



NO FEE

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GREGORY STREET 40' R/W

PARCEL 3
LAND PARTITION
2006-0033

NE CORNER PARCEL 3
LAND PARTITION 2006-0033

BASE OF BEARING PER LAND PARTITION 2006-0033
S 89°26'02" E 133.06' (S 89°26'02" E 133.07')

S 89°26'02" E 71.42' S 0°18'05" W 6.00' N 89°26'02" W 61.64'

EXISTING
SHOP
BUILDING

PARCEL 1
0.23 AC. +/-

PARCEL 2
0.20 AC. +/-

N 0°10'23" W 138.87' (N 0°09'01" E 138.85')

S 0°18'05" W 133.01'

N 0°11'35" W 139.16' (N 0°09'01" W 139.22')

25' WIDE ACCESS & UTILITY EASEMENT PER LAND PARTITION 2006-0033
WILL ALSO BENEFIT PARCELS 1 AND 2 OF THIS LAND PARTITION

N 89°18'33" W 70.27' N 89°18'33" W 133.12' (N 89°16'20" W 133.08')

10'x65' POWER EASEMENT PER
INST. NO. 2006-028974
S 89°18'33" E 62.85'

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO TWO PARCELS. BOTH PARCELS 1 AND 2 WILL HAVE USE OF AND BE SUBJECT TO THE EXISTING 25' WIDE ACCESS AND UTILITY EASEMENT CREATED PER LAND PARTITION 2006-0033 AS SHOWN. SET SOUTHERLY MONUMENT BETWEEN FOUND MONUMENTS AS SHOWN. THE NW CORNER OF PARCEL 1 LANDS IN LARGE ROOTS OF A TREE. SET REFERENCE MONUMENT 6 FEET SOUTHERLY AS SHOWN.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT JASON AND MELINDA TABOR ARE THE OWNERS 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.

JASON TABOR

MELINDA TABOR

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 29th DAY OF January, 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JASON AND MELINDA TABOR, WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

PRINTED NAME: Jana Sky

COMMISSION #: 985647

MY COMMISSION EXPIRES ON: April 8, 2023

SIGNATURE:

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.

PARCEL 2, LAND PARTITION 2006-0033 AS RECORDED IN THE SURVEY RECORDS OF DOUGLAS COUNTY, OREGON AND ALSO RECORDED AS INSTRUMENT NO. 2006-008582 IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

AMERI-TITLE SORT REPORT DATED DECEMBER 31, 2020
SUBJECT TO IRREVOCABLE PETITION FOR IMPROVEMENTS PER INST. NO. 2006-0028102

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

APPROVALS

WINSTON CITY MANAGER 2-1-21 DATE

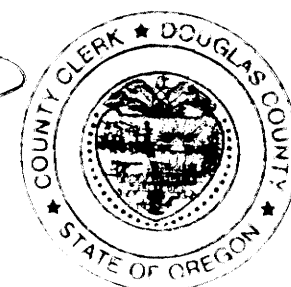
DOUGLAS COUNTY SURVEYOR 2/2/2021 DATE

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

DOUGLAS COUNTY TAX COLLECTOR 2/2/21 DATE

FILED THIS 2ND DAY OF February, 2021, 2:10 O'CLOCK AM/PM

DOUGLAS COUNTY CLERK 2/2/21 DATE



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 LAND PARTITION 2006-0033

T28S R6W SEC. 21AC TL 2801

SEWER: CITY OF WINSTON
WATER: CITY OF WINSTON
ZONE: RH
COMP/ PLAN: RES 16 DU/AC

PLANNING DEPT. FILE NO. 20-W006

LAND PARTITION LYING IN THE NE 1/4 OF SEC. 21, T28S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR
CLIENT: JASON AND MELINDA TABOR 240 S.E. GREGORY STREET WINSTON, OR. 97496	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 479 LOCKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-957-8303 fax: 541-957-8306 e-mail: neil@hibbsland.com.net	 OREGON JANUARY 12, 1989 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2021
DWG SCALE: 1"= 20'	JOB NO.: 2570-01	DATE: DECEMBER 2020
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