

2022-0019

Douglas County Official Records  
Daniel J. Loomis, County Clerk 2022-007024



NO FEE

04/13/2022 09:19:01 AM  
PLAT-PAR Cnt=1 Stn=33 HAJOHNST  
This is a no fee document

**DECLARATION:**  
KNOW ALL PEOPLE BY THESE PRESENTS THAT TYCO PROPERTIES LLC AND TI-4446 OLD HWY 99S LLC ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN, HAVE CAUSED THE SAME TO BE PARTITIONED INTO TWO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES.

SEE CONSENT AFFIDAVIT 2022-007021 4/13/22  
RON TYREE, MEMBER OF TYCO PROPERTIES LLC DATE

SEE CONSENT AFFIDAVIT 2022-007022 4/13/22  
LUTFI THABET, MANAGER OF TI-4446 OLD HWY 99S LLC DATE

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO 2 PARCELS AS SHOWN. BEARINGS AND DISTANCE BETWEEN FOUND RODS ALONG ERVIN AVENUE AND "M" STREET ARE RECORD PER OUR PREVIOUS SURVEY, FILED AS M171-20. POINT "C" WAS SET AT THE INTERSECTION OF LINES "D-E" AND THE EXTENSION OF LINE "A-B". POINT "G" WAS SET AT THE POINT CALCULATED PER M171-20. POINT "H" WAS SET ON LINE "F-G". POINT "I" WAS SET ON LINE "B-C"

PER THE PUBLIC RECORDS REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. 7399-3429872 PREPARED ON APRIL 13, 2020, THERE ARE NO EASEMENTS AFFECTING THIS PROPERTY. THE ENCROACHMENT OF THE CARWASH NOTED IN THE REPORT IS NO LONGER AN ISSUE WITH THE CONFIGURATION OF THE NEWLY CREATED PARCELS BEING CREATED..

**APPROVALS:**  
DOUGLAS COUNTY PLANNING DIRECTOR 3/29/2022  
DOUGLAS COUNTY SURVEYOR 3-30-22

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.  
DOUGLAS COUNTY TAX COLLECTOR 4-13-22

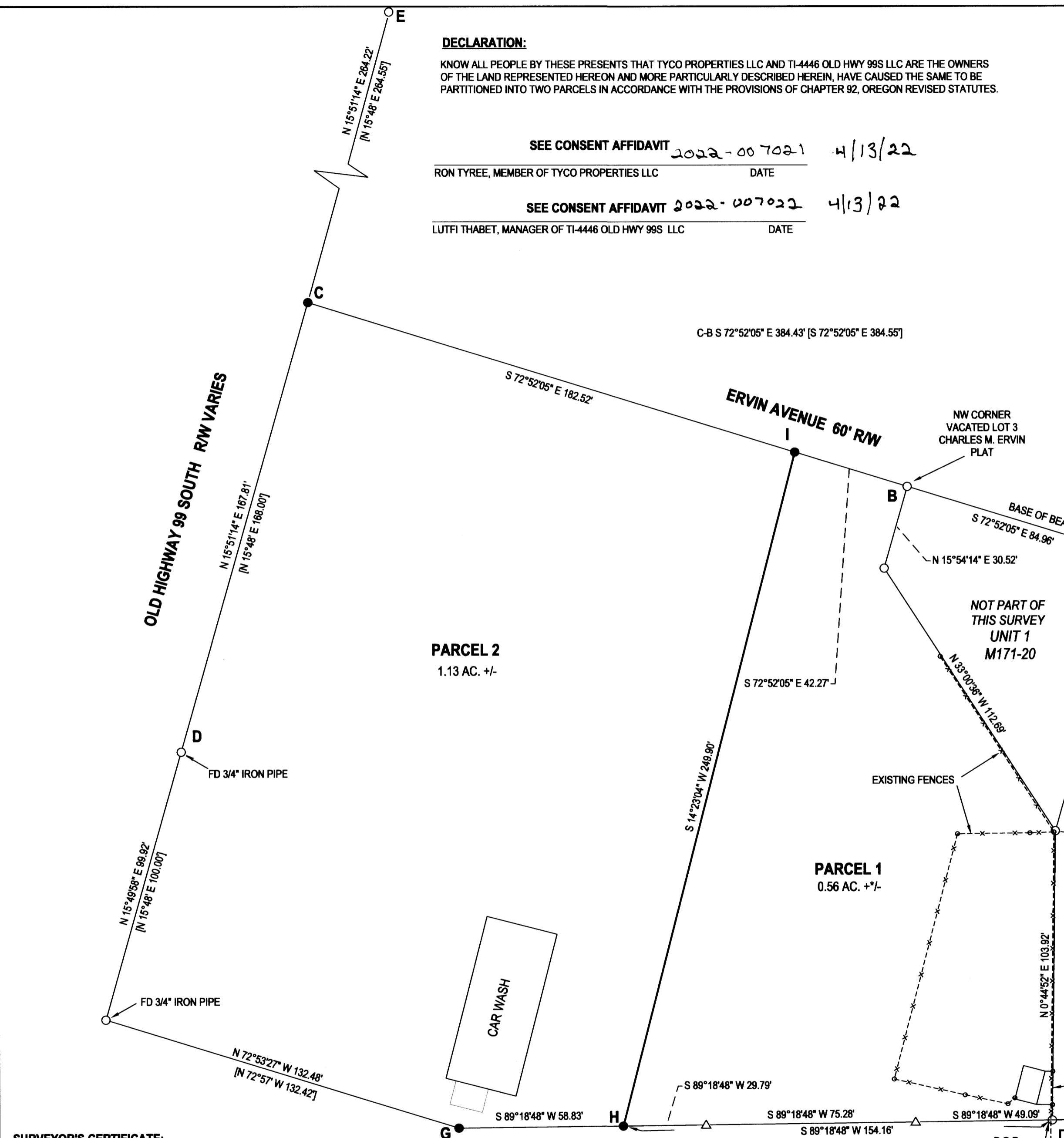
FILED THIS 13<sup>th</sup> DAY OF April, 2022 9:19 O'CLOCK AM PM  
DOUGLAS COUNTY CLERK 4/13/22



- 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 CS 58/48-3

FIELD CREW: NEIL HIBBS, SCOTT THOMPSON, TONY FIELDS  
EQUIPMENT: NIKON NPL-522 +2" TOTAL STATION  
OFFICE: NEIL HIBBS  
DRAFTING: NEIL HIBBS

PLANNING DEPT. FILE NO. 18-072



**SURVEYOR'S CERTIFICATE:**  
I, F. NEIL HIBBS, HEREBY CERTIFY THAT I HAVE CORRECTLY PLATTED 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 SOUTHEAST CORNER OF ADJUSTED UNIT 2, INSTRUMENT NO. 2017-004404 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE S 89°18'48" W 154.16 FEET TO A 5/8" IRON ROD; THENCE S 89°18'48" W 58.83 FEET TO A 5/8" IRON ROD; THENCE N 72°53'27" W 132.48 FEET TO A 3/4" IRON PIPE ON THE EASTERLY RIGHT-OF-WAY OF OLD HIGHWAY 99 SOUTH; THENCE N 15°49'58" E 99.92 FEET ALONG SAID EASTERLY RIGHT-OF-WAY TO A 3/4" IRON PIPE; THENCE N 15°51'14" E 167.81 FEET ALONG SAID EASTERLY RIGHT-OF-WAY TO A 5/8" IRON ROD; THENCE S 72°52'05" E 182.52 FEET TO A 5/8" IRON ROD; THENCE S 72°52'05" E 42.27 FEET TO A 5/8" IRON ROD; THENCE S 15°54'14" W 30.52 FEET; THENCE S 33°00'36" E 112.69 FEET TO A 5/8" IRON ROD; THENCE S 0°44'52" W 103.92 FEET TO A 5/8" IRON ROD, THE PLACE OF BEGINNING.

**LAND PARTITION**  
LYING IN THE NE 1/4 OF SEC. 11, T28S, R6W  
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT: TYCO PROPERTIES LLC P.O. BOX 2706 EUGENE, OR. 97402	SURVEYOR: <b>NEIL HIBBS</b> LAND SURVEYING, INC 47th Loomis-Hillside Rd. Hillsboro, OR. 97121 phone: 541-857-8303 fax: 541-857-8388 e-mail: neil@neilhibbs.com		
DWG SCALE: 1"= 30'	JOB NO.: 1897-01	DATE: MAY 2021	PAGE 1 OF 1

REGISTERED PROFESSIONAL LAND SURVEYOR  
OREGON  
JANUARY 12, 1988  
F. NEIL HIBBS  
52989  
EXPIRATION DATE 6/30/2022

2022-0019