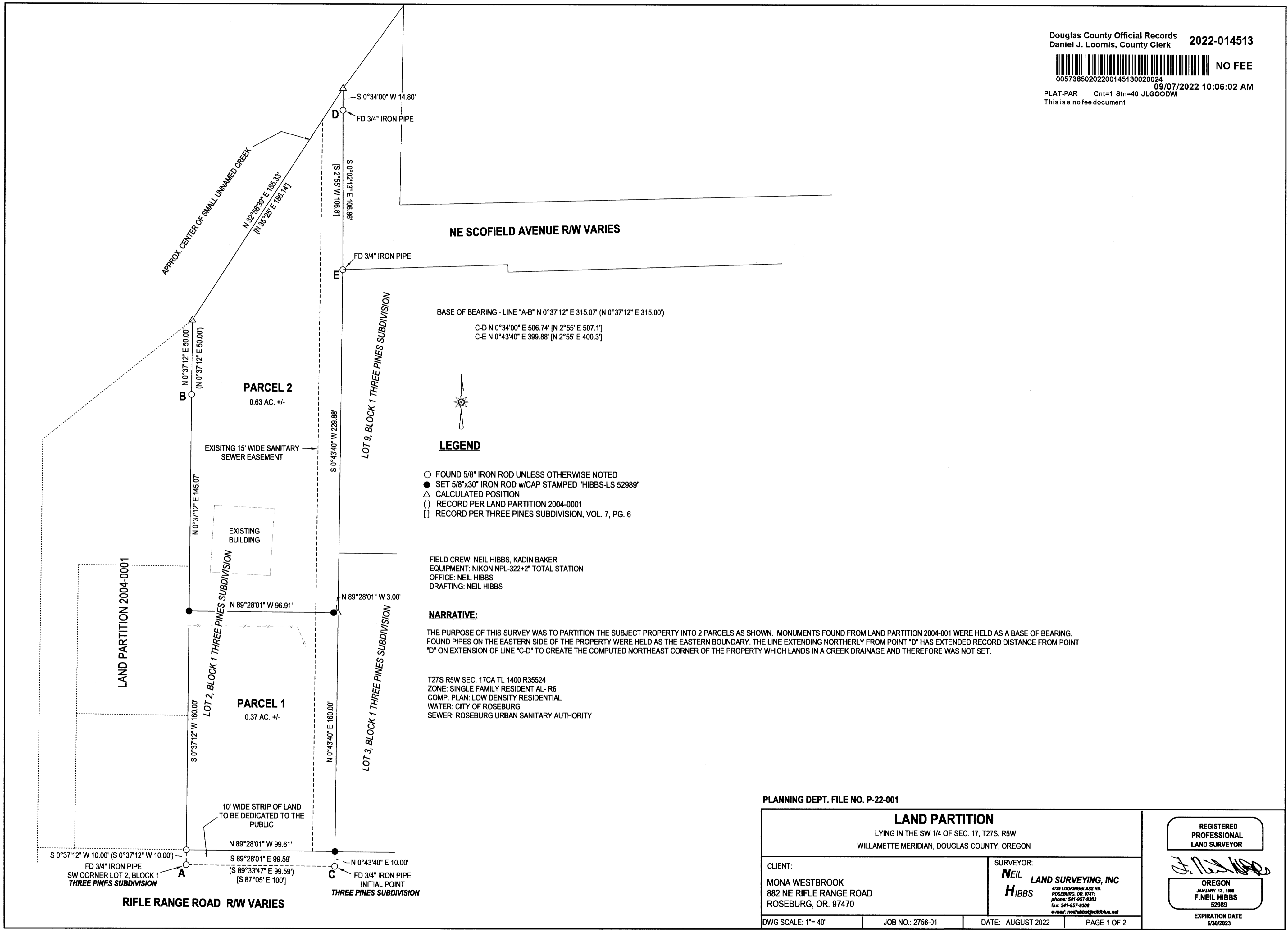


2022-0040A

Douglas County Official Records 2022-014513  
 Daniel J. Loomis, County Clerk  
 NO FEE  
 00573850202200145130020024  
 09/07/2022 10:06:02 AM  
 PLAT-PAR Cnt=1 Stn=40 JLGOODWI  
 This is a no fee document

2022-0040A



- 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 LAND PARTITION 2004-0001
  - [ ] RECORD PER THREE PINES SUBDIVISION, VOL. 7, PG. 6


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

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO 2 PARCELS AS SHOWN. MONUMENTS FOUND FROM LAND PARTITION 2004-001 WERE HELD AS A BASE OF BEARING. FOUND PIPES ON THE EASTERN SIDE OF THE PROPERTY WERE HELD AS THE EASTERN BOUNDARY. THE LINE EXTENDING NORTHERLY FROM POINT "D" HAS EXTENDED RECORD DISTANCE FROM POINT "D" ON EXTENSION OF LINE "C-D" TO CREATE THE COMPUTED NORTHEAST CORNER OF THE PROPERTY WHICH LANDS IN A CREEK DRAINAGE AND THEREFORE WAS NOT SET.

T27S R5W SEC. 17CA TL 1400 R35524  
 ZONE: SINGLE FAMILY RESIDENTIAL- R6  
 COMP. PLAN: LOW DENSITY RESIDENTIAL  
 WATER: CITY OF ROSEBURG  
 SEWER: ROSEBURG URBAN SANITARY AUTHORITY

PLANNING DEPT. FILE NO. P-22-001

<b>LAND PARTITION</b> LYING IN THE SW 1/4 OF SEC. 17, T27S, R5W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR  OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2023	
CLIENT: MONA WESTBROOK 882 NE RIFLE RANGE ROAD ROSEBURG, OR. 97470	SURVEYOR: <b>NEIL HIBBS</b> LAND SURVEYING, INC <small>4739 LOOKINGGLASS RD.          ROSEBURG, OR. 97471          phone: 541-957-6303          fax: 541-957-8306          e-mail: neilhibbs@wikibbs.net</small>		
DWG SCALE: 1"= 40'	JOB NO.: 2756-01	DATE: AUGUST 2022	PAGE 1 OF 2

2022-0040 B

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT MONA E. WESTBROOK 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 10 FOOT WIDE STRIP OF LAND SHOWN ALONG RIFLE RANGE ROAD IS ALSO HEREBY DEDICATED TO THE PUBLIC USE FOREVER.

MONA E. WESTBROOK 8/31/2022  
MONA E. WESTBROOK DATE

**ACKNOWLEDGEMENT:**

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 31<sup>st</sup> DAY OF August, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BEFORE ME MONA E. WESTBROOK, WHO DID SAY THAT SHE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT SHE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.



**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.

LOT 2, BLOCK 1 OF THREE PINES SUBDIVISION AS RECORDED IN VOLUME 7, PAGE 6 OF THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON.

T27S, R5W SEC. 17CA YL 1400 R35524  
ZONE: SINGLE FAMILY RESIDENTIAL- R6  
COMP. PLAN: LOW DENSITY RESIDENTIAL  
WATER: CITY OF ROSEBURG  
SEWER: ROSEBURG URBAN SANITARY AUTHORITY

**APPROVALS:**

[Signature] 9/6/2022  
ROSEBURG COMMUNITY DEVELOPMENT DIRECTOR DATE

[Signature] 9/6/2022  
CITY OF ROSEBURG PUBLIC WORKS DIRECTOR DATE

[Signature] 8-31-22  
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 9-7-22  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 7<sup>th</sup> DAY OF September, 2022, 10:08 O'CLOCK AM/PM

[Signature] Deputy 9-7-22  
DOUGLAS COUNTY CLERK DATE



PLANNING DEPT. FILE NO. P-22-001

<b>LAND PARTITION</b> LYING IN THE SW 1/4 OF SEC. 17, T27S R5W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR  <u>[Signature]</u> OREGON JANUARY 12, 1988 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2023
CLIENT: MONA E. WESTBROOK 882 NE RIFLE RANGE ROAD ROSEBURG, OR. 97470	SURVEYOR: <b>NEIL HIBBS</b> LAND SURVEYING, INC 4728 LOOKINGGLASS RD. ROSEBURG, OR 97471 phone: 541-957-8303 fax: 541-957-8306 e-mail: nshibbs@wilhibbs.net	
DWG SCALE: N/A	JOB NO.: 2756-01	DATE: AUGUST 2022
		PAGE 2 OF 2

2022-0040 B