

2023-0034 B

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE COZZIE-HESSLER FAMILY TRUST IS THE OWNER OF THE LAND REPRESENTED HEREON AS ADJUSTED UNIT 1 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. THAT PORTION OF THE 25 FOOT WIDE ACCESS AND UTILITY EASEMENT CREATED PER LAND PARTITION 2002-0029 WHICH LIES WITHIN PARCEL 2 OF THIS LAND PARTITION IS HEREBY EXTINGUISHED AS IT NO LONGER SERVES PARCEL 1 OF LAND PARTITION 2002-0029 SOUTHERLY OF POINT "C". A 25 FOOT WIDE ACCESS AND UTILITY EASEMENT IS CREATED HEREON TO BENEFIT THE NEWLY CREATED PARCEL 2.

Marjorie Cozzie 11/20/23
MARJORIE COZZIE DATE
Robert JB Hessler 11/20/23
ROBERT JB HESSLER DATE

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 20th DAY OF NOVEMBER, 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BEFORE ME MARJORIE COZZIE AND ROBERT JB HESSLER AS TRUSTEES OF THE COZZIE-HESSLER FAMILY TRUST, 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: CARLI SCHOFIELD

COMMISSION #: 1036765

MY COMMISSION EXPIRES ON: May 14, 2027

SIGNATURE: Carli Schofield

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARIES OF THE SUBJECT PROPERTIES AND THEN TO PARTITION ADJUSTED UNIT 1 INTO TWO PARCELS AS SHOWN. IN ADDITION, THAT PORTION OF THE 25 FOOT WIDE ACCESS AND UTILITY EASEMENT CREATED ON LAND PARTITION 2002-0029 LYING WITH PARCEL 2 OF THIS LAND PARTITION IS BEING EXTINGUISHED AS THE LAND IT WAS ACCESSING HAS NOW BECOME A PORTION OF PARCEL 2. ADJUSTED UNIT 2 NOW HAS ACCESS TO THE EASEMENT FROM ROBERTS CREEK ROAD TO POINT "C".

APPROVALS:

[Signature] 11/20/2023
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Erlynn R. Kabb 11/15/23
DOUGLAS COUNTY SURVEYOR Deputy DATE

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

J. F. Will 11-21-23
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 21st DAY OF November 2023 10:15 O'CLOCK AM PM

Jan Joseph Deputy 11/21/23
DOUGLAS COUNTY CLERK DATE



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 AS PARCEL 2, LAND PARTITION 2002-0029 AS RECORDED IN THE SURVEY RECORDS OF DOUGLAS COUNTY, OREGON.

ADJUSTED BY INST. NO. 2023-009379 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON. SAID ADJUSTMENT APPROVED BY DOUGLAS COUNTY PLANNING DEPT. FILE NO. 22-089.

T28S R5W SEC. 19B TL 503, TL 505

ZONE: RR
COMP. PLAN: RC2
WATER: GAWSA
SEWER: ON-SITE SEPTIC

PLANNING DEPT. FILE NO. 22-089

LAND PARTITION & BOUNDARY LINE ADJUSTMENT		REGISTERED PROFESSIONAL LAND SURVEYOR OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2025
LYING IN THE NW 1/4 OF SEC. 19, T28S, R5W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: COZZIE-HESSLER FAMILY TRUST 3105 ROBERTS CREEK ROAD ROSEBURG, OR. 97471	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC <small>4739 LOCKWOODGLASS RD. ROSEBURG, OR. 97471 phone: 541-957-9303 fax: 541-957-9306 e-mail: neilhibbslandsurv@gmail.com</small>	
DWG SCALE: N/A	JOB NO.: 2859-01	DATE: AUGUST 2023
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