



NO FEE

03/04/2025 11:10:47 AM  
PLAT-PAR Cnt=1 Stn=17 JOY.GOODWIN  
This is a no fee document

**DECLARATION**

KNOW ALL PEOPLE BY THESE PRESENTS THAT WAYNE B. AND JANICE L. BAKER, TRUSTEES OF THE BAKER FAMILY TRUST DATED 1/11/2001, ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO ONE PARCEL IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES.

SEE CONSENT AFFIDAVIT FILED AS INSTRUMENT NO. 2025- 2092

WAYNE B. BAKER- TRUSTEE DATE

SEE CONSENT AFFIDAVIT FILED AS INSTRUMENT NO. 2025- 2092

JANICE L. BAKER- TRUSTEE 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.

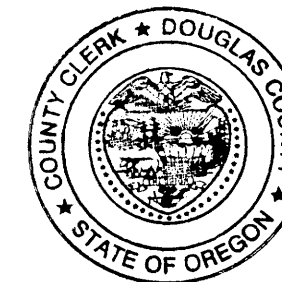
THAT LAND DESCRIBED BY INSTRUMENT NO. 2015-13164 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.



**LEGEND**

- FOUND 5/8" IRON ROD PER LP 2009-0024 UNLESS OTHERWISE NOTED
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- △ CALCULATED POSITION
- ( ) RECORD PER LAND PARTITION 2009-0024
- [ ] RECORD PER RM 2-23

FIELD CREW: KADIN BAKER AND SAGE BAKER  
EQUIPMENT: TRIMBLE R10 BASE AND RECEIVER  
OFFICE: NEIL HIBBS  
DRAFTING: NEIL HIBBS



**APPROVALS:**

*[Signature]* 4/24/25  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

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

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

*[Signature]* 3/3/25  
DOUGLAS COUNTY TAX COLLECTOR DATE

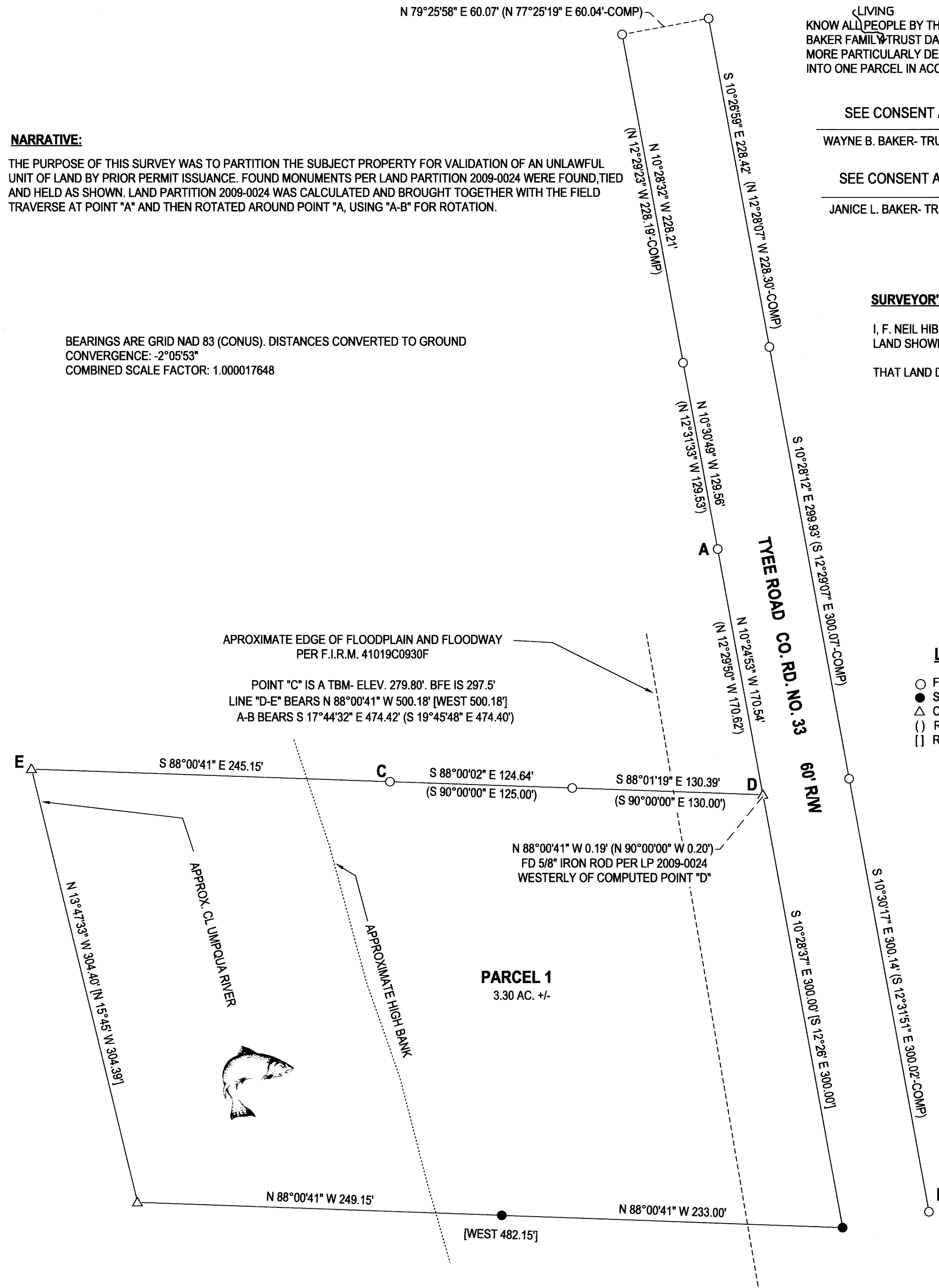
FILED THIS 4<sup>th</sup> DAY OF March, 2025, 11:13 O'CLOCK (AM/PM)

*[Signature]* Deputy 3/4/25  
DOUGLAS COUNTY CLERK DATE

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY FOR VALIDATION OF AN UNLAWFUL UNIT OF LAND BY PRIOR PERMIT ISSUANCE. FOUND MONUMENTS PER LAND PARTITION 2009-0024 WERE FOUND, TIED AND HELD AS SHOWN. LAND PARTITION 2009-0024 WAS CALCULATED AND BROUGHT TOGETHER WITH THE FIELD TRAVERSE AT POINT "A" AND THEN ROTATED AROUND POINT "A, USING "A-B" FOR ROTATION.

BEARINGS ARE GRID NAD 83 (CONUS). DISTANCES CONVERTED TO GROUND  
CONVERGENCE: -2°05'53"  
COMBINED SCALE FACTOR: 1.000017648



PLANNING DEPT. FILE NO. 24-047

**LAND PARTITION- LOT VALIDATION**

LYING IN THE NE 1/4 & SE 1/4 OF SEC. 31, T24S, R7W  
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:  
WAYNE AND JANICE BAKER  
P.O. BOX 1  
YUCAIPA, CA. 92399

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

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*[Signature]*  
OREGON  
JANUARY 12, 1989  
F. NEIL HIBBS  
52989

EXPIRATION DATE  
6/30/2025

DWG SCALE: 1"= 60' JOB NO.: 2871-01 DATE: FEBRUARY 2025 PAGE 1 OF 1