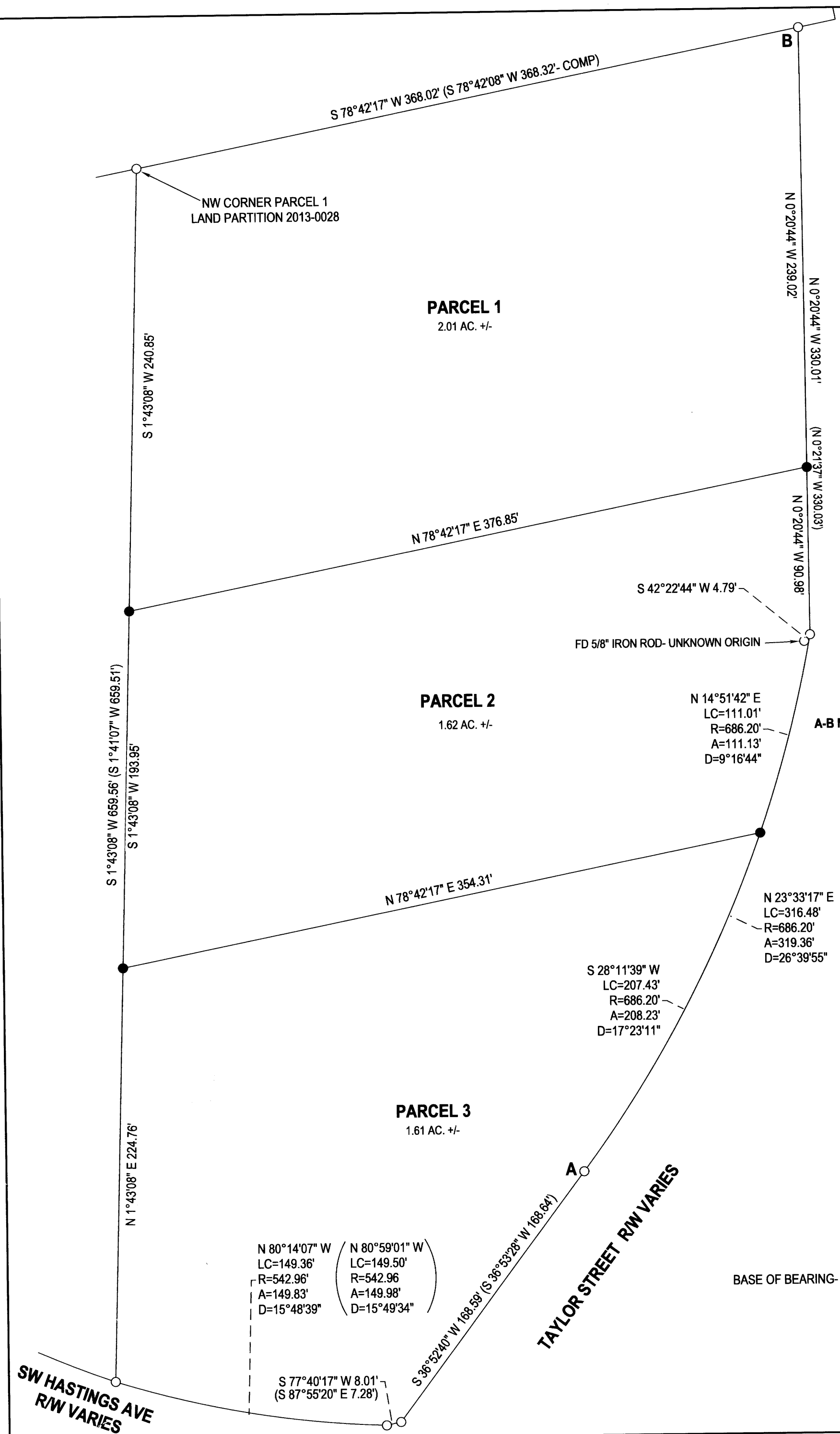


2025-0011

2025-0011



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT RANDOLPH W. ARTS IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO 3 PARCELS, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES.

[Signature]
RANDOLPH W. ARTS

4-7-2025
DATE

Douglas County Official Records 2025-003675
Daniel J. Loomis, County Clerk



NO FEE

00620159202500036750010011
04/08/2025 11:37:40 AM
PLAT-PAR Cnt=1 Stn=17 JOY.GOODWIN
This is a no fee document

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 7th DAY OF April, 2025, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RANDOLPH W. ARTS, 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: Kayla R Calvert *[Signature]*

COMMISSION #: 1057046

MY COMMISSION EXPIRES ON: March 13, 2029

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.

PARCEL 1 OF LAND PARTITION 2013-0028 AS RECORDED IN THE SURVEY RECORDS OF DOUGLAS COUNTY, OREGON.

APPROVALS:

[Signature] 04-07-2025
SUTHERLIN COMMUNITY DEVELOPMENT DIRECTOR DATE

[Signature] 4-8-25
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 4-8-25
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 5th DAY OF April, 2025 9:36 O'CLOCK AM/PM

[Signature] 4/8/25
DOUGLAS COUNTY CLERK DATE



NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO THREE PARCELS AS SHOWN. MONUMENTS SET PER LAND PARTITION 2013-0028 WERE FOUND AND HELD.



LEGEND

- FOUND 5/8" IRON ROD PER LP 2013-0028 UNLESS OTHERWISE NOTED
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- △ CALCULATED POSITION
- () RECORD PER LAND PARTITION 2013-0028

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

T 25S R5W SEC. 19AD TL 102

ZONE: M-1 (LIGHT INDUSTRIAL)
COMP. PLAN: LIGHT INDUSTRIAL
WATER: CITY OF SUTHERLIN
SEWER: CITY OF SUTHERLIN

PLANNING DEPT. FILE NO. 23-S016

LAND PARTITION

LYING IN THE NE 1/4 OF SEC. 19 & THE NW 1/4 OF S 20, T25S, R6W
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:
MICHAEL ARTS
P.O. BOX 731
SUTHERLIN, OR. 97479

SURVEYOR:
NEIL HIBBS LAND SURVEYING, INC
4738 LOOKINGGLASS RD.
ROSEBURG, OR. 97471
phone: 541-957-9303
fax: 541-957-9306
e-mail: neilh@landsurv@gmail.com

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
OREGON
JANUARY 12, 1989
F. NEIL HIBBS
52989
EXPIRATION DATE
6/30/2025

DWG SCALE: 1"= 50' JOB NO.: 2946-01 DATE: JULY 2024 PAGE 1 OF 1

April 2025