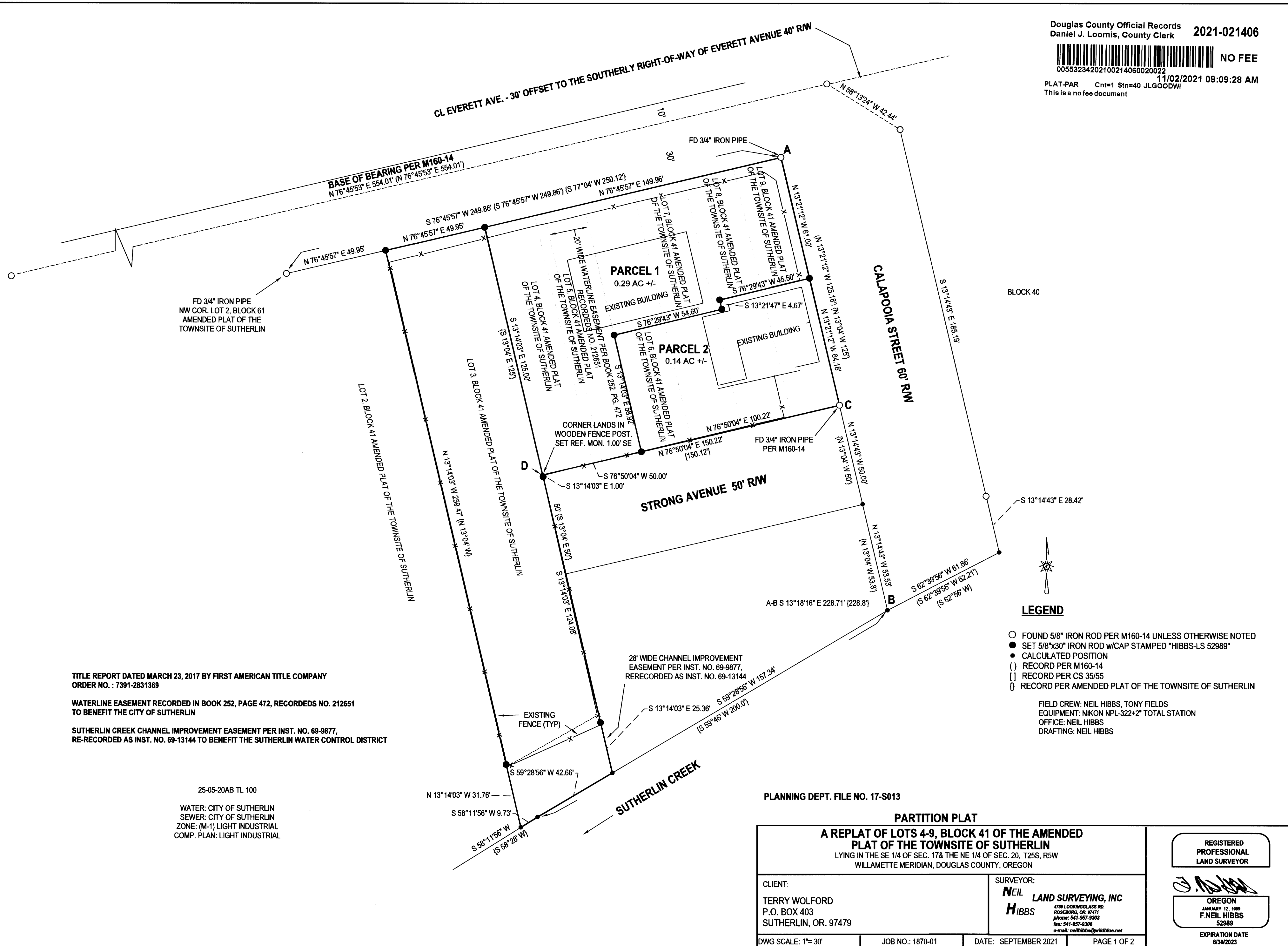


2021-0045 A

Douglas County Official Records
Daniel J. Loomis, County Clerk 2021-021406



NO FEE
11/02/2021 09:09:28 AM
PLAT-PAR Cnt=1 Stn=40 JLGODWI
This is a no fee document



TITLE REPORT DATED MARCH 23, 2017 BY FIRST AMERICAN TITLE COMPANY
ORDER NO. : 7391-2831369
WATERLINE EASEMENT RECORDED IN BOOK 252, PAGE 472, RECORDED NO. 212651
TO BENEFIT THE CITY OF SUTHERLIN
SUTHERLIN CREEK CHANNEL IMPROVEMENT EASEMENT PER INST. NO. 69-9877,
RE-RECORDED AS INST. NO. 69-13144 TO BENEFIT THE SUTHERLIN WATER CONTROL DISTRICT

25-05-20AB TL 100
WATER: CITY OF SUTHERLIN
SEWER: CITY OF SUTHERLIN
ZONE: (M-1) LIGHT INDUSTRIAL
COMP. PLAN: LIGHT INDUSTRIAL

LEGEND
○ FOUND 5/8" IRON ROD PER M160-14 UNLESS OTHERWISE NOTED
● SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
● CALCULATED POSITION
() RECORD PER M160-14
[] RECORD PER CS 35/55
{} RECORD PER AMENDED PLAT OF THE TOWNSITE OF SUTHERLIN
FIELD CREW: NEIL HIBBS, TONY FIELDS
EQUIPMENT: NIKON NPL-322+2" TOTAL STATION
OFFICE: NEIL HIBBS
DRAFTING: NEIL HIBBS

PLANNING DEPT. FILE NO. 17-S013

PARTITION PLAT

**A REPLAT OF LOTS 4-9, BLOCK 41 OF THE AMENDED
PLAT OF THE TOWNSITE OF SUTHERLIN**
LYING IN THE SE 1/4 OF SEC. 17& THE NE 1/4 OF SEC. 20, T25S, R5W
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:
TERRY WOLFORD
P.O. BOX 403
SUTHERLIN, OR. 97479

SURVEYOR:
NEIL HIBBS LAND SURVEYING, INC
4729 LOOKINGGLASS RD.
ROSEBURG, OR. 97471
phone: 541-957-5303
fax: 541-957-6306
e-mail: neilhibbs@wilblue.net

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Neil Hibbs
OREGON
JANUARY 12, 1998
F. NEIL HIBBS
52989

EXPIRATION DATE
6/30/2023

DWG SCALE: 1"= 30' JOB NO.: 1870-01 DATE: SEPTEMBER 2021 PAGE 1 OF 2

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DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT TERRY L. WOLFORD IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE SURVEYED AND REPLATTED INTO TWO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES.

Terry L. Wolford 9-13-21
TERRY L. WOLFORD DATE

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 13TH DAY OF September, 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED TERRY L. WOLFORD 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: Kristi Gilbert

COMMISSION #: 1002095

MY COMMISSION EXPIRES ON: 07-27-2024

SIGNATURE: Kristi Gilbert

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.

LOTS 4-9, BLOCK 41 OF THE AMENDED PLAT OF THE TOWNSITE OF SUTHERLIN AS RECORDED IN VOLUME 3, PAGE 20 OF THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON.

APPROVALS:

Brian Stolt 9-13-2021
SUTHERLIN COMMUNITY DEVELOPMENT DIRECTOR DATE

Rand A. Rieley 9-14-21
DOUGLAS COUNTY SURVEYOR DATE

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

R. P. E. III 11-2-21
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 2ND DAY OF November, 2021, 9:05 O'CLOCK (AM/PM)

Joy Soeden Deputy 11/2/21
DOUGLAS COUNTY CLERK DATE



NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO REPLAT 6 EXISTING LOTS INTO 2 PARCELS THAT WOULD CONFORM TO THE EXISTING STRUCTURES. WE USED CONTROL FROM AN EARLIER JOB WHICH WE FILED AS MAP M160-14. WE SET MONUMENTS REPLATTING THE 6 LOTS INTO 2 PARCELS AS APPROVED. WE ALSO SET RODS DEFINING LOT 3, BLOCK 41 AS SHOWN. THE NORTH BOUNDARY OF BLOCK 41 WAS PROPORTIONED BETWEEN FOUND MONUMENTS. SIDES OF LOT 3 WERE HELD PERPENDICULAR TO EVERETT. THE EAST SIDE OF BLOCK 41 WAS HELD BETWEEN FOUND MONUMENTS ON THE NORTHTERLY END AND WAS HELD PARALLEL TO THE EASETERN RIGHT-OF-WAY OF CALAPOOIA STREET FROM POINT "C" TO "B" AS SHOWN. POINT "D", THE COMPUTED SW CORNER OF PARCEL 1 WAS HELD TO A RECORD 125.00 FEET FROM THE NORTHEAST CORNER OF LOT 3. NORTHERN RIGH-OF-WAY OF STRONG AVENUE HELD TO LINE "C-D"

PLANNING DEPT. FILE NO. 17-S013

PARTITION PLAT

A REPLAT OF LOTS 4-9, BLOCK 41 OF THE AMENDED PLAT OF THE TOWNSITE OF SUTHERLIN LYING IN THE SE 1/4 OF SEC. 17 & THE NE 1/4 OF SEC. 20, T25S, R5W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR
CLIENT: TERRY WOLFORD P.O. BOX 403 SUTHERLIN, OR. 97479	SURVEYOR: NEIL LAND SURVEYING, INC HIBBS 4738 LOOKINGGLASS RD. ROSEBURG, OR. 97471 PHONE: 541-957-9303 FAX: 541-957-9306 e-mail: neilhibbs@wilshibbs.com	<u>F. Neil Hibbs</u> OREGON JANUARY 12, 1999 F. NEIL HIBBS 52969 EXPIRATION DATE 6/30/2023
DWG SCALE: N/A	JOB NO.: 1870-01	DATE: SEPTEMBER 2021
		PAGE 2 OF 2

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