

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE SMITH LOVING TRUST IS THE OWNER 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. A SHARED WELL EASEMENT IS BEING CREATED ACROSS PARCEL 1 FOR THE BENEFIT OF PARCEL 2.

Douglas County Official Records 2021-017220
Daniel J. Loomis, County Clerk

NO FEE
00548404202100172200020027
08/26/2021 02:10:32 PM
PLAT-PAR Cnt=1 Stn=33 HAJOHNST
This is a no fee document

Lawrence Jeffory Smith 8-25-21
LAWRENCE JEFFORY SMITH, TRUSTEE DATE

ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 25th DAY OF August, 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BEFORE ME LAWRENCE JEFFORY SMITH AS TRUSTEE FOR THE SMITH LOVING TRUST, WHO DID SAY THAT HE IS 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 A PORTION OF THE LAND SHOWN ON THE ANNEXED PLAT, OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION.

THAT PROPERTY DESCRIBED IN INSTRUMENT NOS. 1991-4737 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

APPROVALS:

Jeff Lehbrach for JMS 8-25-21
DOUGLAS COUNTY PLANNING DIRECTOR DATE

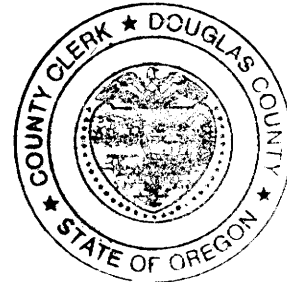
[Signature] (deputy) 8-25-21
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 8-26-21
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 26th DAY OF August 2021, 2:10 O'CLOCK AM/PM

Hed Dalmator Deputy 8/26/21
DOUGLAS COUNTY CLERK DATE



NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO TWO PARCELS, TOGETHER WITH A SHARED WELL EASEMENT AS SHOWN. A NUMBER OF MONUMENTS WERE RECOVERED FROM VARIOUS SURVEYS. THERE WERE ALSO A NUMBER OF MONUMENTS THAT WERE SEARCHED FOR AND NOT FOUND. THE NE CORNER OF DLC 42 SEEMS TO HAVE BEEN WASHED OUT. WHEN THIS CORNER IS COMPUTED, BASED ON THE SE CORNER AND THE PIPE FOUND AT POINT "E", IT ENDS UP BEING APPROXIMATELY 20 FEET WESTERLY OF THE EXISTING FENCE. M23-65, DONE BY HAINES IN 1962 SHOWS THE FENCE GOING TO THE NE CORNER OF THE DLC BUT THE EXISTING FENCE HAS BEEN THERE A LONG TIME WITH THE GROUND TO THE WEST CLEARLY HAVING BEEN USED TO GROW HAY WHILE THE EASTERN SIDE HAS CLEARLY BEEN USED AS AN ORCHARD. WE HELD THE EXISTING FENCE AS THE EASTERN BOUNDARY ONCE WE GOT PAST THE MONUMENTS FOUND NORTH OF THE ROAD. BOTH THE APPROXIMATE FLOODPLAIN AND FLOODWAY BOUNDARIES WERE PULLED OFF OF THE NATIONAL FLOOD HAZARD LAYER ON GOOGLE EARTH AS KMZ FILES WHICH DROPPED DIRECTLY ONTO THE MAP. THE COUNTY ROAD WAS COMPUTED PER THE 1959 ROAD PLANS, BROUGHT TOGETHER WITH THE FIELD TRAVERSE AT POINT "F" AND THEN ROTATED AROUND "F" TO BRING INTO ALIGNMENT WITH THE LINE BETWEEN RODS FOUND AT POINTS "F" AND "G".

PUBLIC RECORDS REPORT BY FIRST AMERICAN TITLE COMPANY. DATED JULY 27, 2021. ORDER NO. 7399-377797

POWER EASEMENT PER BOOK 101, RECORDER'S NO. 14977- NOT PLOTTABLE

POWER EASEMENT PER BOOK 284, RECORDER'S NO. 261949- NOT PLOTTABLE

INGRESS AND EGRESS EASEMENT PER BOOK 366 PAGE 238, RECORDER'S NO. 66-1584 MENTIONS A GATEWAY ROAD BUT NOT DEFINED OR PLOTTABLE

PLANNING DEPT. FILE NO. 18-073

LAND PARTITION		REGISTERED PROFESSIONAL LAND SURVEYOR
LYING IN THE NW 1/4 AND SW 1/4 OF SEC. 23, T22S R8W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: SMITH LOVING TRUST 2825 HENDERER RD. ELKTON, OR. 97436	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 478 LOOKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-857-8303 fax: 541-857-8306 e-mail: neil@hibbsland.com	OREGON JANUARY 12, 1889 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2023
DWG SCALE: N/A	JOB NO.: 1974-01	
DATE: JUNE 2021		PAGE 1 OF 2

2021-0033A

2021-0033A