

2023-0022

Douglas County Official Records  
Daniel J. Loomis, County Clerk 2023-007732



NO FEE

PLAT-PAR Cnt=1 Stn=40 JLG00DWI 07/17/2023 12:04:45 PM  
This is a no fee document

**APPROVALS**

*[Signature]* 7/11/2023  
DOUGLAS COUNTY PLANNING DIRECTOR DATE  
*[Signature]* 7/11/23  
DOUGLAS COUNTY SURVEYOR DATE

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

*[Signature]* 7-17-23  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 17<sup>th</sup> DAY OF July 2023 12:05 O'CLOCK AM PM

*[Signature]* Deputy 7/17/23  
DOUGLAS COUNTY CLERK DATE

**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 CLEVELAND HEIGHTS PHASE I, VOL. 17, PG. 64
- [ ] RECORD PER SUNBERRY HILLS 2ND ADDITION, VOL. 16, PG. 13
- { } RECORD PER M145-52
- (2) RECORD PER LP 1993-0069
- (3) RECORD PER M107-59
- (4) RECORD PER REVISED SECOND ADDITION TO LYNWOOD TERRACE, VOL. 13, PG. 22
- (5) RECORD PER THIRD ADDITION TO LYNWOOD TERRACE, VOL. 14, PG. 8
- (6) THE PEOPLES CHOICE, VOL. 16, PG. 1

FIELD CREW: NEIL HIBBS, KADIN BAKER  
EQUIPMENT: TRIMBLE R10 RECEIVER, NIKON NPL-322+2" TOTAL STATION  
OFFICE: NEIL HIBBS  
DRAFTING: NEIL HIBBS

**DECLARATION**

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE DON AND BETTY FAMILY LIMITED PARTNERSHIP IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO THREE PARCELS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES.

*[Signature]* 7/10/2023  
BLAIR E. BAILEY- TRUSTEE DATE

**ACKNOWLEDGEMENT**

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 10 DAY OF JULY, 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BEFORE ME BLAIR E. BAILEY AS TRUSTEE OF THE DON & BETTY FAMILY LIMITED PARTNERSHIP, WHO DID SAY THAT HE IS THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

PRINTED NAME: CARU SCHOFIELD

COMMISSION #: 1036765

MY COMMISSION EXPIRES ON: MAY 24, 2027

SIGNATURE: *[Signature]*

**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 IN INSTRUMENT NO. 2016-7156 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

PLANNING DEPT. FILE NO. 22-088

**LAND PARTITION**

LYING IN THE NE 1/4 & SE 1/4 OF SEC. 9, THE NW 1/4, NE 1/4, SE 1/4 AND SW 1/4 OF SEC. 10 AS WELL AS THE NW1/4 AND NE 1/4 OF SEC. 15, T27S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:  
BLAIR BAILEY  
P.O. BOX 155  
WINCHESTER, OR. 97495

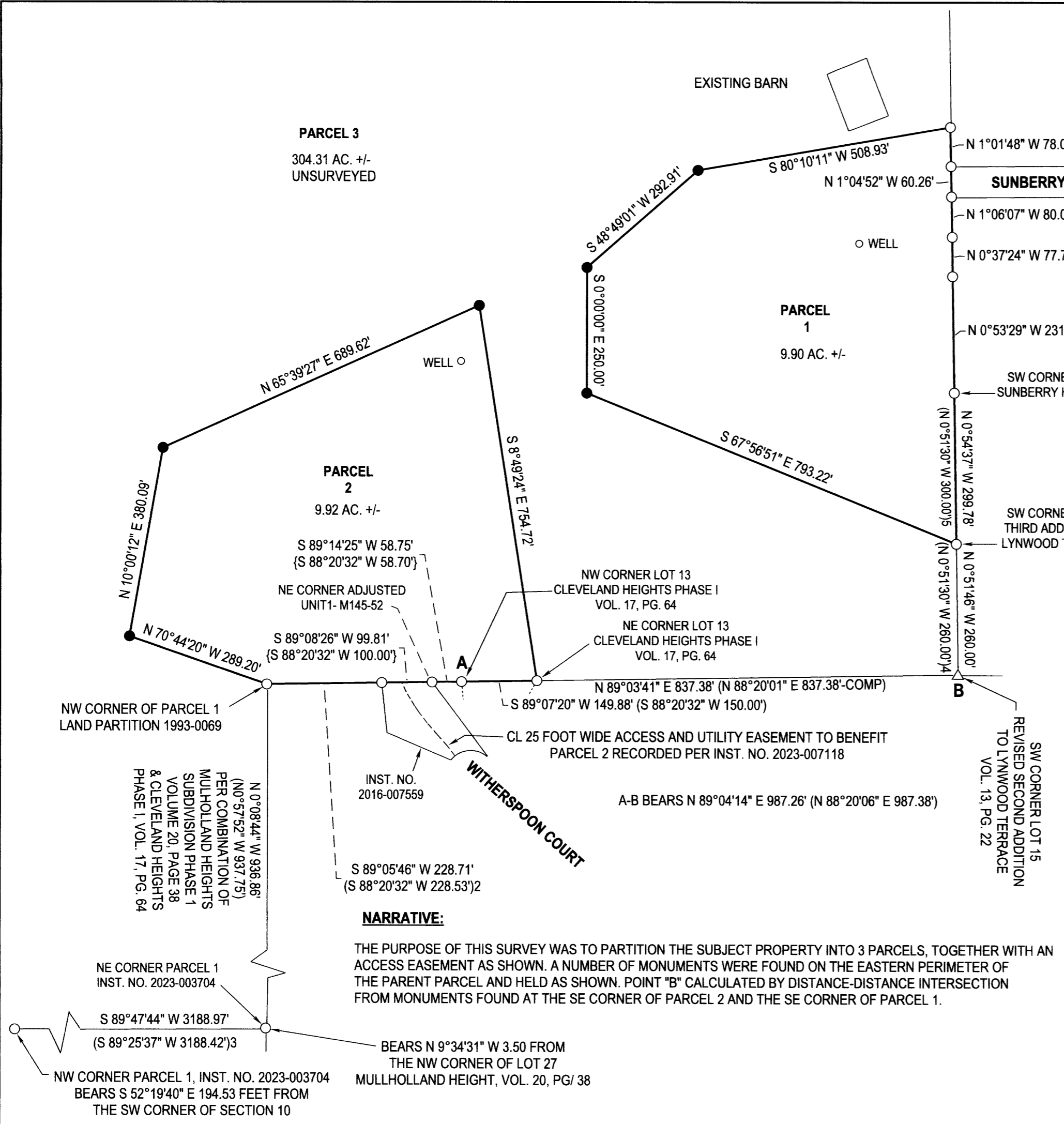
SURVEYOR:  
**NEIL HIBBS**  
LAND SURVEYING, INC  
4739 LOOKINGGLASS RD.  
ROSEBURG, OR. 97471  
phone: 541-957-9303  
fax: 541-957-9306  
e-mail: neilhillsandsurv@gmail.com

REGISTERED PROFESSIONAL LAND SURVEYOR

*[Signature]*  
OREGON  
JANUARY 12, 1989  
F. NEIL HIBBS  
52989

DWG SCALE: 1"= 200' JOB NO.: 1736-03 DATE: JUNE 2023 PAGE 1 OF 1

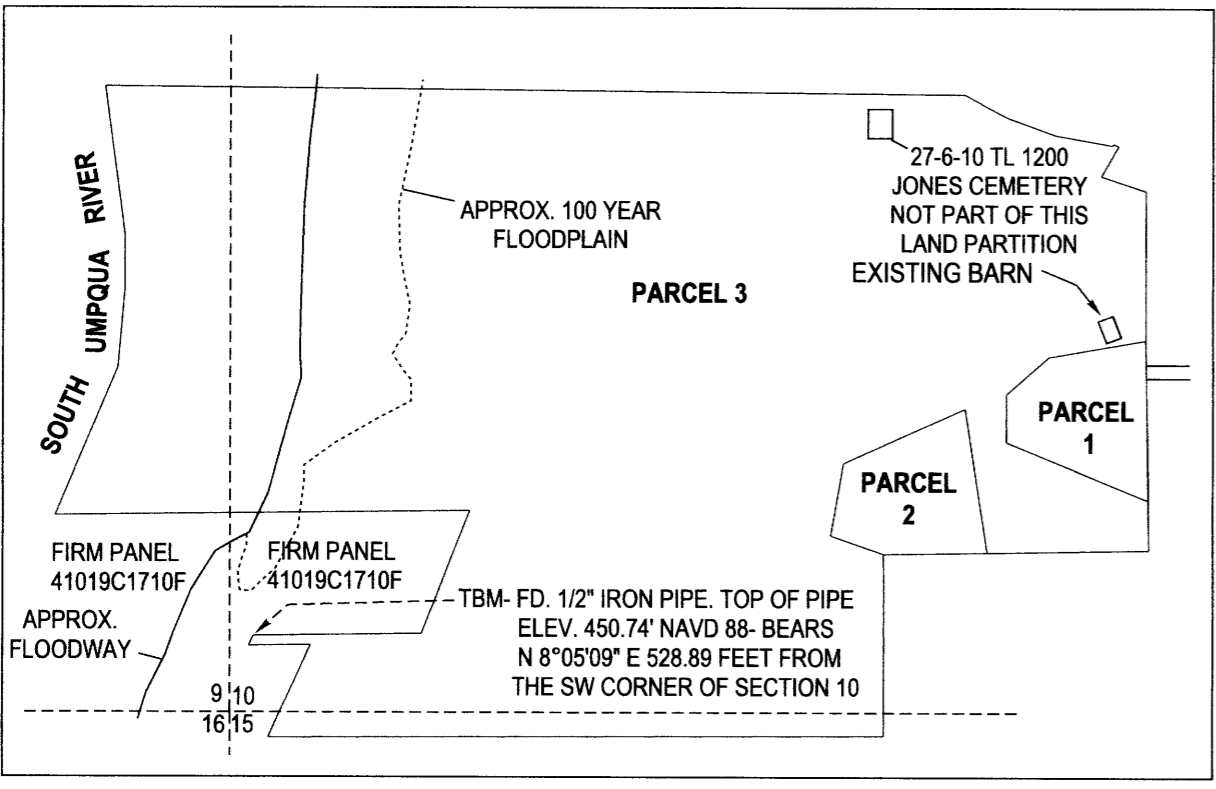
EXPIRATION DATE 6/30/2025



**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO 3 PARCELS, TOGETHER WITH AN ACCESS EASEMENT AS SHOWN. A NUMBER OF MONUMENTS WERE FOUND ON THE EASTERN PERIMETER OF THE PARENT PARCEL AND HELD AS SHOWN. POINT "B" CALCULATED BY DISTANCE-DISTANCE INTERSECTION FROM MONUMENTS FOUND AT THE SE CORNER OF PARCEL 2 AND THE SE CORNER OF PARCEL 1.

**OVERALL VIEW- NTS**



T27S R6W SEC. 9 TL 700  
T27S R6W SEC.10 TL 1300  
T27S R6W SEC. 10 TL 1600  
T27S R6W SEC. 10 TL 1700  
WATER: WELLS  
SEWER: ON-SITE SEPTIC  
ZONE: F3, FG, FF  
COMP/ PLAN: AGG

BASE OF BEARING  
OREGON COORDINATE REFERENCE SYSTEM- OCRS  
COTTAGE GROVE TO CANYONVILLE ZONE

2023-0022