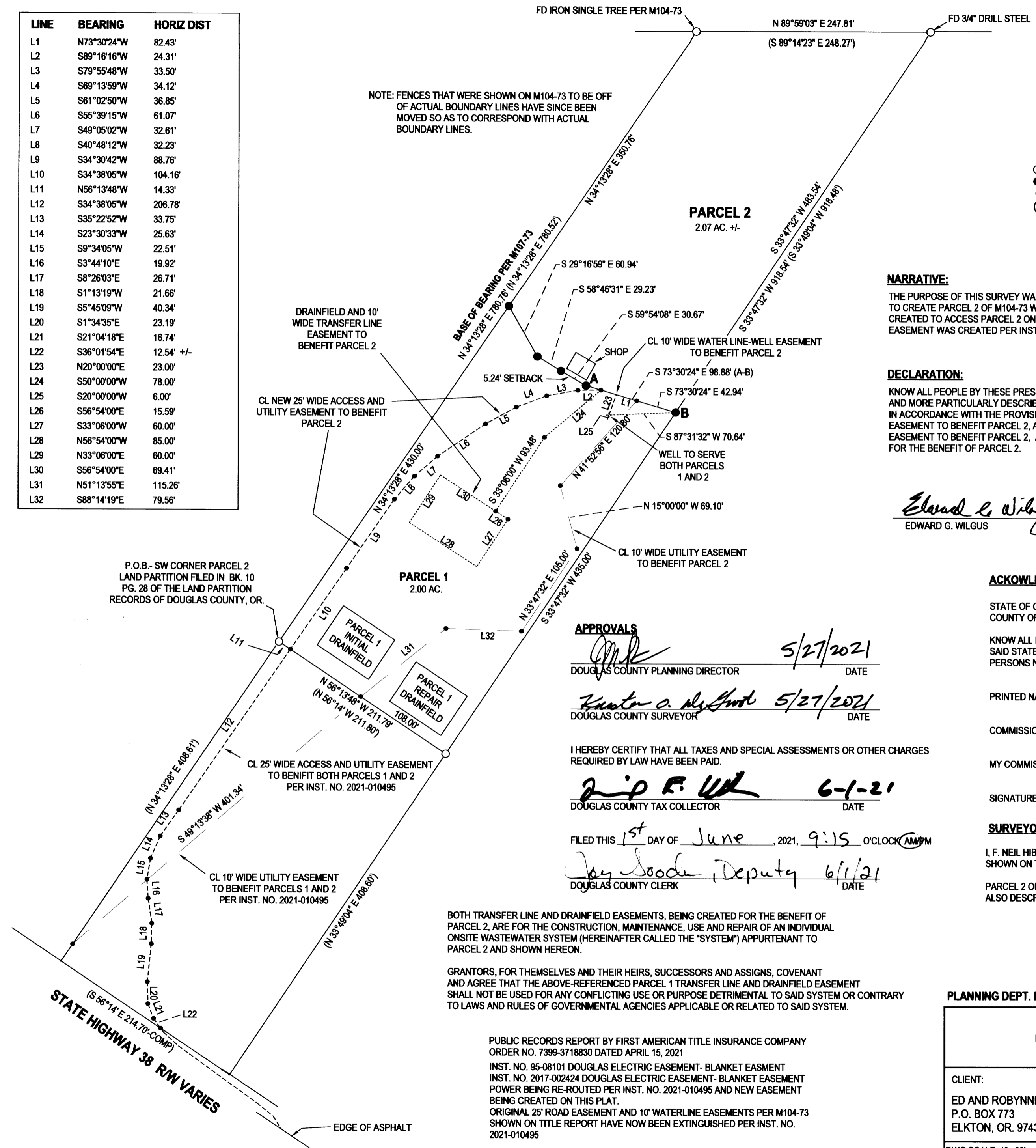


2021-0021

Douglas County Official Records  
Daniel J. Loomis, County Clerk  
2021-011559  
NO FEE  
06/01/2021 09:12:44 AM  
PLAT-PAR Cnt=1 Stn=40 JLG00DWI  
This is a no fee document

LINE	BEARING	HORIZ DIST
L1	N73°30'24"W	82.43'
L2	S89°16'16"W	24.31'
L3	S79°55'48"W	33.50'
L4	S69°13'59"W	34.12'
L5	S61°02'50"W	36.85'
L6	S55°39'15"W	61.07'
L7	S49°05'02"W	32.61'
L8	S40°48'12"W	32.23'
L9	S34°30'42"W	88.76'
L10	S34°38'05"W	104.16'
L11	N56°13'48"W	14.33'
L12	S34°38'05"W	206.78'
L13	S35°22'52"W	33.75'
L14	S23°30'33"W	25.63'
L15	S9°34'05"W	22.51'
L16	S3°44'10"E	19.92'
L17	S8°26'03"E	26.71'
L18	S1°13'19"W	21.66'
L19	S5°45'09"W	40.34'
L20	S1°34'35"E	23.19'
L21	S21°04'18"E	16.74'
L22	S36°01'54"E	12.54' +/-
L23	N20°00'00"E	23.00'
L24	S50°00'00"W	78.00'
L25	S20°00'00"W	6.00'
L26	S56°54'00"E	15.59'
L27	S33°06'00"W	60.00'
L28	N56°54'00"W	85.00'
L29	N33°06'00"E	60.00'
L30	S56°54'00"E	69.41'
L31	N51°13'55"E	115.26'
L32	S88°14'19"E	79.56'

NOTE: FENCES THAT WERE SHOWN ON M104-73 TO BE OFF OF ACTUAL BOUNDARY LINES HAVE SINCE BEEN MOVED SO AS TO CORRESPOND WITH ACTUAL BOUNDARY LINES.



**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 M104-73 (ALSO BK., PG. 28-LP REC)
- FIELD CREW: NEIL HIBBS, ERIC HIBBS  
EQUIPMENT: NIKON NPL-322+2" TOTAL STATION  
OFFICE: NEIL HIBBS  
DRAFTING: NEIL HIBBS

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO TWO PARCELS, TOGETHER WITH EASEMENTS AS SHOWN. MONUMENTS USED TO CREATE PARCEL 2 OF M104-73 WERE FOUND AND HELD. THE NORTHWESTERLY BOUNDARY OF SAID PARCEL 2 WAS HELD AS A BASE OF BEARING. THE ROAD CREATED TO ACCESS PARCEL 2 ON M104-73 WAS NOT BUILT WITHIN THE M104-73 EASEMENT. A NEW 25 FOOT WIDE ACCESS AND A NEW 10 FOOT WIDE UTILITY EASEMENT WAS CREATED PER INST. NO. 2021-010495.

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT EDWARD G. AND ROBYNNE L. WILGUS 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, TOGETHER WITH A 10 FOOT WIDE WATERLINE-WELL EASEMENT TO BENEFIT PARCEL 2, A 10 FOOT WIDE UTILITY EASEMENT TO BENEFIT PARCEL 2, A DRAINFIELD AND TRANSFER LINE EASEMENT TO BENEFIT PARCEL 2, A 25 FOOT WIDE ACCESS AND UTILITY EASEMENT OVER THE SHARED DRIVEWAY ACROSS PARCEL 1 THAT IS FOR THE BENEFIT OF PARCEL 2.

*Edward G. Wilgus* 5/27/2021  
EDWARD G. WILGUS DATE

*Robynne L. Wilgus* 5-27-21  
ROBYNNE L. WILGUS DATE

**ACKNOWLEDGEMENT**

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 27<sup>th</sup> DAY OF May, 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED EDWARD G. WILGUS AND ROBYNNE L. WILGUS WHO DID SAY THAT THEY WERE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

PRINTED NAME: Jessica St. Clair

COMMISSION #: 976046A

MY COMMISSION EXPIRES ON: June 25, 2022

SIGNATURE: Jessica St. Clair



**APPROVALS**

*[Signature]* 5/27/2021  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

*[Signature]* 5/27/2021  
DOUGLAS COUNTY SURVEYOR DATE

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

*[Signature]* 6-1-21  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 1<sup>st</sup> DAY OF June, 2021, 9:15 O'CLOCK AM/PM

*[Signature]* Deputy 6/1/21  
DOUGLAS COUNTY CLERK DATE

BOTH TRANSFER LINE AND DRAINFIELD EASEMENTS, BEING CREATED FOR THE BENEFIT OF PARCEL 2, ARE FOR THE CONSTRUCTION, MAINTENANCE, USE AND REPAIR OF AN INDIVIDUAL ONSITE WASTEWATER SYSTEM (HEREINAFTER CALLED THE "SYSTEM") APPURTENANT TO PARCEL 2 AND SHOWN HEREON.

GRANTORS, FOR THEMSELVES AND THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE THAT THE ABOVE-REFERENCED PARCEL 1 TRANSFER LINE AND DRAINFIELD EASEMENT SHALL NOT BE USED FOR ANY CONFLICTING USE OR PURPOSE DETRIMENTAL TO SAID SYSTEM OR CONTRARY TO LAWS AND RULES OF GOVERNMENTAL AGENCIES APPLICABLE OR RELATED TO SAID SYSTEM.

PUBLIC RECORDS REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY  
ORDER NO. 7399-3718830 DATED APRIL 15, 2021  
INST. NO. 95-08101 DOUGLAS ELECTRIC EASEMENT- BLANKET EASMENT  
INST. NO. 2017-002424 DOUGLAS ELECTRIC EASEMENT- BLANKET EASEMENT  
POWER BEING RE-ROUTED PER INST. NO. 2021-010495 AND NEW EASEMENT BEING CREATED ON THIS PLAT.  
ORIGINAL 25' ROAD EASEMENT AND 10' WATERLINE EASEMENTS PER M104-73 SHOWN ON TITLE REPORT HAVE NOW BEEN EXTINGUISHED PER INST. NO. 2021-010495

PLANNING DEPT. FILE NO. 20-090

<b>LAND PARTITION</b> LYING IN THE NW 1/4, NE 1/4, SE 1/4 AND SW 1/4 OF SEC. 19, T22S, R7W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR
CLIENT: ED AND ROBYNNE WILGUS P.O. BOX 773 ELKTON, OR. 97436	SURVEYOR: <b>NEIL HIBBS</b> LAND SURVEYING, INC 4788 LOCKWOODS RD. ROSEBURG, OR. 97471 PHONE: 541-957-8383 FAX: 541-957-8386 e-mail: neil@hibbsland.com	<i>[Signature]</i> OREGON JANUARY 12, 1989 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2021
DWG SCALE: 1"= 80'	JOB NO.: 2548-01	DATE: APRIL 2021
		PAGE 1 OF 1

2021-0021