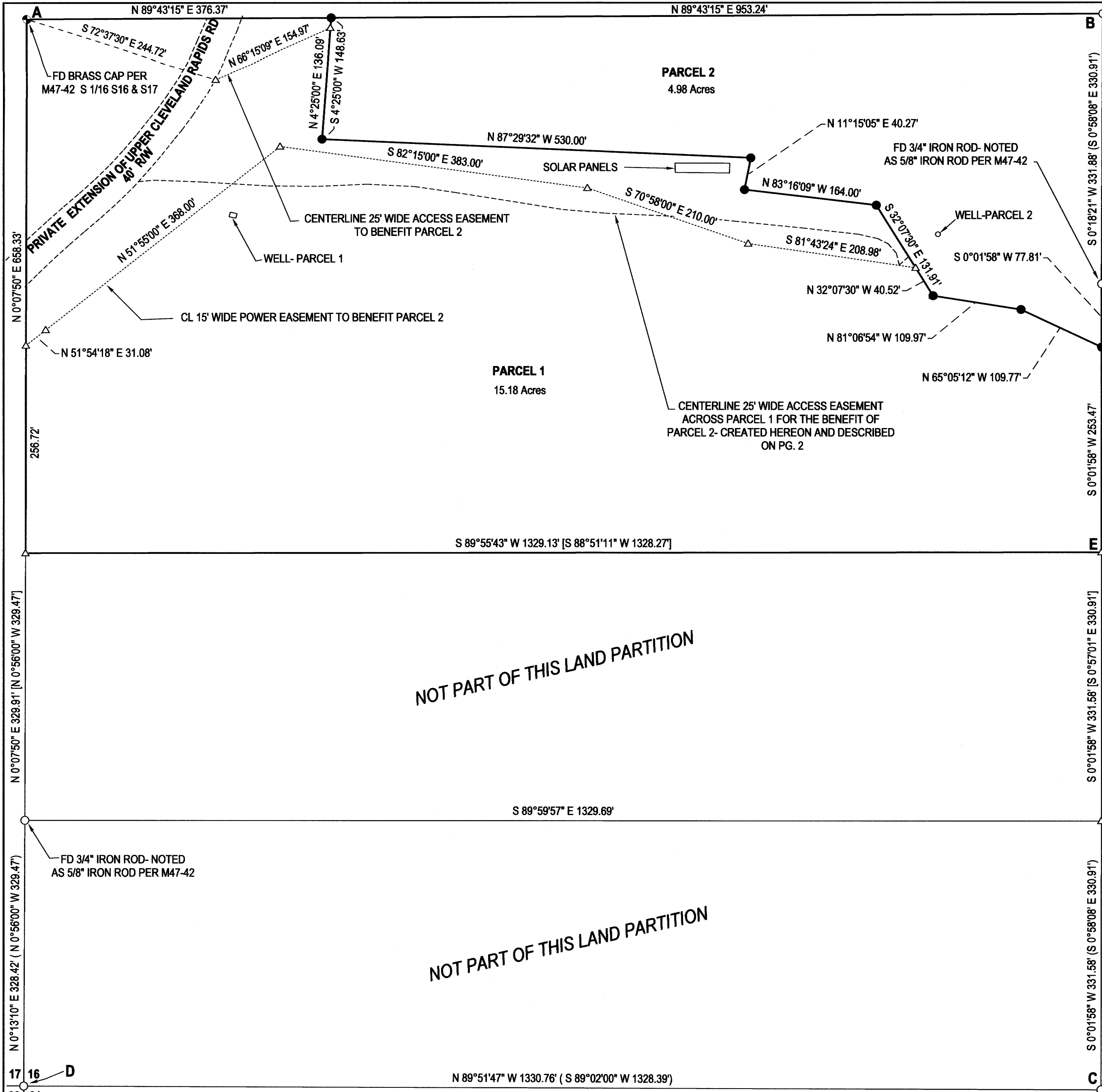


2025-0004 A

2025-0004 A



Douglas County Official Records 2025-001555
Daniel J. Loomis, County Clerk



NO FEE

00617393202500015550020025
02/20/2025 09:19:40 AM
PLAT-PAR Cnt=1 Stn=17 JOY.GOODWIN
This is a no fee document

RESTRICTIVE COVENANT FOR RESOURCE MANAGEMENT RECORDED PER INST. NO. 2024-12875



LEGEND

- FOUND BRASS CAP
- FOUND 1" IRON ROD PER M47-42 UNLESS OTHERWISE NOTED
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- △ CALCULATED POSITION
- () RECORD PER M47-42
- [] RECORD PER INST. NO. 2006-012555

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

A-B BEARS N 89°43'15" E 1329.61' (N 88°47'44" E 1328.08')
B-C BEARS S 0°06'04" W 1326.32' (S 0°58'08" E 1323.63')
D-A BEARS N 0°09'10" E 1316.66' (N 0°56'00" W 1317.89')
B-E BEARS N 0°10'10" E 663.16' (N 0°57'01" W 661.82')

POINT "A" IS A FD. BRASS CAP S 1/16 SEC. 16 & SEC. 17

T26S R6W SEC. 16 R50189 & R50231
WATER: WELLS
SEWER: ON-SITE SEPTIC SYSTEMS
ZONE: AW
COMP. PLAN: FFT

BASE OF BEARING- OREGON COORDINATE REFERENCE SYSTEM (O.R.G.N.)
COTTAGE GROVE TO CANYONVILLE ZONE

LAND PARTITION BASED ON MEASURE 49 AUTHORIZATION

LYING IN THE SW 1/4 OF SEC. 16, T26S, R6W
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:
CHERYL WILEY
1443 UPPER CLEVELAND RAPIDS RD.
ROSEBURG, OR. 97471

NEIL HIBBS LAND SURVEYING, INC
4739 LOOKINGGLASS RD.
ROSEBURG, OR. 97471
phone: 541-957-9303
neilhillslandsurv@gmail.com

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

EXPIRATION DATE
6/30/2025

DWG SCALE: 1"= 100'

JOB NO.: 3148-01

DATE: DECEMBER 2024

PAGE 1 OF 2

2025-0004 B

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE RICHARD AND CRYSTAL KRONNER FAMILY TRUST DATED 9/5/1986 ARE THE OWNERS OF THE LAND REPRESENTED HEREOF 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. TWO SEPERATE 25 FOOT WIDE ACCESS AND UTILITY EASEMENTS ARE BEING CREATED

ACROSS PARCEL 1 FOR THE BENEFIT OF PARCEL 2 AND A 15 FOOT WIDE POWER EASEMENT IS BEING CREATED ACROSS PARCEL 1 FOR THE BENEFIT OF PARCEL 2.

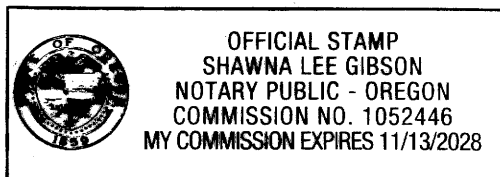
Crystal M. Kronner Trustee Feb 11, 2025
CRYSTAL M. KRONNER- TRUSTEE DATE

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 11 DAY OF February, 2025, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BEFORE CRYSTAL M. KRONNER, AS TRUSTEE OF THE RICHARD AND CRYSTAL KRONNER FAMILY TRUST DATED 9/5/1986, WHO DID SAY THAT SHE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

PRINTED NAME: Shawna Gibson



COMMISSION #: 1052446

MY COMMISSION EXPIRES ON: 11/13/2028

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 AS ADJUSTED UNIT 1 OF INSTRUMENT NO. 2006-012555 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

DESCRIPTION OF A 25' ACCESS EASEMENT ACROSS PARCEL 1 TO BENEFIT PARCEL 2.

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY OF THE PRIVATE EXTENSION OF UPPER CLEVELAND RAPIDS ROAD THAT BEARS S 34°43'56" E 242.20 FEET FROM THE BRASS CAP MARKING THE S 1/16 CORNER BETWEEN SECTIONS 16 AND 17, T28S, R10W; THENCE N 84°29'13" E 19.32 FEET; THENCE S 87°42'10" E 60.95 FEET; THENCE S 86°35'57" E 80.24 FEET; THENCE S 89°32'33" E 62.37 FEET; THENCE N 87°29'18" E 60.13 FEET; THENCE S 87°08'58" E 59.29 FEET; THENCE S 81°39'07" E 50.23 FEET; THENCE S 80°58'43" E 134.47 FEET; THENCE S 86°04'08" E 52.34 FEET; THENCE S 87°31'22" E 111.45 FEET; THENCE S 84°13'27" E 48.33; THENCE S 84°13'16" E 84.82 FEET; THENCE S 83°35'02 E 69.44 FEET; THENCE S 77°20'23" E 24.44 FEET; THENCE S 83°08'22" E 14.30 FEET; THENCE S 41°15'47" E 15.57 FEET; THENCE S 19°19'44" E 15.13 FEET; THENCE N 48°25'24" E 15.64 FEET TO THE SOUTHERN BOUNDARY OF PARCEL 2. THIS POINT BEARING S 38°49'30" E 383.08 FEET FROM THE 1" IRON ROD AT THE NORTHEAST CORNER OF PARCEL 1

APPROVALS:

[Signature] 2/19/2025
DOUGLAS COUNTY PLANNING DIRECTOR DATE

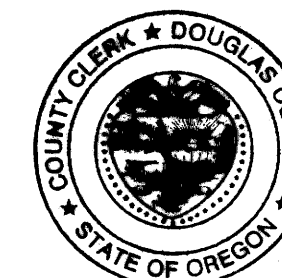
[Signature] 2-20-25
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 2-20-25
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 20 DAY OF February, 2025, 9:17 O'CLOCK AM

[Signature] 2/20/25
DOUGLAS COUNTY CLERK DATE



T28S R10W SEC. 16 R50189 & R50231
WATER: WELLS
SEWER: ON-SITE SEPTIC SYSTEMS
ZONE: AW
COMP. PLAN: FFT

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO 2 PARCELS. THIS LAND PARTITION IS BASED ON MEASURE 49 AUTHORIZATION. MONUMENTS WERE FOUND AND HELD PER M47-42. THE SUBJECT PROPERTY WAS A RESULT OF A BOUNDARY LINE ADJUSTMENT APPROVED IN 2005 UNDER DOUGLAS COUNTY PLANNING DEPT. FILE NO. 08-M023. NO SURVEY WAS PERFORMED AT THAT TIME BUT THE RESTRICTIVE COVENANT DESCRIBING THE ADJUSTED UNITS WAS FILED AS INST. NO. 2006-012555 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON. MONUMENTS SET FOR PARCEL 2 AS DIRECTED BY CLIENT.

PLANNING DEPT. FILE NO. 24-834

LAND PARTITION BASED ON MEASURE 49 AUTHORIZATION

LYING IN THE SW 1/4 OF SEC. 16, T28S, R10W
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:
CHERYL WILEY
1443 UPPER CLEVELAND RAPIDS RD.
ROSEBURG, OR. 97471

NEIL HIBBS LAND SURVEYING, INC
4730 LOGANVILLE AVE. #100
ROSEBURG, OR. 97471
PHONE: 503-687-8888
neilhibbs@landsurv.com

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
JANUARY 12, 1989
F. NEIL HIBBS
2889

EXPIRATION DATE
06/06/25

DWG SCALE: 1"= 100'

JOB NO.: 3146-01

DATE: DECEMBER 2024

PAGE 2 OF 2

2025-0004 B