

2021-0053

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NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO 2 PARCELS AS SHOWN. MONUMENTS FOUND ARE SHOWN RECORD AS PER LAND PARTITION 2019-0013. REPLACED NW CORNER OF PARCEL 1 AS NOTED. SET MONUMENTS ON LINES BETWEEN EXISTING MONUMENTS.

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 NORTHWEST CORNER OF PARCEL 1, LAND PARTITION 2019-0013; THENCE S 2°29'12" W 68.99 FEET TO A 5/8" IRON ROD; THENCE S 2°29'12" W 75.29 FEET TO A 5/8" IRON ROD; THENCE S 2°29'12" W 38.43 FEET TO A 5/8" IRON ROD; THENCE N 89°12'42" W 127.87 FEET TO A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 47; THENCE N 1°03'31" E 113.22 FEET ALONG SAID RIGHT-OF-WAY TO A 5/8" IRON ROD; THENCE N 1°03'31" E 70.18 FEET ALONG SAID RIGHT-OF-WAY TO A 5/8" IRON ROD; THENCE S 88°52'58" E 132.42 FEET TO A 5/8" IRON ROD, THE PLACE OF BEGINNING.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT WILLIAM AZZALINO 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.

SEE CONSENT AFFIDAVIT

WILLIAM AZZALINO DATE



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 M141-22
- [] RECORD PER LAND PARTITION 2001-0063

EASEMENTS LISTED ARE PER WESTERN TITLE COMPANY
 TITLE REPORT- WT0206305 DATED DECEMBER 14, 2020

EXC. #10- REC. NO. 259406 (VOLUME 282, PAGE 612) BLANKET
 EXC #12- 96-0082 IRREVOCABLE PETITION FOR IMPROVEMENTS
 EXC. #13- 96-0083 CITY OF WINSTON AGREEMENT

FIELD CREW: NEIL HIBBS, KADIN BAKER
 EQUIPMENT: NIKON NPL-322+2" TOTAL STATION
 OFFICE: NEIL HIBBS
 DRAFTING: NEIL HIBBS



APPROVALS:

Mark D. Bauer 11-16-2021
 WINSTON CITY MANAGER DATE

Rand A. Zimly 11-16-21
 DOUGLAS COUNTY SURVEYOR DATE

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

J. P. E. Wil 12-7-21
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 7th DAY OF December 2021, 9:17 O'CLOCK (AM/PM)

Hedi Jalnost, Deputy 12/7/2021
 DOUGLAS COUNTY CLERK DATE

PLANNING DEPT. FILE NO. 21-W009

LAND PARTITION

LYING IN THE NW 1/4 & SW 1/4 OF SEC. 20, T28S, R6W
 WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:
 WILLIAM AZZALINO
 2407 PORT WHITBY
 NEWPORT BEACH, CA. 92660-5435

SURVEYOR:
NEIL HIBBS
 LAND SURVEYING, INC
 4738 LOCKMEADOWS RD.
 ROSELAND, OR. 97071
 phone: 541-857-8303
 fax: 541-857-8306
 e-mail: neil@neilhibbs.com

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

F. Neil Hibbs
 OREGON
 JANUARY 12, 1989
 F. NEIL HIBBS
 52989

EXPIRATION DATE
 6/30/2023

DWG SCALE: 1"= 30' JOB NO.: 2697-01 DATE: NOVEMBER 2021 PAGE 1 OF 1

