

2021-0013 B

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT RICKY C. WHELCHEL AND THE CITY OF ROSEBURG ARE 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,

Ricky C. Whelchel 3-22-21
RICKY C. WHELCHEL DATE
Nicole A. Messenger 03.24.2021
NICOLE A. MESSENGER, ROSEBURG CITY MANAGER DATE

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 22 DAY OF March, 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED NICOLE A. MESSENGER WHO DID SAY THAT SHE WAS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

PRINTED NAME: Jana Michelle Wagner *Ricky C. Whelchel*

COMMISSION #: 970788

MY COMMISSION EXPIRES ON: 1/25/22

SIGNATURE: *Jana Michelle Wagner*

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 24 DAY OF March, 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RICKY C. WHELCHEL WHO DID SAY THAT HE WAS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

PRINTED NAME: Koree D. Tate *Nicole A. Messenger*

COMMISSION #: 990827

MY COMMISSION EXPIRES ON: 08/26/2023

SIGNATURE: *Koree D. Tate*

APPROVALS:

Shirley Rose 03/24/2021
ROSEBURG COMMUNITY DEVELOPMENT DIRECTOR DATE

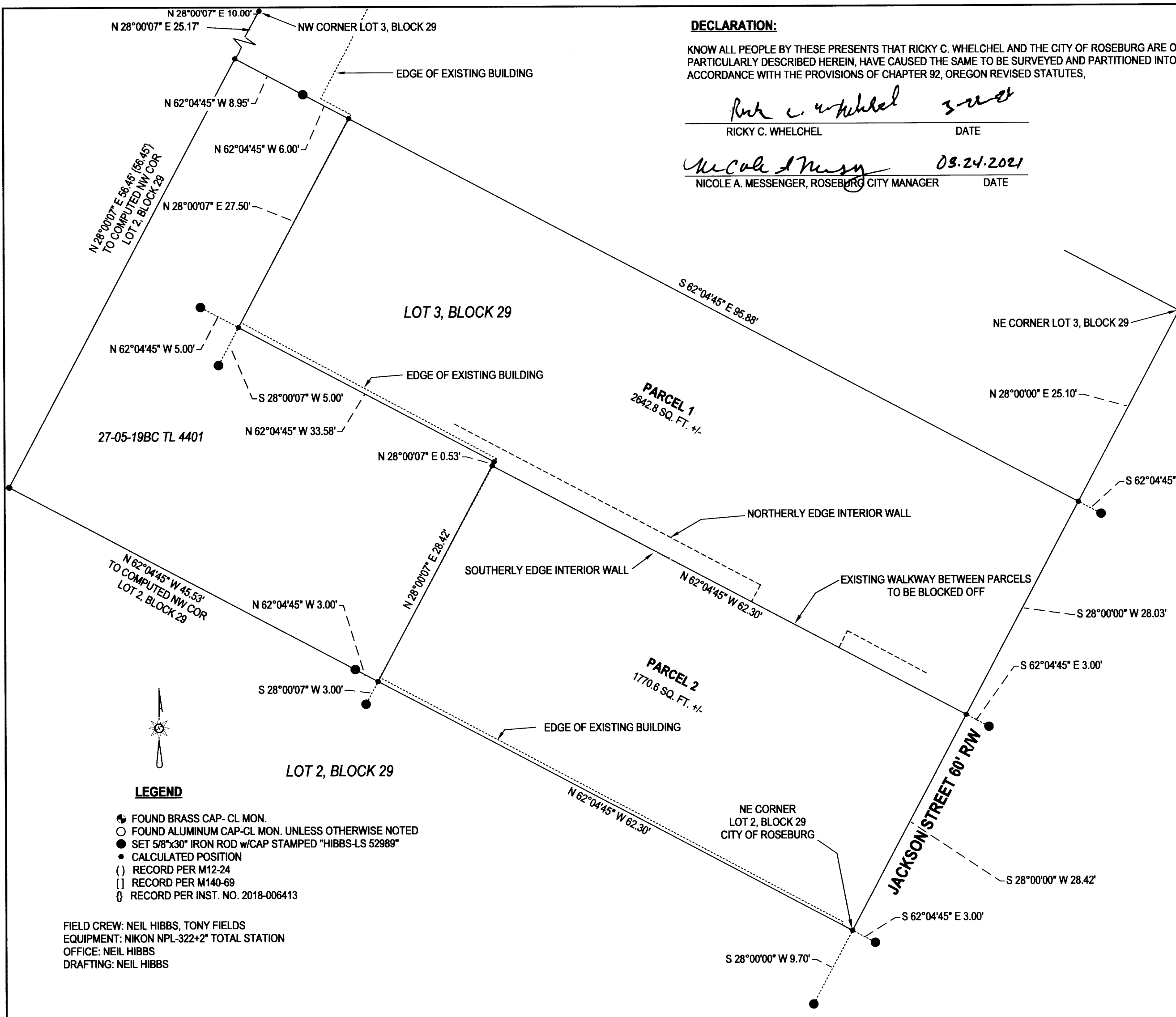
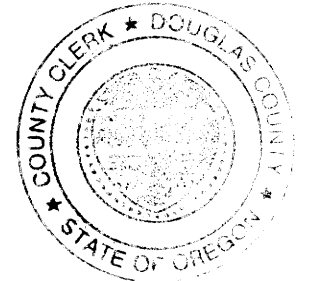
Heidi C. DeJure 3/24/2021
DOUGLAS COUNTY SURVEYOR DATE

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

J. P. E. Wil 3-24-21
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 24th DAY OF March, 2021, 12:47 O'CLOCK AM/PM

Heidi DeJure Deputy 3/24/21
DOUGLAS COUNTY CLERK DATE



LEGEND

- FOUND BRASS CAP-CL MON.
- FOUND ALUMINUM CAP-CL MON. UNLESS OTHERWISE NOTED
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- CALCULATED POSITION
- RECORD PER M12-24
- RECORD PER M140-69
- RECORD PER INST. NO. 2018-006413

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

NOTE: AS MENTIONED IN THE NARRATIVE, A BAD LEGAL DESCRIPTION IN 1981 RESULTED IN THE CITY INADVERTENTLY OWNING A VERY SMALL PORTION OF THE SUBJECT PROPERTY. THIS HAS BEEN UNKNOWN UNTIL NOW. I HAVE BEEN WORKING WITH THE CITY AND HAVE COME TO AN AGREEMENT THAT, ONCE RECORDED, WILL ELIMINATE THIS CONFLICT AND RESULT IN THE COMMON BOUNDARY BEING AS PER THIS SURVEY. THIS AGREEMENT MUST GO BEFORE THE CITY COUNCIL, WHICH DOES NOT HAPPEN UNTIL MID-APRIL. 2021.

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.

THAT LAND DESCRIBED AS THE SOUTHERLY 56.45 FEET OF LOT 3, BLOCK 29 OF THE CITY OF ROSEBURG, OREGON, DOUGLAS COUNTY, OREGON.

LESS A PORTION THEREOF, BEGINNING AT THE NORTHWEST CORNER OF LOT 2, BLOCK 29 OF THE CITY OF ROSEBURG; THENCE N 28°00'07" E 56.45 FEET; THENCE S 62°04'45" E 14.95 FEET; THENCE S 28°00'07" W 27.50 FEET; THENCE S 62°04'45" E 33.58 FEET; THENCE S 28°00'07" W 28.95 FEET; THENCE N 62°04'45" W 48.53 FEET TO THE NORTHWEST CORNER OF LOT 2, BLOCK 29 OF THE CITY OF ROSEBURG, THE PLACE OF BEGINNING.

T27S R5W SEC. 19BC. TL 4300
WATER: CITY OF ROSEBURG
SEWER: CITY OF ROSEBURG
ZONE: CBD (CENTRAL BUSINESS DISTRICT)
COMP. PLAN: COM (COMMERCIAL)

PLANNING DEPT. FILE NO. P-20-002

LAND PARTITION

LYING IN THE NW 1/4 OF SEC. 19, T27S, R5W
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:
KEITH TIDBALL AND SARAH EVERMAN
371 REDTAIL RIDGE LANE
ROSEBURG, OR. 97471

SURVEYOR:
NEIL HIBBS LAND SURVEYING, INC
479 LOCKWOODGLASS RD.
ROSEBURG, OR. 97471
PHONE: 541-957-8303
FAX: 541-957-8306
E-MAIL: neilhibbs@neilhibbs.net

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JANUARY 13, 1989
F. NEIL HIBBS
52989

EXPIRATION DATE
6/30/2021

DWG SCALE: 1" = 10' | JOB NO.: 1551-16 | DATE: MARCH 2021 | PAGE 2 OF 2

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