

2020-0041

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT TONJA WADE, AS PERSONAL REPRESENTATIVE OF GARRY HASLETT, 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 AND HAVE CREATED A 25 FOOT WIDE ACCESS AND UTILITY EASEMENT ACROSS PARCEL 1 TO BENEFIT PARCEL 2 AS SHOWN.

Tonja Wade 11/17/2020
TONJA WADE, AS PERSONAL REPRESENTATIVE FOR GARRY HASLETT DATE

Douglas County Official Records 2020-020063
Daniel J. Loomis, County Clerk



NO FEE
11/18/2020 03:19:12 PM
PLAT-PAR Cnt=1 Stn=33 HAJOHNST
This is a no fee document

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.

UNIT 1 OF INSTRUMENT NO. 2007-024322 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

APPROVALS:

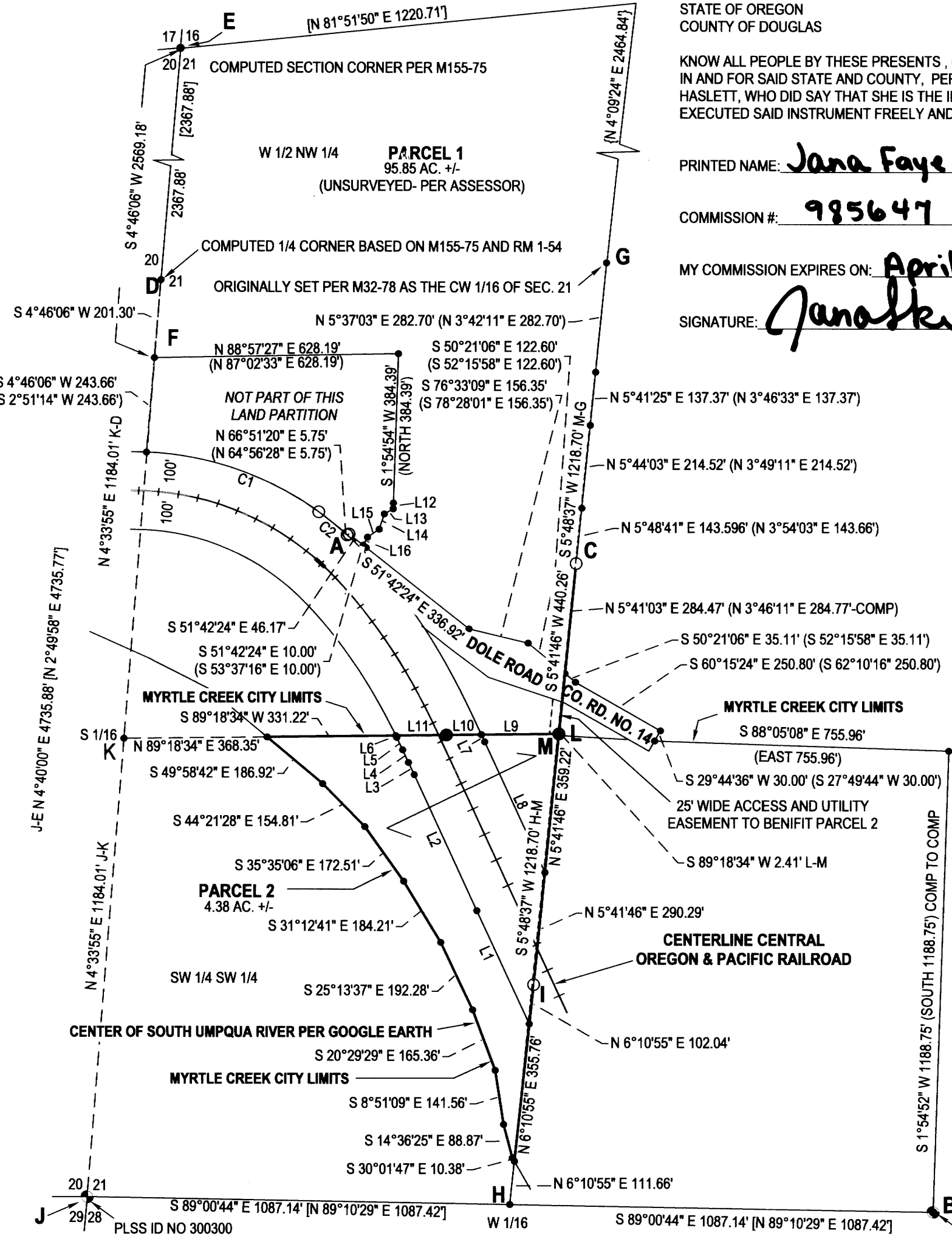
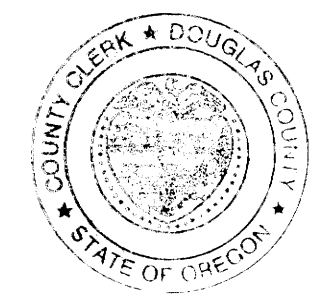
City of Myrtle Creek, City Administrator 11/17/20
City of Myrtle Creek, City Recorder 11/17/20
Douglas County Surveyor Nov 18, 2020

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

Michelle Nelson 11/18/2020
Douglas County Tax Collector

FILED THIS 18th DAY OF NOVEMBER, 2020, 3:19 O'CLOCK AM/PM

Hadi J. Loomis, Deputy 11/18/2020
Douglas County Clerk



ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 17th DAY OF November, 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED TONJA WADE, AS PERSONAL REPRESENTATIVE FOR GARRY HASLETT, 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: Jana Faye Sky

COMMISSION #: 985647

MY COMMISSION EXPIRES ON: April 8, 2023

SIGNATURE: [Handwritten Signature]

Table with columns: LINE, BEARING, HORIZ DIST. Lists lines L1 through L16 with their respective bearings and distances.

Table with columns: CURVE, BEARING, HORIZ DIST, RADIUS, ARC, DELTA. Lists curves C1 and C2 with their characteristics.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS PARTITION THE SUBJECT PROPERTY INTO TWO PARCELS AS SHOWN AND TO CREATE A 25 FOOT WIDE ACCESS AND UTILITY EASEMENT TO BENEFIT PARCEL 2 AS SHOWN. THE SOUTHWEST CORNER OF SECTION 21 WAS TIED AS WELL AS THE QUARTER CORNER BETWEEN SECTIONS 21 AND 28. BOTH OF THE MONUMENTS ON THE WESTERN SIDE OF UNIT 2, M155-75 WERE SEARCHED FOR WITH GPS STAKEOUTS THAT WERE HITTING OTHER MONUMENTS WITHIN HUNDRETHS BUT THESE MONUMENTS SEEM TO HAVE BEEN TAKEN OUT BY WORK ON THE POWER LINES. M155-75 HAVING BEEN COMPUTED AND BROUGHT TOGETHER WITH THE FIELD TRAVERSE AT POINT "A", WAS ROTATED USING COMPUTED LINE "A-B" FOR ORIENTATION. THIS RESULTED IN THE POINTS WE WERE ABLE TO FIND PER M155-75 FITTING OUR FIELD TIES VERY CLOSELY. THIS BEING THE CASE, THE SECTION CORNER AT THE NORTHWEST CORNER OF SECTION 21 WAS HELD AS CALCULATED PER M155-75 AS WERE POINTS "F" AND "G". POINT "H" WAS COMPUTED AT MID-POINT BETWEEN POINTS "J" AND "B". POINT "M" WAS CALCULATED AT MID-POINT BETWEEN POINTS "H" AND "G". POINT "K" WAS CALCULATED AT MID-POINT BETWEEN POINTS "D" AND "J". POINT "I", WAS ORIGINALLY SET PER RM 1-54 AND, WHILE NOT TIED ON M155-75, IT AND THE REST OF THE MONUMENTS FOUND PER M155-75 HEADING NORTHERLY FROM "I" TO "G" HAVE BEEN HELD AS THE BOUNDARY BETWEEN THE SUBJECT PROPERTY AND THE TRANSFER SITE FOR YEARS. FOR THIS REASON, THE NORTHERN BOUNDARY OF PARCEL 2 WAS EXTENDED EASTERLY FROM "M", ON LINE "K-M" TO POINT "L" WHICH WAS SET WHERE SAID LINE INTERSECTS LINE "L-C". THE CENTERLINE OF THE RAILROAD WAS TIED THROUGHOUT THE PROPERTY AND THAT CENTERLINE WAS OFFSET EITHER WAY 100 FEET TO CREATE THE RAILROAD RIGHT-OF-WAY. THE APPROXIMATE CENTER OF THE SOUTH UMPQUA RIVER WAS CREATED ON GOOGLE EARTH AND SAVED AS A KMZ FILE WHICH WAS IMPORTED INTO THE JOB AND HELD AS THE SOUTHERN BOUNDARY OF PARCEL 2.

PUBLIC RECORDS REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED OCTOBER 1, 2020. ORDER NO. 7399-3584933
POWER EASEMENT DATED APRIL 4, 1946. BOOK 121, PAGE 392, RECORDER'S NO. 50655 BLANKET IN NATURE. NOT PLOTTABLE
MINERAL RESERVATION DATED FEBRUARY 8, 1966. RESERVING 10% OF ALL MINERAL RIGHTS OF THE PROPERTY DESCRIBED PER INST. NO. 66-1530
RESTRICTIVE COVENANT RECORDED NOVEMBER 14, 2007 AS INST. NO. 2007-24322
COMMUNICATION EASEMENT DATED JULY 11, 2013 PER INST. 2014-1539. EASEMENT IS BLANKET IN NATURE. NOT PLOTTABLE.

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
RECORD PER M155-75
RECORD PER RM 1-54
RECORD PER M32-78

A-B FOUND ROD TO BRASS CAP S 40°50'31" E 2302.75' (S 42°45'23" E 2302.84')
H-I N 6°10'55" E 569.46' [N 4°09'24" E 567.92'] [N 4°09'24" E 572.74']
POINT "M" = SW 1/16- SET POINT "L" FOR NW CORNER PARCEL 2

FIELD CREW: NEIL HIBBS, ERIC HIBBS AND TONY FIELDS
EQUIPMENT: TIMBLE R-10 BASE & RECEIVER, NIKON NPL-322+2" TOTAL STATION
OFFICE: NEIL HIBBS
DRAFTING: NEIL HIBBS

T29S R5WC SEC. 21 TL 200
ZONE: RH-RESIDENTIAL HILLSIDE
COMP. PLAN: RESIDENTIAL
WATER: NONE
SEWER: NONE

BEARINGS ARE GRID, NAD83(CONUS). DISTANCES CONVERTED TO GROUND
CONVERGENCE: -1°54'52"
COMPINED SCALE FACTOR: 1.0000093859

PLANNING DEPT. FILE NO. M16-033

LAND PARTITION
LYING IN THE NW 1/4 & SW 1/4 OF SEC. 21, T29S, R5W
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON
CLIENT: GARRY HASLETT, TONJA WADE AS P.R.
P.O. BOX 476
MYRTLE CREEK, OR. 97457
SURVEYOR: NEIL HIBBS, LAND SURVEYING, INC.
738 LOOKINGGLASS RD.
ROSELAND, OR. 97471
PHONE: 541-857-8303
FAX: 541-857-8306
E-MAIL: neilhibbs@willblum.net
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRATION DATE 6/30/2021

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