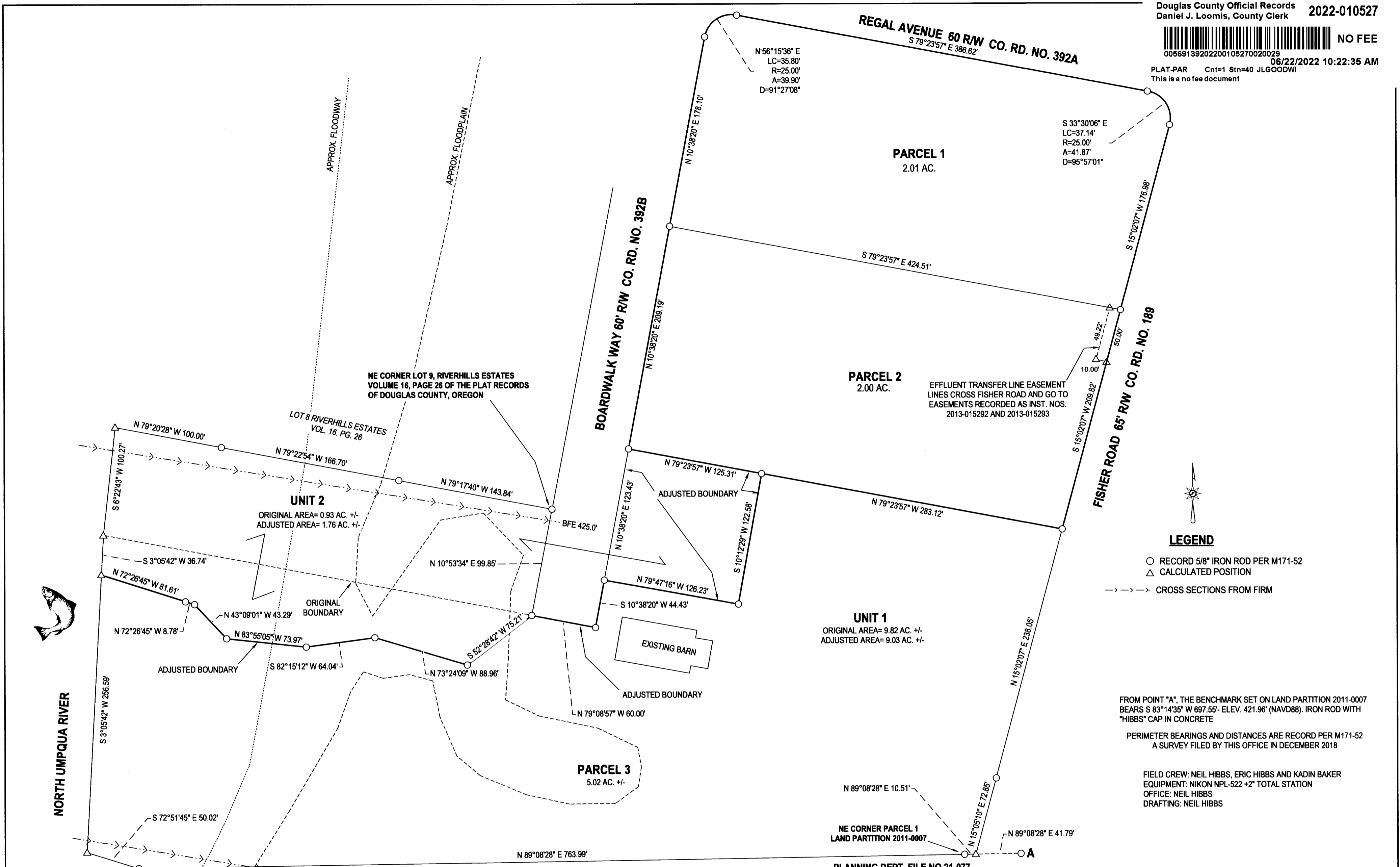


2022-0029 A

2022-0029 A

Douglas County Official Records 2022-010527
 Daniel J. Loomis, County Clerk
 NO FEE
 00569139202200105270020029
 06/22/2022 10:22:35 AM
 PLAT-PAR Cnt=1 Str=40 JLGODWI
 This is a no fee document



LEGEND

- RECORD 5/8" IRON ROD PER M171-52
- △ CALCULATED POSITION
- → → CROSS SECTIONS FROM FIRM

FROM POINT "A", THE BENCHMARK SET ON LAND PARTITION 2011-0007 BEARS S 83°14'35" W 697.55' ELEV. 421.96' (NAVD88). IRON ROD WITH "HIBBS" CAP IN CONCRETE

PERIMETER BEARINGS AND DISTANCES ARE RECORD PER M171-52 A SURVEY FILED BY THIS OFFICE IN DECEMBER 2018

FIELD CREW: NEIL HIBBS, ERIC HIBBS AND KADIN BAKER
 EQUIPMENT: NIKON NPL-522 +2" TOTAL STATION
 OFFICE: NEIL HIBBS
 DRAFTING: NEIL HIBBS

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARIES OF THE SUBJECT PROPERTIES AS SHOWN AND THEN TO PARTITION ADJUSTED UNIT1 INTO 3 PARCELS AS SHOWN. PERIMETER WAS HELD TO OUR PREVIOUS SURVEY RECORDED AS M171-52. IN PREPARATION FOR THIS FINAL LAND PARTITION, EFFLUENT TRANSFER LINE AND SEPTIC DRAINFILED EASEMENTS WERE RECORDED PER INSTRUMENT NOS. 2013-015292 AND 2013-015293. THESE DOCUMENTS INCLUDED THE REQUIRED LANGUAGE REGARDING INDIVIDUAL WASTEWATER TREATMENT SYSTEMS.

PLANNING DEPT. FILE NO.21-077

BOUNDARY LINE ADJUSTMENT AND LAND PARTITION
 LYING IN THE SE 1/4 OF SEC. 22 & SW 1/4 SEC. 23, T26S, R6W
 WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT: JAMES AND MARY DASKALOS 382 BENTGRASS COURT SUTHERLIN, OR. 97479	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 4728 LOOKINGGLASS RD. ROSEBURG, OR. 97471 PHONE: 541-957-4303 FAX: 541-957-8396 e-mail: neilhibbs@wilhibbs.net	REGISTERED PROFESSIONAL LAND SURVEYOR <i>J. Neil Hibbs</i> OREGON JANUARY 13, 1989 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2023
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DWG SCALE: 1"= 60' JOB NO.: 0371-01 DATE: MARCH 2022 PAGE 1 OF 2

2022-0029 B

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT JAMES AND MARY ELLEN DASKALOS AND THE MARTIN FAMILY REVOCABLE TRUST DATED 1/28/2013 AND AMENDED 12/9/2016 ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN, AND HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO THREE PARCELS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES. A SEWER TRANSFER EASEMENT IS ALSO BEING CREATED ACROSS PARCEL 2 FOR THE BENEFIT OF PARCEL 1

James Daskalos 4/7/2022 Mary Ellen Daskalos 4/7/22
JAMES DASKALOS DATE MARY ELLEN DASKALOS DATE

Wendy S. Martin-Rhodes 6/16/22
WENDY S. MARTIN-RHODES, TRUSTEE DATE

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 7th DAY OF April, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JAMES AND MARY ELLEN DASKALOS, 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: Jana Sky

COMMISSION #: 985647

MY COMMISSION EXPIRES ON: April 8, 2023

SIGNATURE: Jana Sky

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 16th DAY OF June, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED WENDY S. MARTIN-RHODES AS TRUSTEE FOR THE MARTIN FAMILY TRUST DATED 1/28/2013 AND AMENDED 12/9/2016, WHO DID SAY THAT SHE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT SHE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

PRINTED NAME: Marie Neet

COMMISSION #: 1026904

MY COMMISSION EXPIRES ON: January 31, 2026

SIGNATURE: Marie Neet

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 NW CORNER OF PARCEL 1, LAND PARTITION 2011-0007; THENCE N 72°51'45" W 50.02 FEET; THENCE N 3°05'42" E 258.59 FEET; THENCE S 72°26'45" E 81.61 FEET TO A 5/8" IRON ROD; THENCE S 72°26'45" E 8.78 FEET TO A 5/8" IRON ROD; THENCE S 43°09'01" E 43.29 FEET TO A 5/8" IRON ROD; THENCE S 83°55'05" E 73.97 FEET; THENCE N 82°15'12" E 64.04 FEET TO A 5/8" IRON ROD; THENCE S 73°24'09" E 88.96 FEET TO A 5/8" IRON ROD; THENCE N 52°28'42" E 75.21 FEET TO A 5/8" IRON ROD; THENCE S 79°08'57" E 60.00 FEET TO A 5/8" IRON ROD; THENCE N 10°38'20" E 44.43 FEET TO A 5/8" IRON ROD; THENCE S 79°47'16" E 126.23 FEET TO A 5/8" IRON ROD; THENCE N 10°12'29" E 122.58 FEET TO A 5/8" IRON ROD; THENCE N 79°23'57" W 125.31 FEET TO A 5/8" IRON ROD; THENCE N 10°38'20" E 209.19 FEET TO A 5/8" IRON ROD; THENCE N 10°38'20" E 178.10 FEET TO A 5/8" IRON ROD; THENCE 39.90 FEET ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS N 56°15'36" E 35.80 FEET TO A 5/8" IRON ROD; THENCE S 79°23'57" E 386.62 FEET TO A 5/8" IRON ROD; THENCE 41.87 FEET ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS S 33°30'06" E 37.14 FEET TO A 5/8" IRON ROD; THENCE S 15°02'07" W 176.98 FEET TO A 5/8" IRON ROD; THENCE S 15°02'07" W 209.82 FEET TO A 5/8" IRON ROD; THENCE S 15°02'07" W 238.05 FEET TO A 5/8" IRON ROD; THENCE S 15°05'10" W 72.85 FEET; THENCE N 89°08'28" W 10.51 FEET TO A 5/8" IRON ROD; THENCE N 89°08'28" W 763.99 FEET TO A 5/8" IRON ROD, THE PLACE OF BEGINNING.

CONTAINING 9.03 ACRES, MORE OR LESS.

WATER SUPPLY: UMPQUA BASIN WATER ASSOCIATION
SANITATION: ON-SITE SEPTIC
COMP. PLAN: RC2
ZONING: RR

BOUNDARY LINE ADJUSTMENT RECORDING NO. 2021-010538

APPROVALS:

[Signature] 6/22/2022
DOUGLAS COUNTY PLANNING DIRECTOR DATE
[Signature] 6-14-22
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 6-22-22
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 20th DAY OF June, 2022, 10:20 O'CLOCK AM/PM

[Signature] 6-22-22
DOUGLAS COUNTY CLERK DATE



PLANNING DEPT. FILE NO. 21-077

BOUNDARY LINE ADJUSTMENT AND LAND PARTITION		REGISTERED PROFESSIONAL LAND SURVEYOR
LYING IN THE SE 1/4 OF SEC. 22 & SW 1/4 OF SEC. 23, T26S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: JAMES & MARY ELLEN DASKALOS 382 BENTGRASS COURT SUTHERLIN, OR. 97479	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 4729 LOCKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-957-8303 fax: 541-957-8306 e-mail: neilhibbs@wilctblue.net	 OREGON JANUARY 12, 1989 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2023
DWG SCALE: N/A	JOB NO.: 371-01	

2022-0029 B