

2022-0020 B

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE LARRY W. EDMONSON AND KAY F. EDMONSON JOINT TRUST, DATED 1/15/2002, 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. A 60 FOOT ACCESS AND UTILITY EASEMENT BEING CREATED ACROSS PARCELS 1 AND PARCEL 2 FOR THE BENEFIT OF PARCELS 1 AND 2. A 15' WIDE UTILITY EASEMENT IS ALSO BEING CREATED ALONG THE EASTERN BOUNDARY OF PARCEL 2 FOR THE BENEFIT OF PARCEL 1.

[Signature] 4-28-22
LARRY W. EDMONSON, TRUSTEE DATE

[Signature] 4/28/22
KAY F. EDMONSON, TRUSTEE DATE

ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 28 DAY OF April, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BEFORE ME LARRY W. AND KAY F. EDMONSON AS TRUSTEES OF THE LW AND KF EDMONSON JOINT TRUST, 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: Marie Neet

COMMISSION #: 1020904

MY COMMISSION EXPIRES ON: January 31, 2026

SIGNATURE: [Signature]

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO TWO PARCELS, TOGETHER WITH EASEMENTS AS SHOWN. THE NORTHWEST CORNER OF THE PROPERTY WAS HELD TO THE MONUMENTS FOUND PER M134-9. THE WESTERN BOUNDARY AND NORTHERN BOUNDARY WERE ALSO HELD AS PER M134-9 AND THE EASTERN BOUNDARY OF THE SUBJECT PROPERTY WAS HELD TO THE MONUMENTS FOUND PER M158-77 AND THE NORTHERLY EXTENSION THEREOF. THE EASTERN BOUNDARY, CREATED AS DESCRIBED, LAND VERY CLOSE TO THE OLD EXISTING FENCE WITH SHOTS BEING FROM INCHES WEST OF THE FENCE TO BEING INCHES EAST OF THE FENCE. AS SUCH THIS LINE IS HELD AS THE EASTERN BOUNDARY OF LOT 9. M106-56 NOTED THE EXISTING FENCE AS BEING 9.7 FEET INTO LOT 10. M106-56 STATES THAT THIS CONCLUSION WAS BASED ON M7-29. M7-29 DOES NOT EVEN DEAL WITH THESE LOTS. IT IS CLEAR THAT M106-56 WAS HOLDING PLAT RECORD DISTANCES FOR THE LOTS COMING WESTERLY FROM THE ROD FOUND AT THE NORTHEAST CORNER OF LOT 12. THIS WAS IMPROPER AS ALL SURVEYS THAT SHOW THE LINE ACROSS THE NORTH END OF THESE LOTS SHOW THE OVERALL DISTANCE AS BEING SUBSTANTIALLY SHORT. THE PINS SET ALONG THE NORTHERN BOUNDARY ARE ON THE NORTH SIDE OF THE EXISTING FENCE AS NOTED PER M166-12 WITH OUR MONUMENTS LINING UP WITH THE LINE AS POSTED AND BLAZED PER M166-12.

APPROVALS:

[Signature] 4/28/2022
DOUGLAS COUNTY PLANNING DIRECTOR DATE

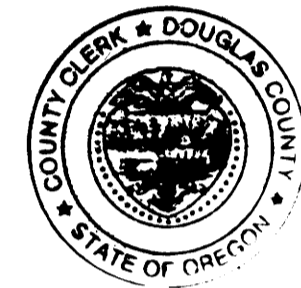
[Signature] (deputy) 4/28/22
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 4-28-22
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 28th DAY OF April, 2022, 3:27 O'CLOCK AM/PM

[Signature] Deputy 4/28/22
DOUGLAS COUNTY CLERK DATE



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.

THAT LAND DESCRIBED AS UNIT 1 OF INSTRUMENT NO.2010-1512 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

T28S R6W SEC. 13D TL 600
WATER: GREEN AREA WATER AND SANITARY AUTHORITY
SEWER: ON-SITE SEPTIC
ZONE: RR
COMP. PLAN: RC2

PLANNING DEPT. FILE NO. 21-091

LAND PARTITION		REGISTERED PROFESSIONAL LAND SURVEYOR
LYING IN THE SE 1/4 OF SEC. 13 & THE NE 1/4 OF SEC. 24, TOWNSHIP 28 SOUTH, RANGE 6 WEST WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: LARRY AND KAY EDMONSON 2454 ROBERTS CREEK ROAD ROSEBURG, OR. 97470	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 478 LOOKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-857-8303 fax: 541-857-8306 e-mail: neilhibbs@wilhibbs.net	OREGON JANUARY 12, 1988 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2023
DWG SCALE: N/A	JOB NO.: 2739-01	
		DATE: APRIL 2022
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