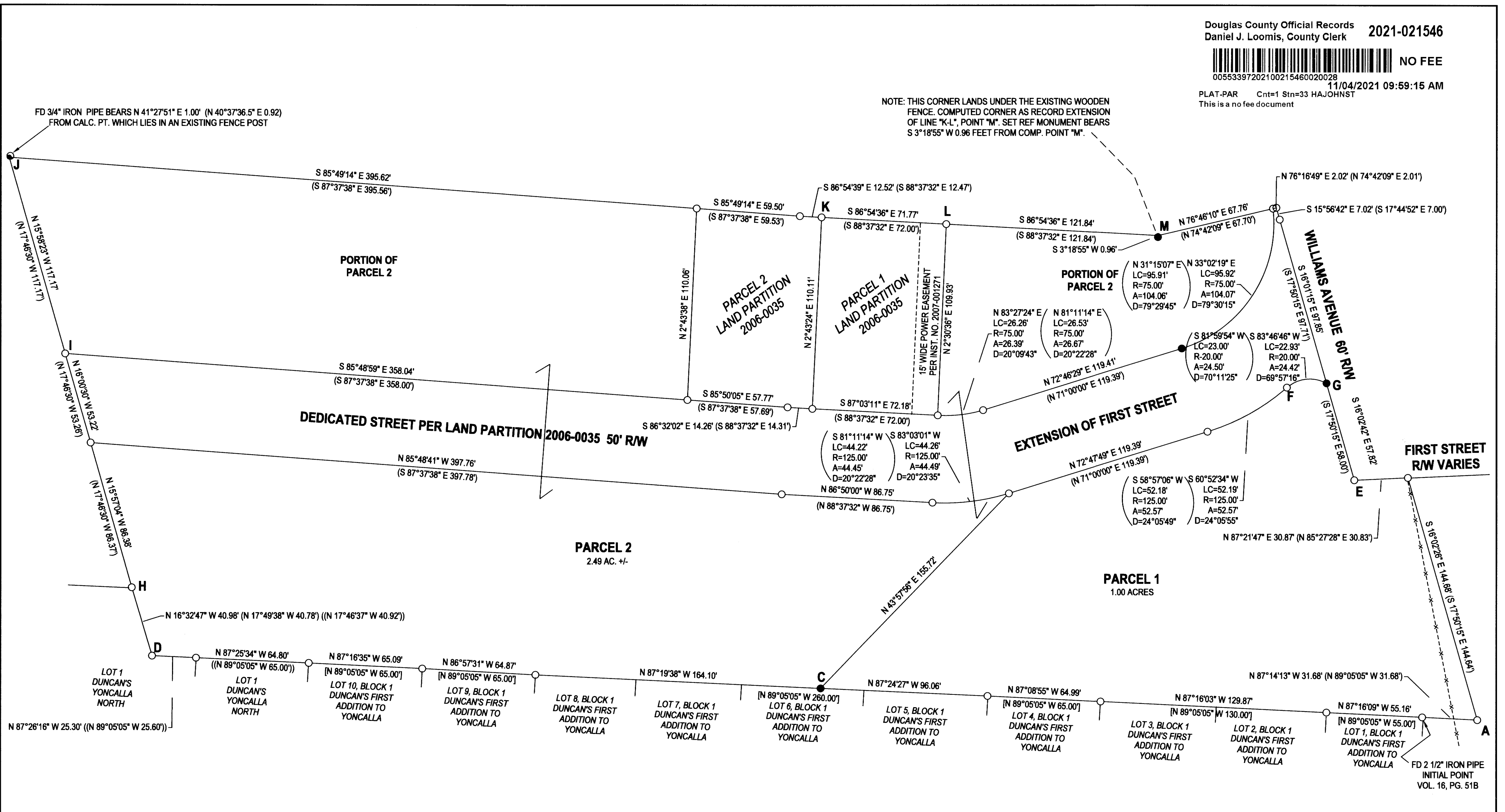




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NOTE: THIS CORNER LANDS UNDER THE EXISTING WOODEN FENCE. COMPUTED CORNER AS RECORD EXTENSION OF LINE "K-L", POINT "M". SET REF MONUMENT BEARS S 3°18'55" W 0.96 FEET FROM COMP. POINT "M".

BEARINGS ARE GRID, NAD83, OREGON SOUTH ZONE. DISTANCES CONVERTED TO GROUND.  
CONVERGENCE: -1°54'30"  
COMBINED SCALE FACTOR: 1.0000039066



- 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 LAND PARTITION 2006-0035
  - [ ] RECORD PER DUNCAN'S FIRST ADDITION TO YONCALLA, VOL. 16, PG. 51
  - (()) RECORD PER DUNCAN'S YONCALLA NORTH, VOL. 16, PG. 67

FIELD CREW: NEIL HIBBS, ERIC HIBBS, KADIN BAKER  
EQUIPMENT: NIKON NPL-322+2" TOTAL STATION, TRIMBLE R10 BASE AND RECEIVER  
OFFICE: NEIL HIBBS  
DRAFTING: NEIL HIBBS

PRELIMINARY TITLE REPORT BY WESTERN TITLE & ESCROW  
DATED MAY 17, 2021. ORDER NO. WT0216419  
EASEMENT TO DOUGLAS ELECTRIC COOPERATIVE PER INST. NO. 2007-001271  
DATED JAN. 19, 2007  
15' WIDE BY LENGTH OF SERVICE

PLANNING DEPT. FILE NO. 2021-06

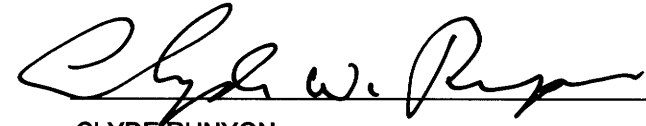
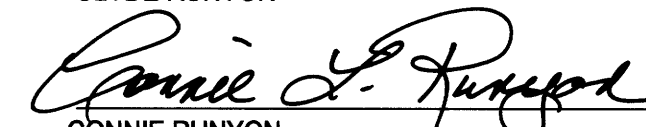
<b>LAND PARTITION</b> LYING IN THE NE 1/4 OF SEC. 4, T23S, R5W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR   OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2023	
CLIENT: CLYDE & CONNIE RUNYON 83267 BRADFORD RD. CRESWELL, OR. 97426	SURVEYOR: <b>NEIL HIBBS</b> LAND SURVEYING, INC 4739 LOCKINGGLASS RD. ROSEBURG, OR. 97131 PHONE: 541-857-8303 FAX: 541-857-8308 E-MAIL: neil@hibbslandsurveying.com		
DWG SCALE: 1"= 40'	JOB NO.: 2626-01	DATE: OCTOBER 2021	PAGE 1 OF 2

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2021-0048 B

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT CLYDE AND CONNIE RUNYON 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.

	<u>11-3-21</u>
CLYDE RUNYON	DATE
	<u>11-3-21</u>
CONNIE RUNYON	DATE

**ACKNOWLEDGEMENT**

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 3 DAY OF November, 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BEFORE ME CLYDE AND CONNIE RUNYON, WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

PRINTED NAME: Sandra Harbaugh

COMMISSION #: 981518

MY COMMISSION EXPIRES ON: November 26, 2022

SIGNATURE: Sandra Harbaugh

**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.

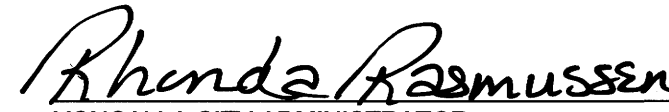
PARCEL 3, LAND PARTITION 2006-0035 AS RECORDED IN THE SURVEY RECORDS OF DOUGLAS COUNTY, OREGON ALSO RECORDED AS INSTRUMENT NO. 2006-008626.

WAIVER OF REMONSTRANCE RECORDED PER INST. NO. 2021-21389

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO PARTITION ~~PARCEL 2 AND~~ PARCEL 3 OF LAND PARTITION 2020-0039 INTO TWO PARCELS AS SHOWN. MONUMENTS FOUND PER LAND PARTITION 2006-0035, DUNCAN'S FIRST ADDITION TO YONCALLA AND DUNCAN'S YONCALLA NORTH WERE TIED AND HELD AS SHOWN. POINT "C" WAS SET ON LINE "A-D". POINT "D" TO THE FOUND 2 1/2" IRON PIPE INITIAL POINT OF DUNCAN'S FIRST ADDITION TO YONCALLA BEARS S 87°16'56" E 730.24 FEET, 2006-0035 RECORD FOR THIS LINE IS S 89°05'05" E 730.58 FEET. LAND PARTITION 2006-0035 DOES NOT SHOW ANY OF THE OTHER MONUMENTS FOUND PER DUNCAN'S FIRST ADDITION. POINT "G" WAS SET A PROPORTIONED DISTANCE-DISTANCE INTERSECTION FROM POINTS "E" AND "F". POINT "J" WAS CALCULATED ON AN EXTENSION OF LINE "H-I" AT RECORD DISTANCE FROM POINT "I". PARCEL 1, WHEN DEVELOPED IS TO ACCESS DIRECTLY OFF OF WILLIAMS/ FIRST STREET, SOUTHERLY OF POINT "G", WHERE THERE IS CURRENT VEHICULAR ACCESS TO PARCEL 1. THIS IS BECAUSE PARCEL 1 HAS A DRAINAGE WITH WETLANDS IDENTIFIED IN THE PREVIOUS LAND PARTITION 2006-0035 SEPARATING THE BUILDABLE AREA FROM THE EXTENSION OF FIRST STREET THAT IS PLATTED THROUGH THIS PARTITION.

**APPROVALS:**


	<u>11-03-2021</u>
YONCALLA CITY ADMINISTRATOR	DATE

	<u>11-3-21</u>
DOUGLAS COUNTY SURVEYOR	DATE

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

	<u>11-3-21</u>
DOUGLAS COUNTY TAX COLLECTOR	DATE

FILED THIS 4<sup>th</sup> DAY OF November, 2021, 9:59 O'CLOCK AM PM


	<u>11/4/2021</u>
DOUGLAS COUNTY CLERK	DATE



T23S R5W SEC. 4AD TL 800

WATER: CITY OF YONCALLA  
SEWER: CITY OF YONCALLA  
ZONE: UR (URBAN RESIDENTIAL)

PLANNING DEPT. FILE NO. 2021-06

<b>LAND PARTITION</b>		REGISTERED PROFESSIONAL LAND SURVEYOR   OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2023
LYING IN THE SE 1/4 OF SEC. 4, T23S R5W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: CLYDE & CONNIE RUNYON 83267 BRADFORD RD. CRESWELL, OR. 97426	SURVEYOR: <b>NEIL HIBBS</b> LAND SURVEYING, INC 4728 LOCKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-937-8363 fax: 541-937-8366 e-mail: neil@nhilbbs.com	
DWG SCALE: N/A	JOB NO.: 2626-01	DATE: OCTOBER 2021
		PAGE 2 OF 2

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