

LEGEND

- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- △ CALCULATED POSITION
- () RECORD PER M177-59
- [] RECORD PER LAND PARTITION 2021-0048
- (()) RECORD PER LAND PARTITION 2001-0087
- { } RECORD PER INST. NO. 2022-7278
- <-> RECORD PER CS 58/147
- [] RECORD PER AMENDED PLAT OF DEVORE'S ADDITION TO THE CITY OF YONCALLA
- () RECORD PER LAND PARTITION 1999-0013

BASE OF BEARING- OREGON COORDINATE REFERENCE SYSTEM, COTTAGE GROVE TO CANYONVILLE ZONE

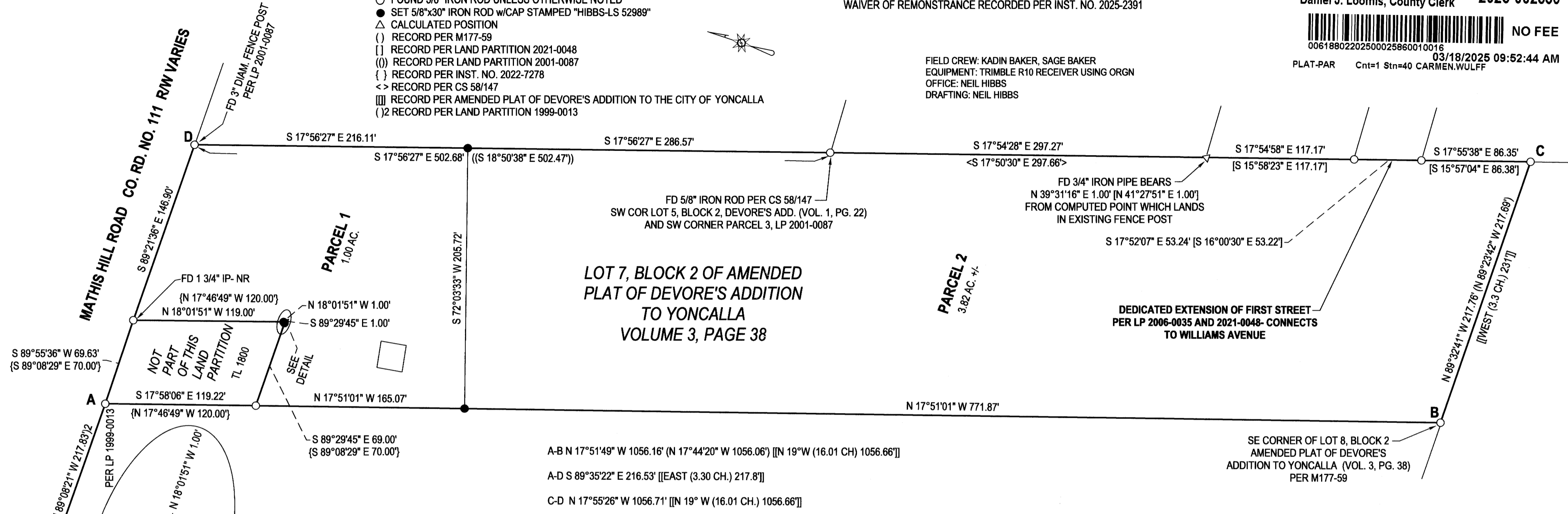
WAIVER OF REMONSTRANCE RECORDED PER INST. NO. 2025-2391

Douglas County Official Records
Daniel J. Loomis, County Clerk 2025-002586



03/18/2025 09:52:44 AM
PLAT-PAR Cnt=1 Stn=40 CARMEN.WULFF

FIELD CREW: KADIN BAKER, SAGE BAKER
EQUIPMENT: TRIMBLE R10 RECEIVER USING ORGN
OFFICE: NEIL HIBBS
DRAFTING: NEIL HIBBS



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. 2006-12053 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. MONUMENTS WERE FOUND AND HELD PER A NUMBER OF SURVEYS. SE CORNER OF TL 1800 LAND IN FENCE POST, SET 2 1.00 FOOT REFERENCE MONUMENTS AS SHOWN FROM CALCULATED POINT AT RECORD DISTANCE- DISTANCE INTERSECTION FROM RODS FOUND AT NE AND SW CORNERS. NO SURVEY FOUND SHOWING THESE PINS BUT THEY ARE CALLED OUT IN THE DEED.

APPROVALS:

Spinnig Brown 3/17/25
YONCALLA CITY ADMINISTRATOR DATE

Neil Hibbs 3/18/25
DOUGLAS COUNTY SURVEYOR DATE

Tracy 2 Peck 3/17/25
chief Deputy Tax Collector DOUGLAS COUNTY TAX COLLECTOR DATE

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

FILED THIS 18th DAY OF March 2025, 9:50 O'CLOCK (AM/PM)

Carmen Wulff, Deputy 3-18-2025
DOUGLAS COUNTY CLERK DATE



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE VIRGIL M. FULLBRIGHT FAMILY TRUST, DATED APRIL 1, 1994, AND THE LOLA J. FULLBRIGHT FAMILY TRUST, DATED APRIL 1, 1994 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.

Virgil M. Fullbright 3/17/25
VIRGIL M. FULLBRIGHT- TRUSTEE DATE

Lola J. Fullbright 3-17-25
LOLA J. FULLBRIGHT- TRUSTEE DATE

ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 17 DAY OF March, 2025, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BEFORE ME VIRGIL M. AND LOLA J. FULLBRIGHT, 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: *Shawna Gibson*

COMMISSION #: 1652446

MY COMMISSION EXPIRES ON: 11/13/2028

SIGNATURE: *Shawna Gibson*

PLANNING DEPT. FILE NO. PAR 25-01

LAND PARTITION LYING IN THE NE 1/4 OF SEC. 4, T23S, R5W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR <i>Neil Hibbs</i>	
CLIENT: VIRGIL & LOIS FULLBRIGHT P.O. BOX 783 YONCALLA, OR. 97499	NEIL HIBBS LAND SURVEYING, INC 4739 LOOKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-957-8303 neilhibbslandsurv@gmail.com		
DWG SCALE: 1"= 60'	JOB NO.: 1551-26	DATE: MARCH 2025	PAGE 1 OF 1

