

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT FRED WIDMER, AS TRUSTEE OF THE FRED A. WIDMER TRUST, IS THE 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. A 25 FOOT ACCESS AND UTILITY EASEMENT BEING CREATED ACROSS PARCELS 1, 2 AND 3 FOR THE BENEFIT OF ALL THREE PARCELS. ANOTHER 25 FOOT WIDE ACCESS AND UTILITY EASEMENT IS ALSO BEING CREATED ALONG THE SOUTHERN BOUNDARY OF PARCEL 1 AND 3 THAT IS BE BENEFIT ALL THREE PARCELS WITH THIS EASEMENT AREA BEING IRREVOCABLY OFFERED FOR DEDICATION PER INST. NO. 2021-015623.

Douglas County Official Records 2021-016124
Daniel J. Loomis, County Clerk



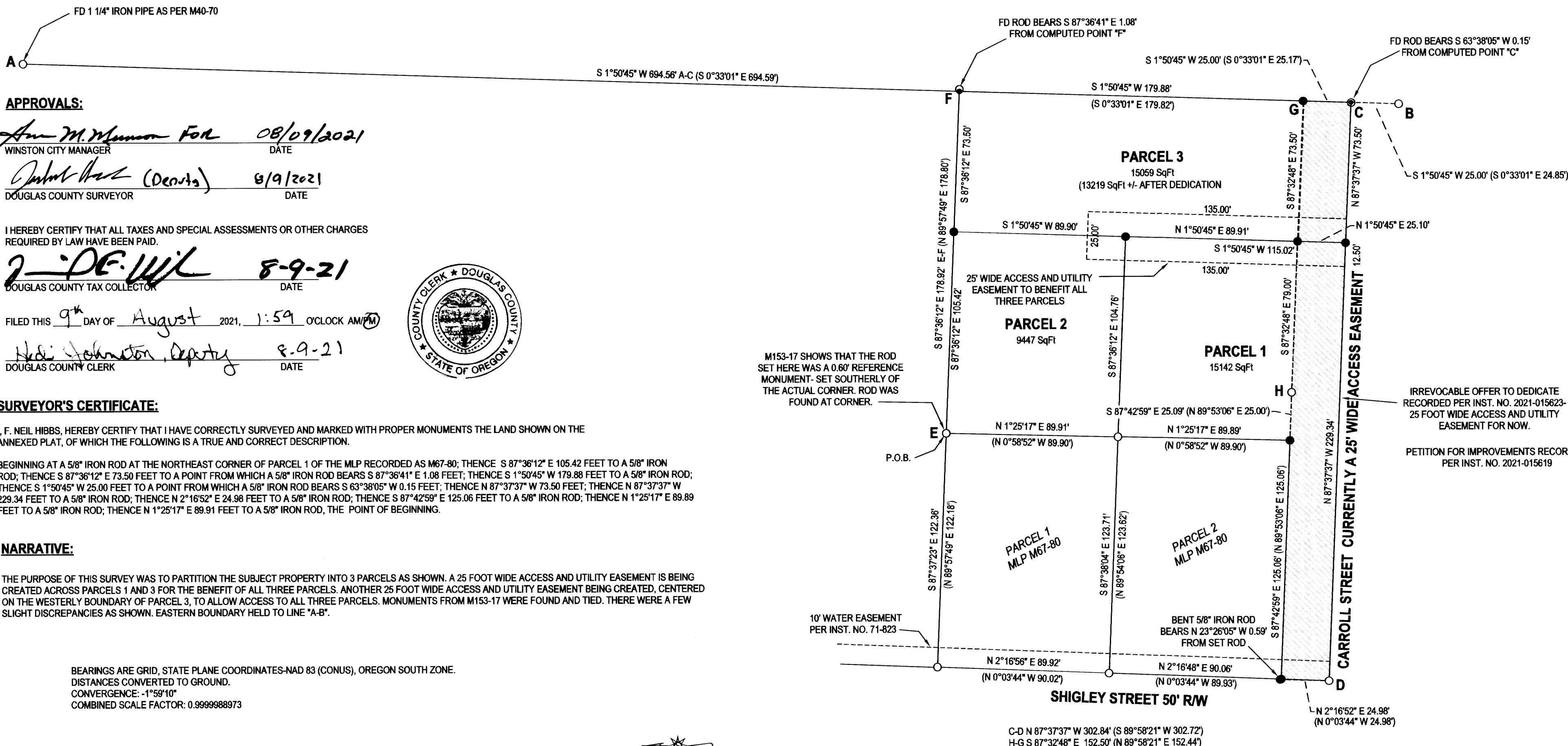
NO FEE

08/09/2021 01:59:26 PM
PLAT-PAR Cnt=1 Stn=33 HAJOHNST
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SEE CONSENT AFFIDAVIT 2021-016123

FRED A. WIDMER, TRUSTEE DATE

FD 1 1/4" IRON PIPE AS PER M40-70



APPROVALS:

Ann M. Munson For 08/09/2021
WINSTON CITY MANAGER DATE

Daniel Hibbs (Deputy) 8/9/2021
DOUGLAS COUNTY SURVEYOR DATE

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

J. DE. WIL 8-9-21
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 9th DAY OF August 2021, 1:59 O'CLOCK AM/PM

Hedi Johnston, Deputy 8-9-21
DOUGLAS COUNTY CLERK DATE



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 1 OF THE MLP RECORDED AS M67-80; THENCE S 87°36'12" E 105.42 FEET TO A 5/8" IRON ROD; THENCE S 87°36'12" E 73.50 FEET TO A POINT FROM WHICH A 5/8" IRON ROD BEARS S 87°36'41" E 1.08 FEET; THENCE S 1°50'45" W 179.88 FEET TO A 5/8" IRON ROD; THENCE S 1°50'45" W 25.00 FEET TO A POINT FROM WHICH A 5/8" IRON ROD BEARS S 63°38'05" W 0.15 FEET; THENCE N 87°37'37" W 73.50 FEET; THENCE N 87°37'37" W 229.34 FEET TO A 5/8" IRON ROD; THENCE N 2°16'52" E 24.98 FEET TO A 5/8" IRON ROD; THENCE S 87°42'59" E 125.06 FEET TO A 5/8" IRON ROD; THENCE N 1°25'17" E 89.89 FEET TO A 5/8" IRON ROD; THENCE N 1°25'17" E 89.91 FEET TO A 5/8" IRON ROD, THE POINT OF BEGINNING.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO 3 PARCELS AS SHOWN. A 25 FOOT WIDE ACCESS AND UTILITY EASEMENT IS BEING CREATED ACROSS PARCELS 1 AND 3 FOR THE BENEFIT OF ALL THREE PARCELS. ANOTHER 25 FOOT WIDE ACCESS AND UTILITY EASEMENT BEING CREATED, CENTERED ON THE WESTERLY BOUNDARY OF PARCEL 3, TO ALLOW ACCESS TO ALL THREE PARCELS. MONUMENTS FROM M153-17 WERE FOUND AND TIED. THERE WERE A FEW SLIGHT DISCREPANCIES AS SHOWN. EASTERN BOUNDARY HELD TO LINE "A-B".

BEARINGS ARE GRID, STATE PLANE COORDINATES-NAD 83 (CONUS), OREGON SOUTH ZONE.
DISTANCES CONVERTED TO GROUND.
CONVERGENCE: -1°59'10"
COMBINED SCALE FACTOR: 0.9999988973

PUBLIC RECORDS REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY
DATED JULY 12, 2021 - ORDER NO. 7399-3773848



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 M153-17
- [] RECORD PER M66-21
- (()) RECORD PER LAND PARTITION 2006-0106
- <> RECORD PER M96-77
- [] RECORD PER LAND PARTITION 1993-0087

FIELD CREW: NEIL HIBBS, ERIC HIBBS, TONY FIELDS
EQUIPMENT: NIKON NPL-322+2" TOTAL STATION, TRIMBLE R10 BASE AND RECSIVER
OFFICE: NEIL HIBBS
DRAFTING: NEIL HIBBS

28-06-22CB TL 1900
ZONE: (RLA) RESIDENTIAL LOW DENSITY A
COMP. PLAN: RESIDENTIAL 4.5 DU/AC
WATER: WINSTON DILLARD WATER DISTRICT
SEWER: CITY OF WINSTON

PLANNING DEPT. FILE NO. 18-W014

LAND PARTITION LYING IN THE SW 1/4 OF SEC. 22, T28S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR OREGON JANUARY 12, 1988 F. NEIL HIBBS 52989 EXPIRATION DATE 8/30/2023	
CLIENT: FRED WIDMER P.O. BOX 2500 WINSTON, OR. 97496	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 4739 LOCKWOOD AVE. S.W. WALTON, OR. 97147 PHONE: 541-857-8303 FAX: 541-857-8306 E-MAIL: neil@neilhibbs.com		
DWG SCALE: 1"= 40'	JOB NO.: 2448-01	DATE: JULY 2021	PAGE 1 OF 1

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