

2023-0027

Douglas County Official Records 2023-009333
Daniel J. Loomis, County Clerk

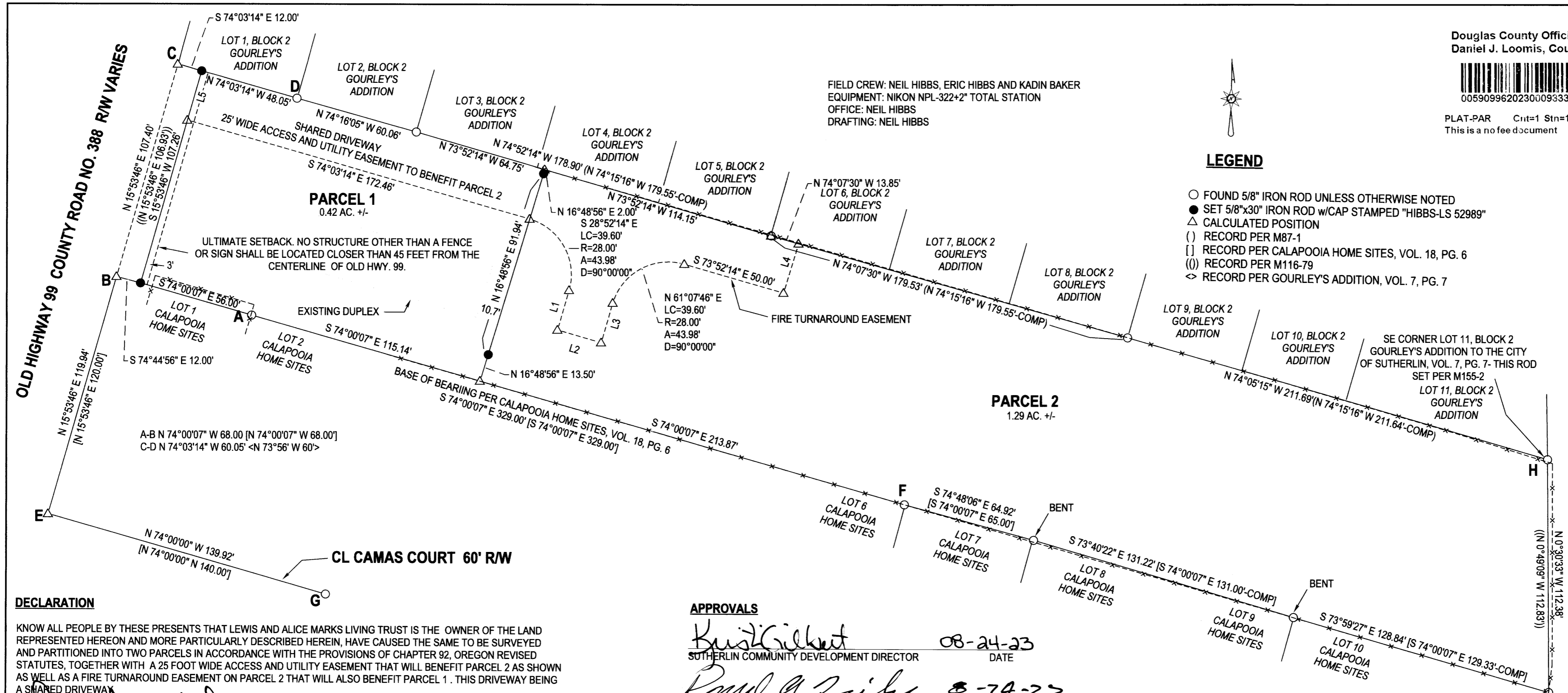


NO FEE
08/24/2023 12:03:35 PM
PLAT-PAR Cnt=1 Str=17 JLGODWI
This is a no fee document

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

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 M87-1
- [] RECORD PER CALAPOOIA HOME SITES, VOL. 18, PG. 6
- (()) RECORD PER M116-79
- <> RECORD PER GOURLEY'S ADDITION, VOL. 7, PG. 7



DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT LEWIS AND ALICE MARKS LIVING TRUST 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, TOGETHER WITH A 25 FOOT WIDE ACCESS AND UTILITY EASEMENT THAT WILL BENEFIT PARCEL 2 AS SHOWN AS WELL AS A FIRE TURNAROUND EASEMENT ON PARCEL 2 THAT WILL ALSO BENEFIT PARCEL 1. THIS DRIVEWAY BEING A SHARED DRIVEWAY

Lewis M. Marks 8/23/23
LEWIS MARKS- TRUSTEE DATE

Alice J. Marks 8-23-23
ALICE MARKS- TRUSTEE DATE

APPROVALS

Krist Gilbert 08-24-23
SUTHERLIN COMMUNITY DEVELOPMENT DIRECTOR DATE

Paul Quilly 8-24-23
DOUGLAS COUNTY SURVEYOR DATE

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

J.P.F. Wilk 8-24-23
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 24th DAY OF August 2023, 12:02 O'CLOCK AM

Cory Gooden 8/24/23
DOUGLAS COUNTY CLERK DATE



LINE	BEARING	HORIZ DIST
L1	S16°07'46"W	20.00'
L2	S73°52'14"E	22.00'
L3	N16°07'46"E	20.00'
L4	N16°48'55"E	25.06'
L5	S15°53'46"W	24.98'

27-05-20AB TL 4000

JOINT MAINTENANCE AGREEMENT RECORDED PER INST. NO. 2023-009302 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON

WATER: CITY OF SUTHERLIN
SEWER: CITY OF SUTHERLIN
COMP. PLAN: MEDIUM DENSITY
ZONE: R-2

ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 23rd DAY OF August, 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED LEWIS AND ALICE MARKS AS TRUSTEES OF THE LEWIS AND ALICE MARKS LIVING TRUST WHO DID SAY THAT THEY ARE THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

PRINTED NAME: michele le An nelson

COMMISSION #: 1031462

MY COMMISSION EXPIRES ON: December 13, 2028

SIGNATURE: *Michele Le An Nelson*

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. 2017- 8482 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO 2 PARCELS AS SHOWN. FOUND MONUMENTS WERE TIED AND HELD AS SHOWN. LINE "A-F" WAS HELD AS A BASE OF BEARING. POINT "B" WAS COMPUTED ON AN EXTENSION OF LINE "F-A", A RECORD DISTANCE OF 68.00 FEET AS PER CALAPOOIA HOME SITES. POINT "E" WAS THEN COMPUTED AT A BEARING- BEARING INTERSECTION FROM POINTS "B" AND "G" PER CALAPOOIA HOME SITES. POINT "C" WAS CALCULATED AT AN INTERSECTION OF AN EXTENSION OF LINE "E-B" AND AN EXTENSION OF LINE "H-D". THE WESTERLY CORNERS OF PARCEL 1 WERE SET ON THE LINES DESCRIBED ABOVE ON A 12 FOOT OFFSET TO LINE "B-C"

PLANNING DEPT. FILE NO. 20-S011

LAND PARTITION

LYING IN THE NE 1/4 OF SEC. 20, T25S, R5W
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:
LEW AND ALICE MARKS
1370 SE MAGNOLIA DRIVE
ROSEBURG, OR. 97470

SURVEYOR:
NEIL HIBBS
LAND SURVEYING, INC
4729 LOOKINGGLASS RD.
ROSEBURG, OR. 97471
phone: 541-857-9303
fax: 541-857-9306
e-mail: neilhibbs@wilbluce.net

REGISTERED PROFESSIONAL LAND SURVEYOR

F. Neil Hibbs
OREGON
JANUARY 12, 1999
F. NEIL HIBBS
52989

EXPIRATION DATE
6/30/2025

DWG SCALE: 1"= 40' JOB NO.: 2477-01 DATE: AUGUST 2023 PAGE 1 OF 1

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