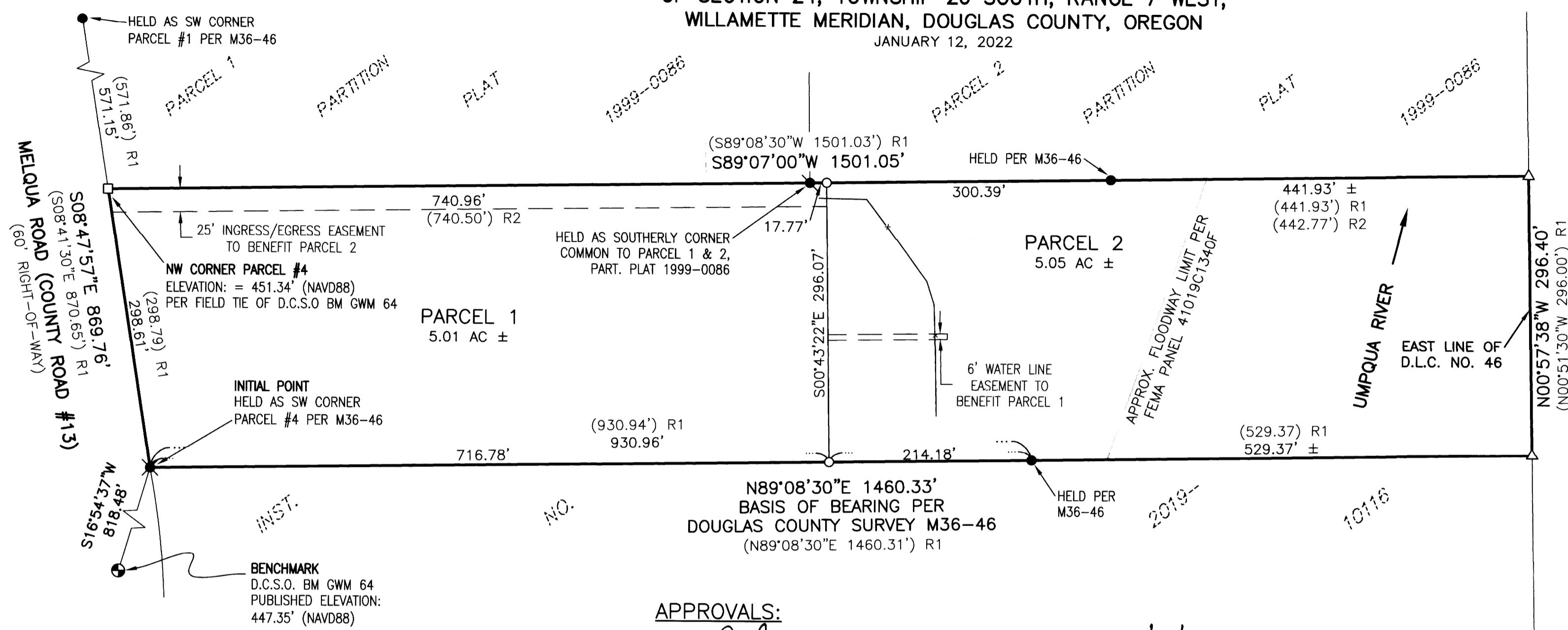


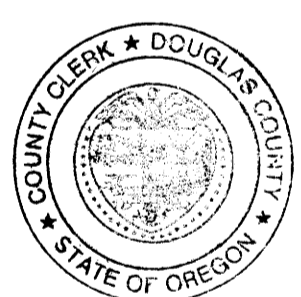
2022-0001

PARTITION PLAT
LOCATED IN THE NORTHEAST QUARTER
OF SECTION 24, TOWNSHIP 26 SOUTH, RANGE 7 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON
JANUARY 12, 2022

Douglas County Official Records 2022-000994
Daniel J. Loomis, County Clerk
NO FEE
01/20/2022 03:49:41 PM
PLAT-PAR Cnt=1 Stn=33 HAJOHNST
This is a no fee document



- LEGEND
- DENOTES FOUND 5/8" IRON ROD PER M36-46, DOUGLAS COUNTY SURVEY RECORDS
- DENOTES 5/8" IRON ROD PER PARTITION PLAT 1999-0086, DOUGLAS COUNTY SURVEY RECORDS
- DENOTES FOUND 3/4" IRON PIPE PER M36-46, DOUGLAS COUNTY SURVEY RECORDS
- DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING"
- DENOTES SET PK NAIL AND WASHER MARKED "IE ENGINEERING"
- DENOTES CALCULATED POSITION, NOTHING FOUND OR SET
(R1) -DENOTES RECORD PER M36-46, DOUGLAS COUNTY SURVEY RECORDS
(R2) -DENOTES RECORD PER PARTITION PLAT 1999-0086, DOUGLAS COUNTY SURVEY RECORDS



APPROVALS:

DOUGLAS COUNTY PLANNING DIRECTOR 1/20/2022
DOUGLAS COUNTY SURVEYOR 1/20/2022

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

DOUGLAS COUNTY TAX COLLECTOR 1/20/2022

FILED THIS 20th DAY OF January, 2022, 3:49 O'CLOCK AM (PM)

DOUGLAS COUNTY CLERK, Deputy 1/20/22

ACKNOWLEDGMENT:

STATE OF OREGON }
COUNTY OF DOUGLAS } ss.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 12TH DAY OF JANUARY 2022, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED GEORGE W GIBBY AND RHONDA G GIBBY WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

NOTARY: ELAINE BERG
NOTARY PUBLIC - OREGON
COMMISSION NO.: 972256
MY COMMISSION EXPIRES: March 12, 2022

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE GEORGE W GIBBY & RHONDA G GIBBY FAMILY TRUST IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED INTO PARCELS AS SHOWN.

BY: George W. Gibby
GEORGE W GIBBY, TRUSTEE
BY: Rhonda G. Gibby
RHONDA G GIBBY, TRUSTEE

ZONE: 5R - RURAL RESIDENTIAL 5 AC.
COMP. PLAN: RC5 - COMMITTED RESIDENTIAL 5 AC.
WATER: WELL
SEWER: SEPTIC

PLANNING DEPT. FILE NUMBER: 21-076

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2021-16971, DEED RECORDS OF DOUGLAS COUNTY, OREGON, THE PROCEDURE WAS AS FOLLOWS:

THE SOUTH BOUNDARY WAS ESTABLISHED BY HOLDING RECORD MONUMENTS FOUND PER M36-46. THIS BOUNDARY WAS THEN EXTENDED AT RECORD DISTANCE EASTERLY TO DETERMINE THE SOUTHEAST PROPERTY CORNER, WHICH IS ALONG THE EAST LINE OF D.L.C. NO. 46.

THE NORTH BOUNDARY WAS ESTABLISHED BY HOLDING RECORD MONUMENTS FOUND PER M36-46. THE BOUNDARY WAS THEN EXTENDED AT RECORD DISTANCE EASTERLY TO DETERMINE THE NORTHEAST PROPERTY CORNER, WHICH IS ALONG THE EAST LINE OF D.L.C. NO. 46.

THE WEST BOUNDARY WAS ESTABLISHED BY HOLDING RECORD MONUMENTS FOUND PER M36-46 ALONG THE EASTERLY RIGHT-OF-WAY BOUNDARY OF MELQUA ROAD (COUNTY ROAD #13). THE ESTABLISHED NORTH BOUNDARY OF THE PROPERTY WAS INTERSECTED WITH SAID EASTERLY RIGHT-OF-WAY BOUNDARY TO CALCULATE THE POSITION OF THE NORTHWEST PROPERTY CORNER. SAID NORTHWEST CORNER LIES IN A SHARED PAVED DRIVEWAY; THE ORIGINAL MONUMENT IS BELIEVED TO HAVE BEEN PAVED OVER. A HOT SPOT WAS DETECTED VIA METAL DETECTOR AT SAID INTERSECTION. A PK NAIL AND WASHER WERE SET IN ORDER TO PERPETUATE SAID NORTHWEST PROPERTY CORNER.

MONUMENTS WERE SET AT THE NEWLY CREATED LOT CORNERS AS SHOWN.



SCALE: 1"=100'
SHEET 1 OF 1
JOB NO. 0613-07

CLIENT:
GEORGE GIBBY
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ROSEBURG, OR 97470
809 SE Pine Street
Roseburg, Oregon 97470
PHONE (541) 673-0166
FAX (541) 440-9392
iemail@ieengineering.com

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
NOVEMBER 10, 2010
BRENT H. KNAPP
8116

EXPIRES: 6/30/2023

i.e.
ENGINEERING

2022-0001