

2021-0014 B

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT JERRY L. TABOR BUILDING, INC. IS OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO THREE PARCELS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES, TOGETHER WITH TWO 10 FOOT WIDE DRAINAGE EASEMENTS, ANOTHER 20 FOOT WIDE DRAINAGE EASEMENT ALONG THE RIGHT-OF-WAY, A 5 FOOT WIDE DRAINAGE EASEMENT TO BENEFIT PARCEL 2. A 25 FOOT WIDE ACCESS AND UTILITY EASEMENT OVER THE SHARED DRIVEWAY FOR PARCELS 2 AND 3 THAT IS FOR THE BENEFIT OF PARCEL 2, AS WELL AS A 25 FOOT WIDE DRAINAGE EASEMENT OVER THE SOUTHERLY 25 FEET OF PARCEL 3 TO BENEFIT ALL THREE PARCELS AS WELL AS AN ADDITIONAL ACCESS AND UTILITY EASEMENT OVER THE SAME 25 FEET TO BENEFIT PARCEL 1. AN EASEMENT FOR A HAMMERHEAD FIRE TURN-AROUND IS ALSO BEING CREATED.

3-31-2021

BEN TATONE AS SECRETARY OF JERRY L. TABOR BUILDING INC.

DATE

**ACKNOWLEDGEMENT:**

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 31<sup>st</sup> DAY OF March, 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BEN H. TATONE 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: 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 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 NORTHEAST CORNER OF PARCEL 2, LAND PARTITION 1998-0107; THENCE S 21°41'16" W 75.00 FEET TO A 5/8" IRON ROD; THENCE S 52°19'57" W 68.32 FEET TO A 5/8" IRON ROD; THENCE S 33°52'28" W 161.39 FEET TO A 5/8" IRON ROD; THENCE S 29°07'46" W 10.09 FEET TO A 5/8" IRON ROD; THENCE N 72°21'43" W 106.87 FEET TO A 5/8" IRON ROD; THENCE N 40°14'53" W 18.88 FEET TO A 5/8" IRON ROD; THENCE N 72°16'27" W 297.58 FEET TO A 5/8" IRON ROD; THENCE N 72°16'27" W 160.14 FEET TO A 5/8" IRON ROD ON THE EASTERN RIGHT-OF-WAY OF CO. RD. NO. 388; THENCE N 17°47'26" E 192.08 FEET ALONG SAID RIGHT-OF-WAY TO A 5/8" IRON ROD; THENCE N 17°47'26" E 238.84 FEET ALONG SAID RIGHT-OF-WAY TO A 5/8" IRON ROD; THENCE N 17°45'04" E 130.33 FEET ALONG SAID RIGHT-OF-WAY TO A 5/8" IRON ROD; THENCE S 72°06'27" E 587.24 FEET TO A 5/8" IRON ROD; THENCE S 56°18'06" W 128.64 FEET TO A 5/8" IRON ROD; THENCE S 62°04'38" W 54.29 FEET TO A 5/8" IRON ROD; THENCE S 51°36'03" W 91.58 FEET TO A 5/8" IRON ROD; THENCE S 49°25'44" W 72.55 FEET TO A 5/8" IRON ROD; THENCE S 73°00'32" E 291.06 FEET TO A 5/8" IRON ROD, THE PLACE OF BEGINNING.

**APPROVALS:**

Brian Elliott 03-31-2021  
SUTHERLIN COMMUNITY DEVELOPMENT DIRECTOR DATE

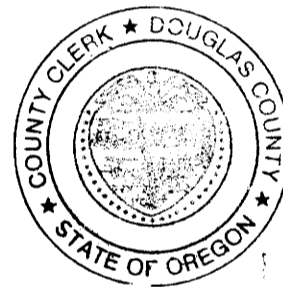
Kristian O. DeGroot 4/01/2021  
DOUGLAS COUNTY SURVEYOR DATE

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

J. P. Walker 4-1-21  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 1<sup>st</sup> DAY OF April, 2021, 11:26 O'CLOCK (AM/PM)

Hedi Dolmiston, Deputy 4/1/21  
DOUGLAS COUNTY CLERK DATE



PLANNING DEPT. FILE NO. 19-S017

<b>LAND PARTITION</b> LYING IN THE SW 1/4 & SE 1/4 OF SEC. 20, T25S, R5W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR
CLIENT: JERRI L. TABOR BUILDING, INC. 1224 NE WALNUT ST. STE 359 ROSEBURG, OR. 97470	SURVEYOR: <b>NEIL HIBBS</b> LAND SURVEYING, INC 428 LOCKWOOD AVE. NO. ROSEBURG, OR. 97471 PHONE: 541-957-8393 FAX: 541-957-8399 E-MAIL: neil@neilhibbs.com	 OREGON JANUARY 12, 1989 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2021
DWG SCALE: N/A	JOB NO.: 1159-53	DATE: MARCH 2021
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