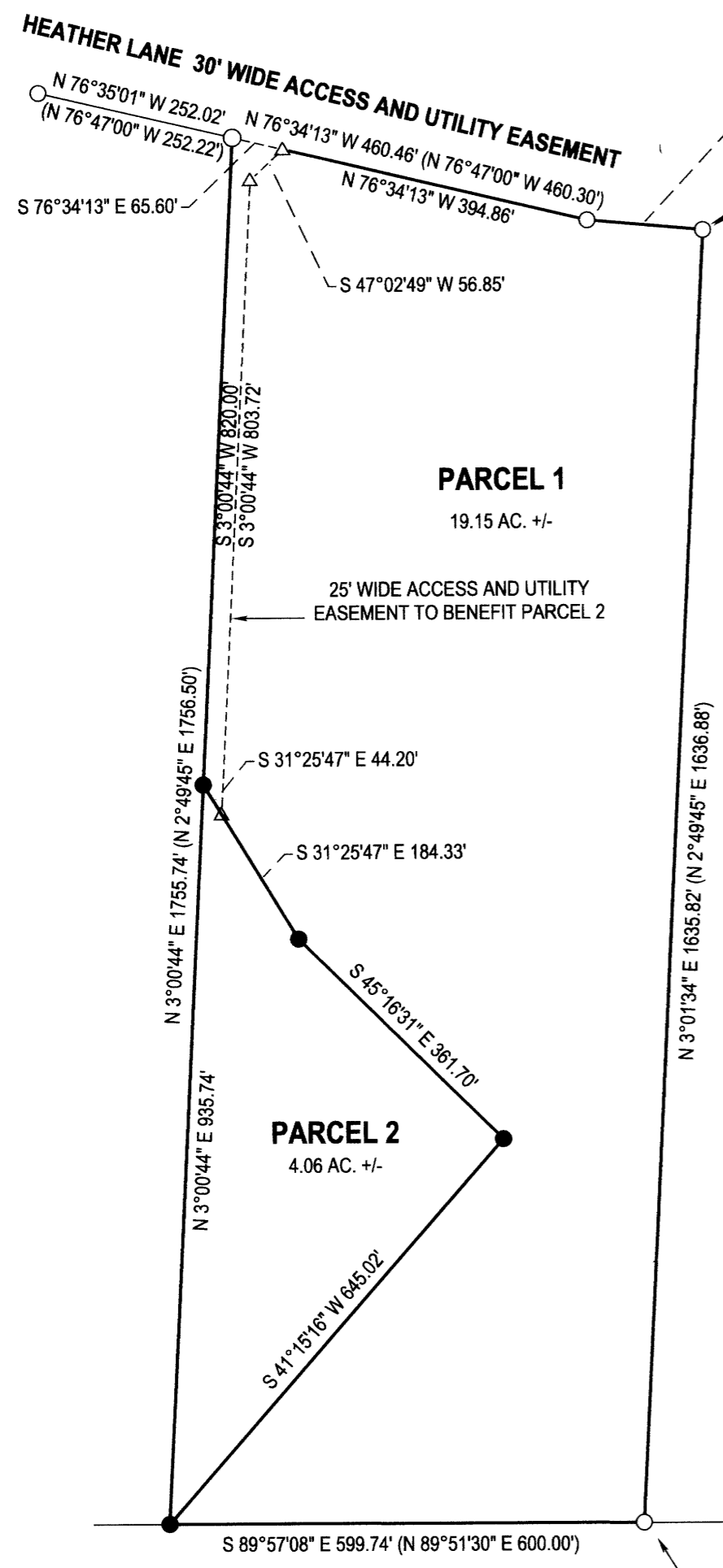


2024-0001

Douglas County Official Records 2024-000024
Daniel J. Loomis, County Clerk
NO FEE
00596789202400000240010016
01/02/2024 11:41:45 AM
PLAT-PAR Cnt=1 Stn=17 JLG00DWI
This is a no fee document



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT RICK A. POLAND IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO TWO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES. A 25 FOOT WIDE ACCESS AND UTILITY EASEMENT IS ALSO BEING CREATED ACROSS PARCEL 1 FOR THE BENEFIT OF PARCEL 2 AS SHOWN.

[Signature]
RICK A. POLAND
12/29/2023
DATE

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 27th DAY OF DECEMBER, 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BEFORE ME RICK A. POLAND, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

PRINTED NAME: CARLI SCHOFIELD

COMMISSION #: 1036765

MY COMMISSION EXPIRES ON: MAY 14, 2027

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. 2018-10417 AS RECORDED IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

SE CORNER INST. NO. 2018-10417- BEARS S 0°15'00" E 1249.54 FEET
AND N 89°51'30" E 1651.90 FEET FROM THE BRASS CAP AT THE SECTION
CORNER COMMON TO SECS. 1, 6, 7 AND 12 PER M22-74

APPROVALS:

[Signature] 1/2/24
DOUGLAS COUNTY PLANNING DIRECTOR DATE
[Signature] 12-27-23
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 1-2-24
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 2ND DAY OF January 2024 11:40 O'CLOCK AM/PM

[Signature] 1/2/24
DOUGLAS COUNTY CLERK DATE



LEGEND

- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED- ALL PER M22-74
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- △ CALCULATED POSITION
- () RECORD PER M22-74

FIELD CREW: NEIL HIBBS, KADIN BAKER
EQUIPMENT: NIKON NPL-322+2" TOTAL STATION, TRIMBLE R-10 RECEIVER
OFFICE: NEIL HIBBS
DRAFTING: NEIL HIBBS

T27S R6W SEC. 6C TL 3900
T27S R6W SEC. 7 TL 1300
WATER: UMPQUA BASIN WATER ASSOC.
SEWER: ON-SITE SEPTIC
ZONE: RR
COMP. PLAN: RC2

BEARINGS ARE O.C.R.S.- COTTAGE GROVE TO CANYONVILLE

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO TWO PARCELS, TOGETHER WITH A 25' FOOT WIDE ACCESS AND UTILITY EASEMENT AS SHOWN. THE SOUTHWEST CORNER OF THE PROPERTY HAD BEEN DESTROYED, PROBABLY DURING "SNOWMAGEDDON" A FEW YEARS AGO. THIS CORNER WAS SET AT PROPORTIONED DISTANCE-DISTANCE INTERSECTION FROM THE MONUMENTS FOUND AT THE NORTHWEST AND SOUTHEAST CORNERS. CORNERS SET FOR PARCEL 2 AS DIRECTED BY THE CLIENT AND KEEPING THE DRAINFIELD FOR THE EXISTING HOUSE ON PARCEL 2 WITHIN THAT PARCEL.

PLANNING DEPT. FILE NO. 22-075

LAND PARTITION LYING IN THE SW 1/4 OF SEC. 6 & THE NW 1/4 OF SEC. 7, T27S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR <i>[Signature]</i> OREGON JANUARY 12, 1989 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2025	
CLIENT: RICK POLAND P.O. BOX 161 ROSEBURG, OR. 97470	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 4720 LOOKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-957-9303 fax: 541-957-9306 e-mail: neilhibbs@wikidbue.net T27S, R6W		
DWG SCALE: 1"= 200'	JOB NO.: 0109-22	DATE: SEPTEMBER 2023	PAGE 1 OF 1

2024-0001