

2024-0010

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 AS ADJUSTED UNIT 1 IN INSTRUMENT NO. 2022-014958 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT AARON G. & MELANIE G. HASKINS ARE THE OWNERS 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.

Aaron Haskins 3-11-24
AARON G. HASKINS DATE

Melanie G. Haskins 3/11/24
MELANIE G. HASKINS DATE

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 11th DAY OF March, 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BEFORE ME AARON G. & MELANIE G. HASKINS, 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: CARL SCHOFIELD
COMMISSION #: 1036765
MY COMMISSION EXPIRES ON: May 14, 2027
SIGNATURE: *Carl Schofield*

Douglas County Official Records 2024-002839
Daniel J. Loomis, County Clerk
00600343202400028390010014
03/14/2024 02:43:25 PM
PLAT-PAR Cnt=1 Str=17 JLGODWI
This is a no fee document

LOT 36
DIAMOND HEIGHTS SUBDIVISION
5TH ADDITION

T27S R6W SEC. 29A TL 2400
ZONE: 5R/FF
COMP. PLAN: RC5/FFT
WATER: UMPQUA BASIN WATER
SEWER: ON-SITE SEPTICS

LEGEND

- FOUND 5/8" IRON ROD PER DIAMOND HEIGHTS 5TH ADDITION
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52988"
- △ CALCULATED POSITION
- () RECORD PER DIAMOND HEIGHTS SUBDIVISION 5TH ADD. (VOL. 19, PG. 9)
- [] RECORD PER INST. NO. 2022-014958
- ↔ RECORD PER M171-75

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

BEARINGS ARE GRID, NAD 83 (CONUS), OREGON SOUTH ZONE, DISTANCES CONVERTED TO GROUND
CONVERGENCE: -2°00'57"
COMBINED SCALE FACTOR: 1.0000048482

APPROVALS:

Mr. B 3/14/24
DOUGLAS COUNTY PLANNING DIRECTOR / DATE

Carl G. Reilly 3-11-24
DOUGLAS COUNTY SURVEYOR / DATE

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

Wagdy 3/14/24
DOUGLAS COUNTY TAX COLLECTOR / DATE

FILED THIS 14th DAY OF March, 2024, 2:40 O'CLOCK AM/PM

Joy Sooden 3/14/24
DOUGLAS COUNTY CLERK / DATE



PLANNING DEPT. FILE NO. 23-030

LAND PARTITION

LYING IN THE NW 1/4 & THE NE 1/4 OF SEC. 29 & SE 1/4 SEC. 20, T27S, R6W
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:
AARON & MELANIE HASKINS
681 CURRY RD.
ROSEBURG, OR. 97471

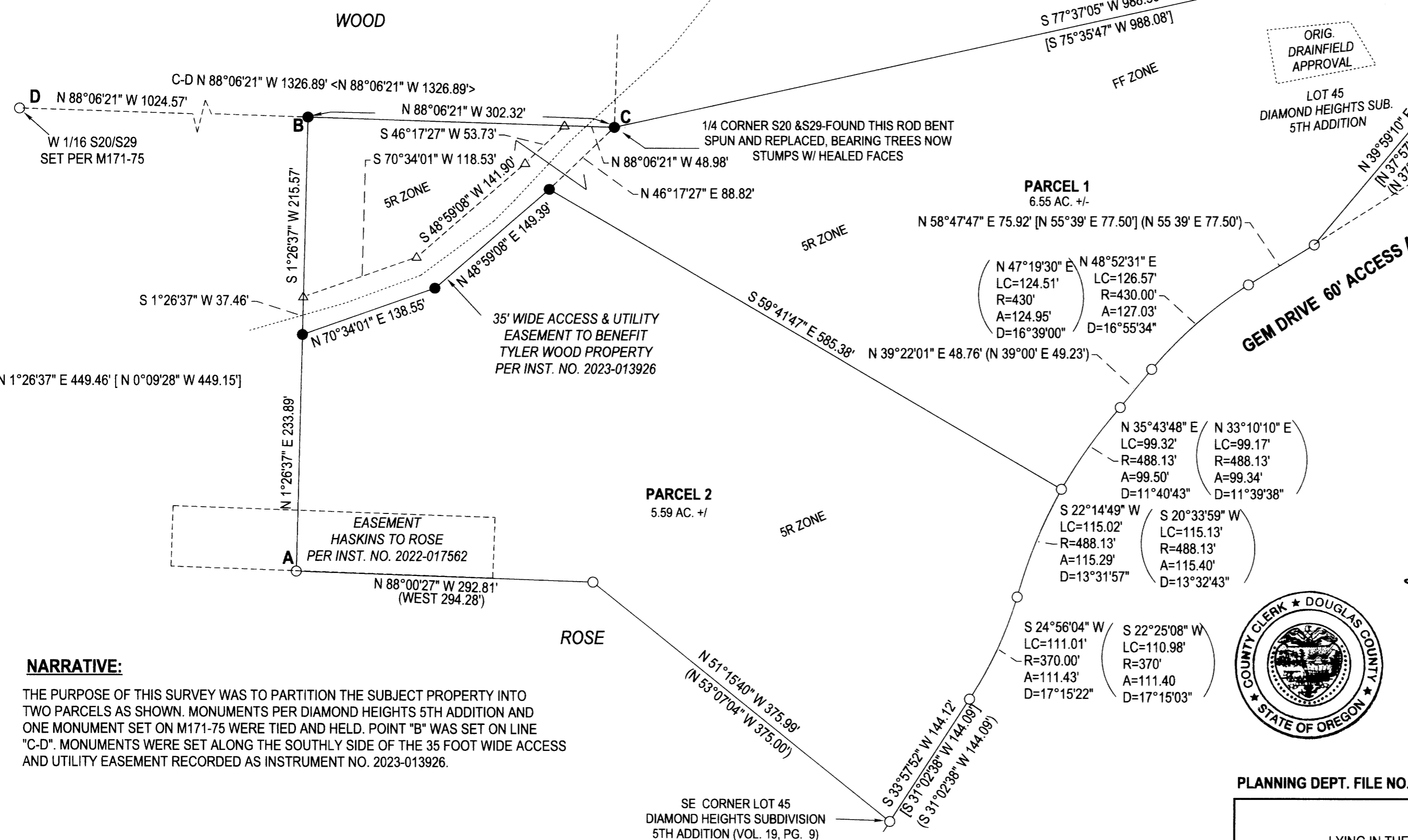
SURVEYOR:
NEIL HIBBS
LAND SURVEYING, INC
4739 LOOKINGGLASS RD.
ROSEBURG, OR. 97471
phone: 541-957-9303
fax: 541-957-9306
e-mail: neilhibbslandsurv@gmail.com

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 12, 1999
F. NEIL HIBBS
52988

EXPIRATION DATE
6/30/2025

DWG SCALE: 1"= 100' JOB NO.: 2494-01 DATE: FEBRUARY 2024 PAGE 1 OF 1



NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO TWO PARCELS AS SHOWN. MONUMENTS PER DIAMOND HEIGHTS 5TH ADDITION AND ONE MONUMENT SET ON M171-75 WERE TIED AND HELD. POINT "B" WAS SET ON LINE "C-D". MONUMENTS WERE SET ALONG THE SOUTHLHY SIDE OF THE 35 FOOT WIDE ACCESS AND UTILITY EASEMENT RECORDED AS INSTRUMENT NO. 2023-013926.

2024-0010