

2024-0015

Douglas County Official Records
Daniel J. Loomis, County Clerk 2024-004064



PLAT-PAR Cnt=1 Stn=40 HCMEYER
This is a no fee document 04/15/2024 01:16:31 PM

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT CLEARVIEW DEVELOPMENT LLC IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN, HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO TWO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES. A 20' WIDE ACCESS AND PARKING EASEMENT TO BENEFIT PARCEL 1 IS ALSO HEREBY CREATED AS SHOWN. A 5 FOOT WIDE STRIP OF LAND IS HEREBY DEDICATED TO THE PUBLIC AS SHOWN ALONG FULLERTON STREET.

M. Cook
MORGAN P. COOK- OWNER

4/12/2024
DATE

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

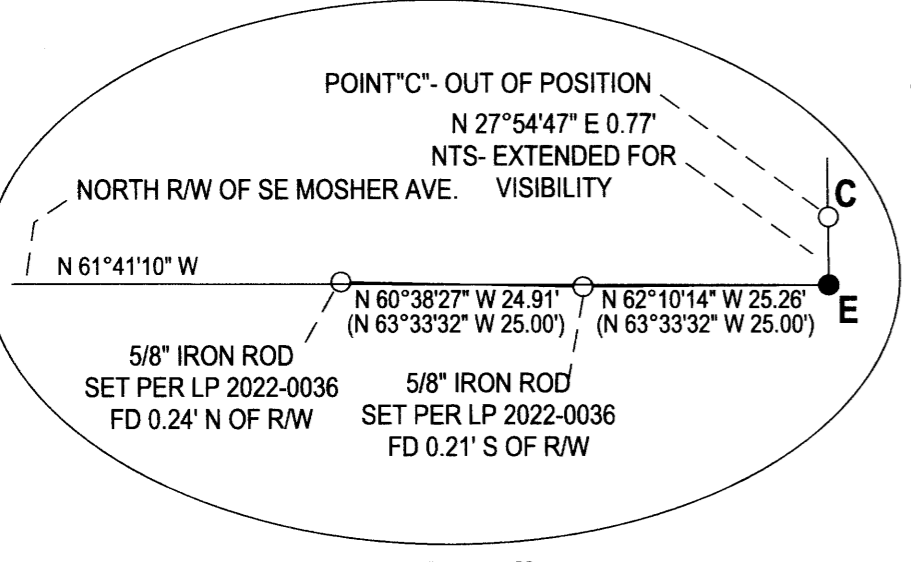
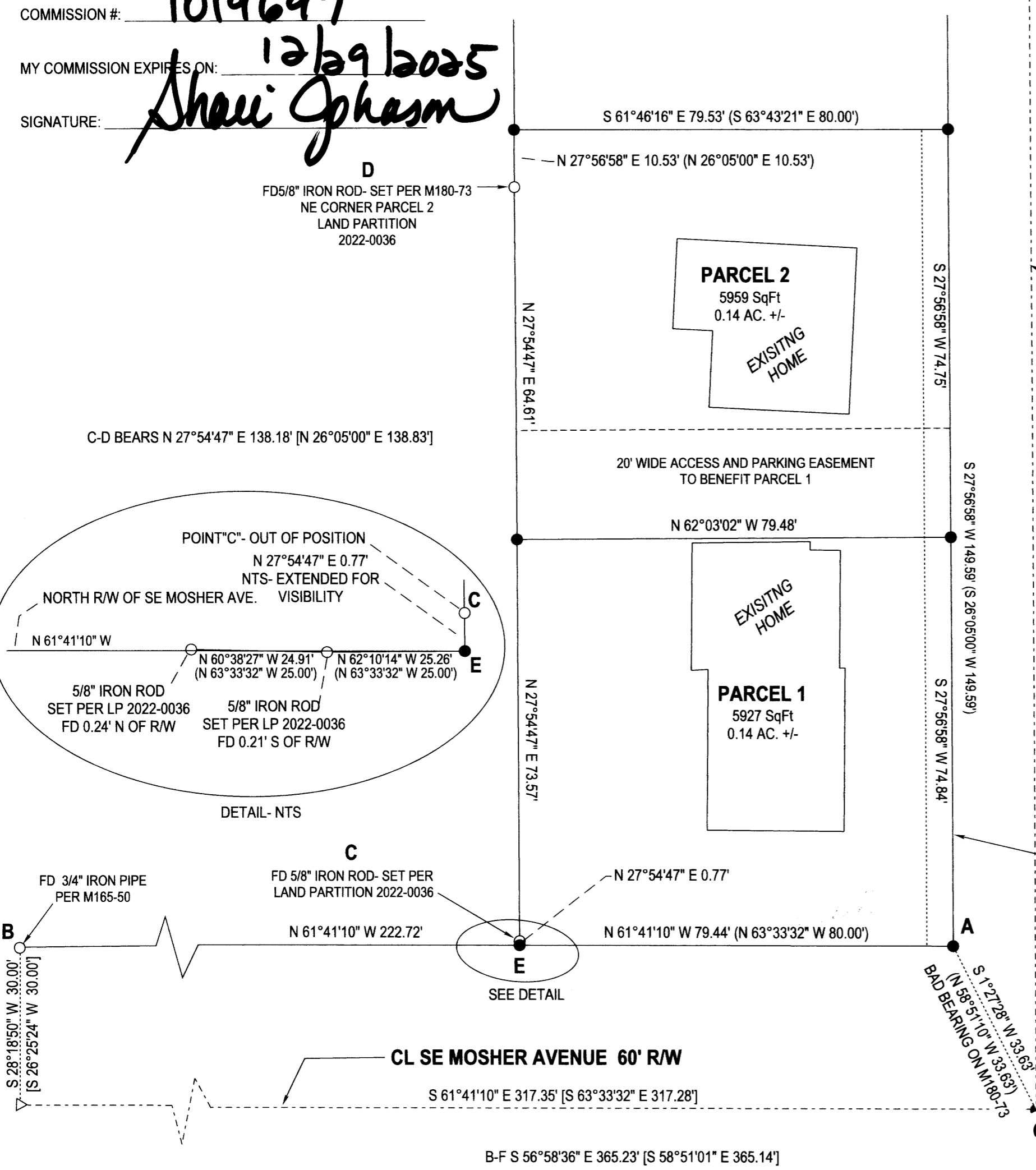
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS *12th* DAY OF *April*, 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BEFORE ME MORGAN P. COOK AS OWNER OF CLEARVIEW DEVELOPMENT LLC, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

PRINTED NAME: *Shari Johnson*

COMMISSION #: *1019697*

MY COMMISSION EXPIRES ON: *12/29/2025*

SIGNATURE: *Shari Johnson*



LEGEND

- FOUND BRASS CAP- CL MONUMENT
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- △ CALCULATED POSITION
- () RECORD PER M180-73
- [] RECORD PER LAND PARTITION 2022-0036
- (()) RECORD PER M165-50

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. 24AC, TL 1100
WATER: CITY OF ROSEBURG
SEWER: R.U.S.A.
ZONE: MR29
COMP. PLAN: HIGH DENSITY RESIDENTIAL

APPROVALS:

[Signature] *4/11/24*
ROSEBURG COMMUNITY DEVELOPMENT DIRECTOR DATE

[Signature] *4/12/24*
CITY OF ROSEBURG PUBLIC WORKS DIRECTOR DATE

[Signature] *4-11-24*
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] *4-15-24*
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS *15* DAY OF *April*, 2024, *1:14* O'CLOCK AM/PM

[Signature] *04-15-24*
DOUGLAS COUNTY CLERK DATE



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. 2023-5770 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO TWO PARCELS AS SHOWN. CENTERLINE MONUMENTS AND OTHER MONUMENTS WERE TIED. THE NORTHERN RIGHT-OF-WAY OF SE MOSHER WAS HELD BETWEEN THE 3/4" IRON PIPE FOUND AT POINT "B" AND POINT "A" WHICH WAS SET AT A 30 FOOT OFFSET FROM THE FULLERTON STREET CENTERLINE MONUMENTS AT AN INTERSECTION WITH A LINE EXTENDED FROM POINT "B" THAT INTERSECTS THE CENTERLINE OF FULLERTON STREET 30.00 FEET NORTHERLY OF POINT "G". NONE OF THE FOUND RODS ALONG MOSHER AVENUE FROM LAND PARTITION 2022-0036 WERE ACTUALLY ON THE RIGHT-OF-WAY. DISCREPANCIES AS NOTED ON MAP. NORTHERN BOUNDARY HELD TO DISTANCES SHOWN ON M180-73, BOTH FROM POINT "D" AND FROM SE MOSHER AVENUE ALONG FULLERTON STREET.

BEARINGS PER O.C.R.S., COTTAGE GROVE TO CANYONVILLE ZONE USING O.R.G.N.

PLANNING DEPT. FILE NO. P-23-006 & V-23-006

LAND PARTITION LYING IN THE NE 1/4 OF SEC. 24, 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: CLEARVIEW DEVELOPMENT LLC 5461 GRANGE 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: neilhibbs@wikiblow.net	
DWG SCALE: 1"= 20'	JOB NO.: 2969-01	DATE: APRIL 2024
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