

2020-0042

CENTER OF MANHOLE
S 1°28'48" W 1.99'
FD MAG W/ WASHER

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT DBUG, INC., 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.

Merle D. Tabor
MERLE D. TABOR, PRESIDENT OF DBUG, INC. 10/22/2020 DATE

Douglas County Official Records 2020-020117
Daniel J. Loomis, County Clerk



NO FEE
00525761202000201170010019
11/19/2020 02:42:28 PM
PLAT-PAR Cnt=1 Stn=33 HAJHNST
This is a no fee document

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 22nd DAY OF October, 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED MERLE TABOR AS PRESIDENT OF DBUG, INC, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

PRINTED NAME: Jessica St. Clair
COMMISSION #: 976046A
MY COMMISSION EXPIRES ON: June 25, 2022
SIGNATURE: *Jessica St. Clair*

SURVEYOR'S CERTIFICATE:

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

LOT 10, HORSMANN SUBDIVISION AS RECORDED IN VOLUME 23, PAGE 11 OF THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON.

APPROVALS:

Bruce Elliott 10-23-2020
SUTHERLIN COMMUNITY DEVELOPMENT DIRECTOR DATE

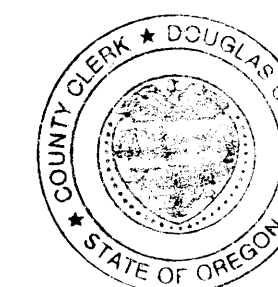
Kurtin O. Hart 10/26/2020
DOUGLAS COUNTY SURVEYOR DATE

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

Michelle Nelson 11/19/2020
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 19th DAY OF OCTOBER, 2020, 2:42 O'CLOCK AM/PM

Neil Hibbs 11/19/2020
DOUGLAS COUNTY CLERK DATE



NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO 2 PARCELS, TOGETHER WITH A 25' WIDE ACCESS AND UTILITY EASEMENT ACROSS PARCEL 1 TO BENEFIT PARCEL 2 AS SHOWN. MONUMENTS WERE FOUND AND HELD PER HORSMANN SUBDIVISION AS SHOWN. THERE WERE TWO ANOMALIES WHERE FOUND MONUMENTS DIFFERED FROM THE PLAT. IN THE CENTER OF THE CUL-DE-SAC, THE PLAT SHOWS A MONUMENT BUT WE FOUND THAT A SEWER MANHOLE IS CENTERED AT THIS SPOT WITH A MAGNAIL AND WASHER WERE ACTUALLY SET AS A 2 FOOT OFFSET TO THE SOUTH. THE OTHER DIFFERENCE WAS THAT RATHER THAN FINDING A MONUMENT AT THE SOUTHEAST CORNER OF LOT 10, THERE WAS A ROD FOUND AS A REFERENCE MONUMENT, 1.81 FEET NORTHERLY OF THE COMPUTED POSITION.

BASE OF BEARING- LINE "A-B" PER HORSMANN SUBDIVISION
S 5°05'22" E 53.64' (S 5°05'22" E 53.74')

TITLE REPORT BY WESTERN TITLE & ESCROW
DATED DECEMBER 26, 2019 ORDER NO. WT0182580-AV

EASEMENTS PER PARTITION PLAT 2007-0056 DATED 2007 RECORDING NO. 2007-010181

EASEMENTS PER HORSMANN SUBDIVISION PLAT DATED FEB. 20, 2008 RECORDING NO. 2008-002875



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 HORSMANN SUBDIVISION, VOL. 23, PG. 11

T25S R6W SEC. 13CD TL 9000
ZONE: R-2
COMP. PLAN: MEDIUM DENSITY
WATER: CITY OF SUTHERLIN
SEWER: CITY OF SUTHERLIN

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

PLANNING DEPT. FILE NO. 20-S012

LAND PARTITION

LYING IN THE SW 1/4 OF SEC. 13, T25S, R6W
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:
DBUG, INC.
11808 N. UMPQUA HWY.
ROSEBURG, OR. 97470

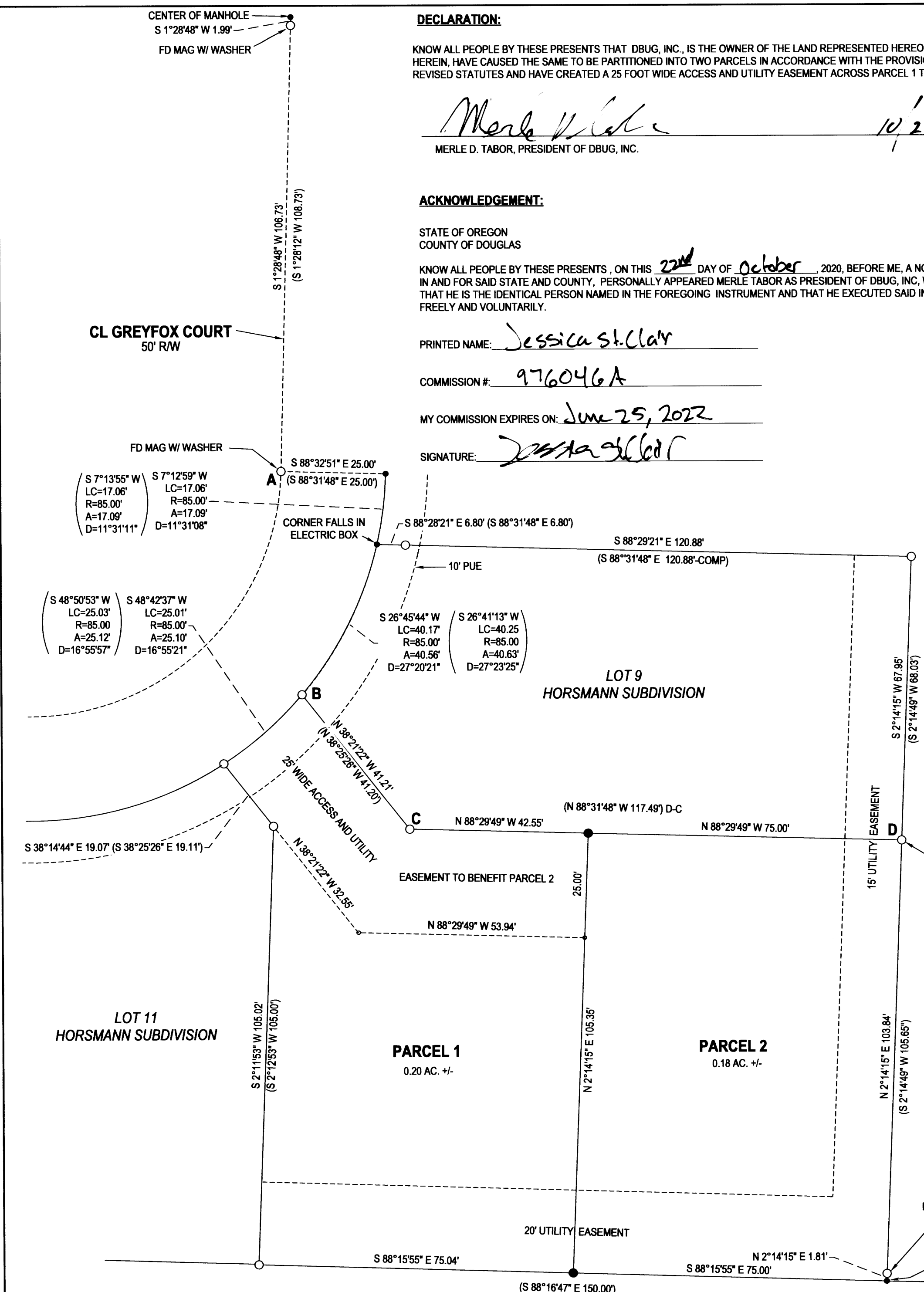
SURVEYOR:
NEIL HIBBS
LAND SURVEYING, INC
4738 LOCKWOOD RD.
ROSEBURG, OR. 97471
PHONE: 541-857-8283
FAX: 541-857-8286
E-MAIL: neilhibbs@neilhibbs.net

REGISTERED
PROFESSIONAL
LAND SURVEYOR

F. Neil Hibbs
OREGON
JANUARY 12, 1989
F. NEIL HIBBS
52989

EXPIRATION DATE
6/30/2021

DWG SCALE: 1"= 20' JOB NO.: 0067-13 DATE: OCTOBER 2020 PAGE 1 OF 1



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