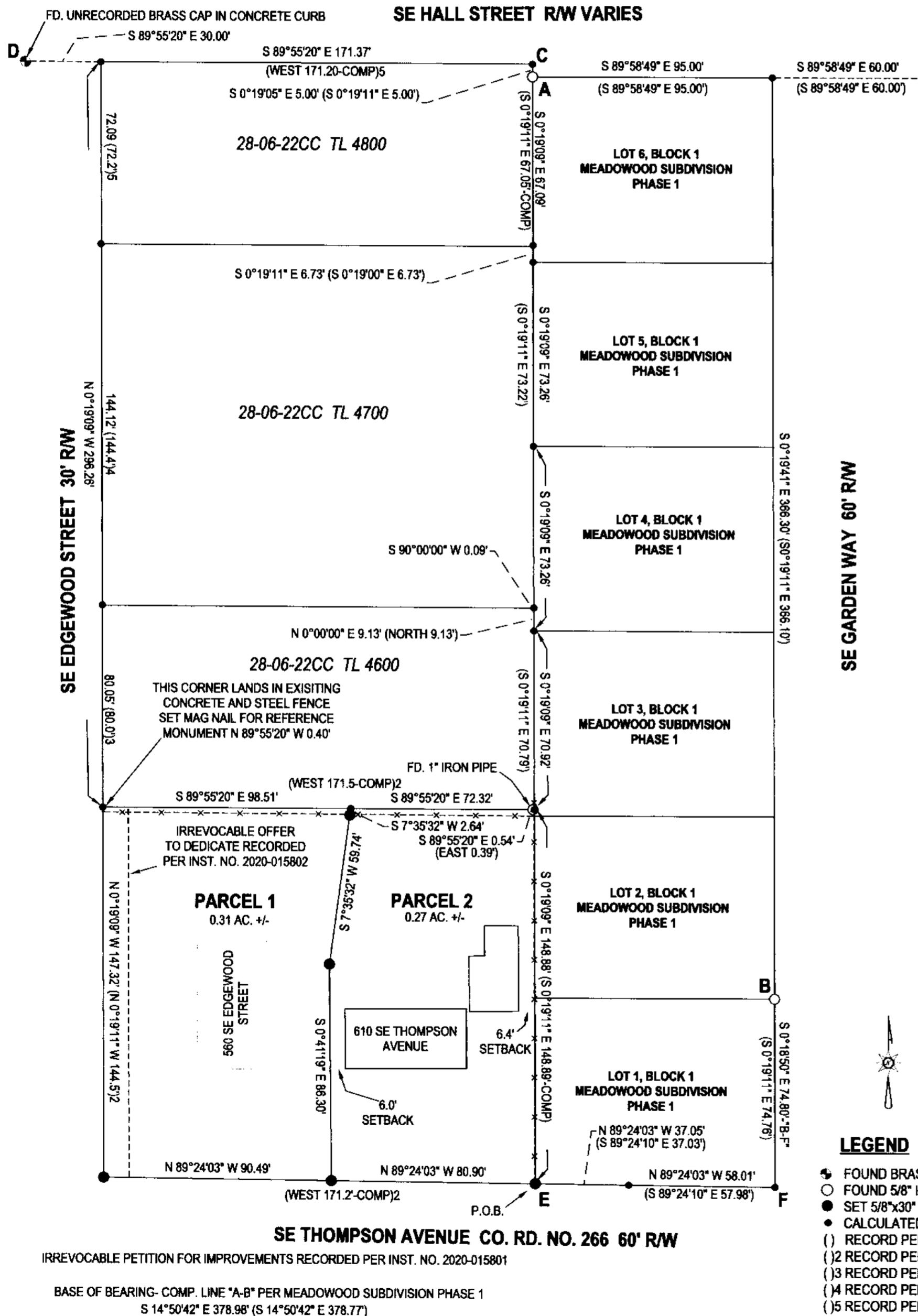
SURVEYOR:
NEIL HIBBS
LAND SURVEYING, INC
4738 LINDEN DOUGLAS RD.
ROSEBURG, OR. 97131
PHONE: 541-967-8393
FAX: 541-967-8396
E-MAIL: neil@neilhibbs.net

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JANUARY 12, 1989
F. NEIL HIBBS
52989

EXPIRATION DATE
6/30/2021

DWG SCALE: 1"= 40' JOB NO.: 2492-01 DATE: AUGUST 2020 PAGE 1 OF 1



LEGEND

- FOUND BRASS CAP
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- CALCULATED POSITION
- (1) RECORD PER MEADOWOOD SUBDIVISION-PHASE 1, VOL. 16, PG. 60
- (2) RECORD PER INST. NO. 2012-5309
- (3) RECORD PER INST. NO. 2000-8078
- (4) RECORD PER INST. NO. 2002-23462
- (5) RECORD PER INST. NO. 2016-5529

IRREVOCABLE PETITION FOR IMPROVEMENTS RECORDED PER INST. NO. 2020-015801

BASE OF BEARING- COMP. LINE "A-B" PER MEADOWOOD SUBDIVISION PHASE 1
S 14°50'42" E 378.98' (S 14°50'42" E 378.77')