

2023-0020

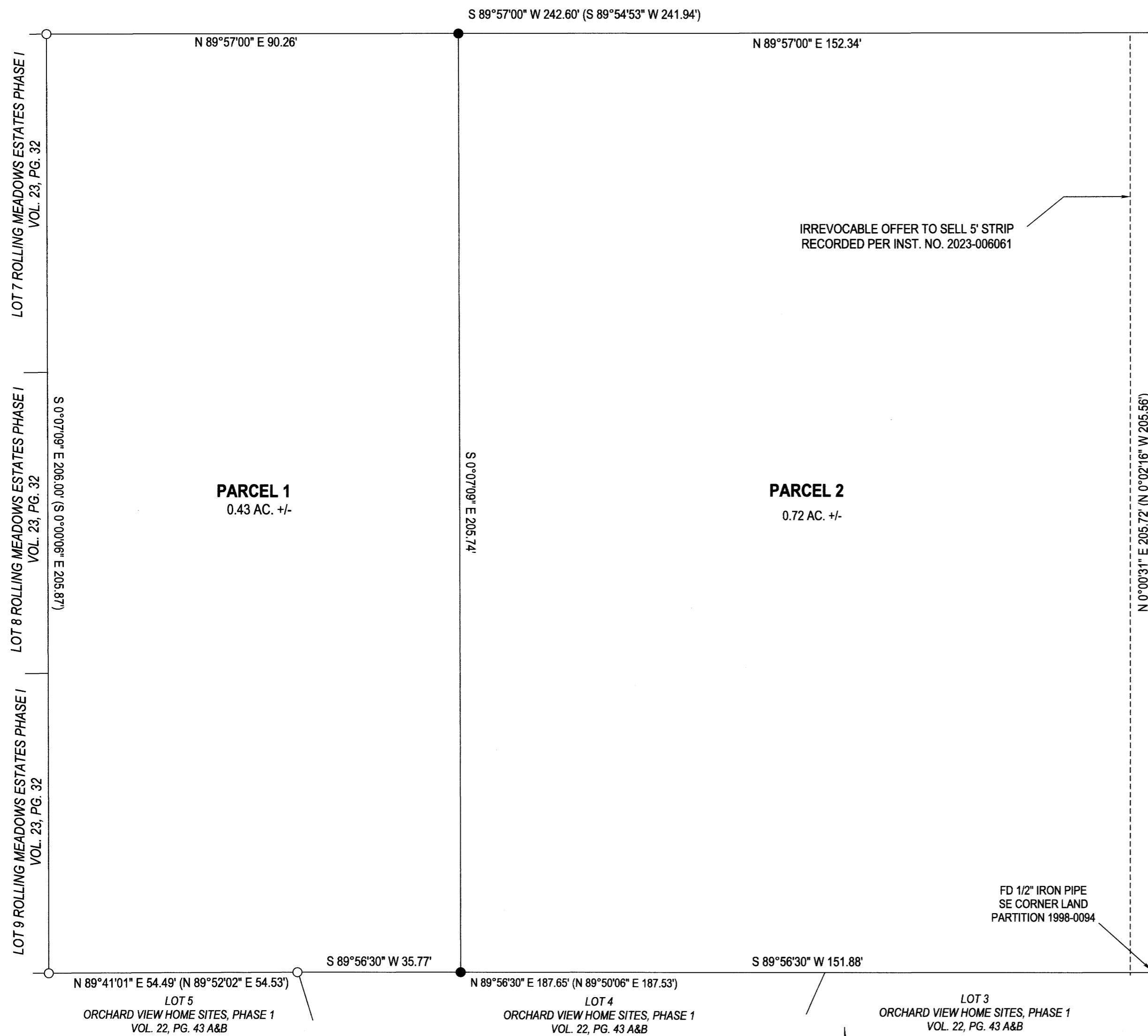
Douglas County Official Records 2023-007054
Daniel J. Loomis, County Clerk



NO FEE

06/29/2023 03:07:34 PM
PLAT-PAR Cnt=1 Str=40 JLG00DWI
This is a no fee document

S.E. JOHNSON STREET 60' R/W



IRREVOCABLE OFFER TO SELL 5' STRIP
RECORDED PER INST. NO. 2023-006061

PARCEL 1
0.43 AC. +/-

PARCEL 2
0.72 AC. +/-

FD 1/2" IRON PIPE
SE CORNER LAND
PARTITION 1998-0094

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT CHRISTOPHER AND CYNTHIA A. POPE ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO TWO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES.

[Signature] 6/29/23
CHRISTOPHER POPE DATE
[Signature] 6/29/23
CYNTHIA A. POPE DATE

ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 29th DAY OF JUNE, 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BEFORE ME CHRISTOPHER AND CYNTHIA A. POPE, 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: Michele L. Nelson

COMMISSION #: 1031462

MY COMMISSION EXPIRES ON: DEC. 13, 2026

SIGNATURE: *[Signature]*

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.

THAT LAND DESCRIBED IN INSTRUMENT NO. 2009-017081 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

APPROVALS:

[Signature] 6-29-23
WINSTON CITY MANAGER DATE

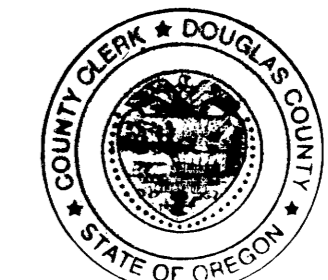
[Signature] 6/29/2023
DOUGLAS COUNTY SURVEYOR Deputy DATE

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

[Signature] 6-29-23
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 29th DAY OF June 2023 3:12 O'CLOCK AM PM

[Signature] 6/29/23
DOUGLAS COUNTY CLERK Deputy DATE



NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO TWO PARCELS AS SHOWN. PERIMETER MONUMENTS WERE FOUND AND HELD PER M157-15.

BEARINGS PER O.C.R.S., COTAGE GROVE TO CANYONVILLE ZONE

T28S R6W SEC. 22BC TL 7100
WATER: CITY OF WINSTON
SEWER: CITY OF WINSTON
ZONE: RLA
COMP. PLAN: RESIDENTIAL 3.0 DU/AC

LEGEND

- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- () RECORD PER M157-15

FIELD CREW: NEIL HIBBS, KADIN BAKER
EQUIPMENT: TRIMBLE R10 RECEIVER- ORGN
OFFICE: NEIL HIBBS
DRAFTING: NEIL HIBBS

PLANNING DEPT. FILE NO. 22-W003

LAND PARTITION

LYING IN THE NW 1/4 OF SEC. 22, T28S, R6W
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:
CHRISTOPHER & CYNTHIA A. POPE
681 SE JOHNSON ST.
WINSTON, OR. 97496

SURVEYOR:
NEIL LAND SURVEYING, INC
HIBBS
4738 LOOKINGGLASS RD.
ROSEBURG, OR. 97471
PHONE: 541-957-8303
FAX: 541-957-8306
e-mail: neilhibbslandsurv@gmail.com

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 12, 1999
F. NEIL HIBBS
52989

EXPIRATION DATE
6/30/2023

DWG SCALE: 1"= 20' JOB NO.: 2722-01 DATE: JUNE 2023 PAGE 1 OF 1

2023-0020