



**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT LYLE CHRISTOPHER AND BOBBI JO YAEGER ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED INTO TWO PARCELS, TOGETHER WITH EASEMENTS AS SHOWN.

*Lyle Christopher Yaeger*  
LYLE CHRISTOPHER YAEGER  
DATE: 4-21-25  
*Bobbi Jo Yaeger*  
BOBBI JO YAEGER  
DATE: 4-21-25

**ACKNOWLEDGEMENT:**

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 21<sup>st</sup> DAY OF April, 2025, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED LYLE CHRISTOPHER AND BOBBI JO YAEGER, 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: Kayla R. Calvert  
COMMISSION #: 1057006  
MY COMMISSION EXPIRES ON: March 13, 2029  
SIGNATURE: *Kayla R. Calvert*

**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 2 OF LAND PARTITION 2013-0029 AS RECORDED IN THE SURVEY RECORDS OF DOUGLAS COUNTY, OREGON.

**APPROVALS:**

*J. M. B.* 4/22/25  
DOUGLAS COUNTY PLANNING DIRECTOR DATE  
*Randy Zieley* 4-15-25  
DOUGLAS COUNTY SURVEYOR DATE  
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.  
*J. P. E. W.* 4-23-25  
DOUGLAS COUNTY TAX COLLECTOR DATE  
FILED THIS 23 DAY OF April, 2025, 9:07 O'CLOCK AM  
*Tyler Nichols, Deputy* 4/23/25  
DOUGLAS COUNTY CLERK DATE



**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO TWO PARCELS, TOGETHER WITH AN ACCESS AND UTILITY EASEMENT TO BENEFIT PARCEL 2 AS SHOWN. ALL BEARINGS AND DISTANCES OTHER THAN THOSE REGARDING NEW MONUMENTS ARE RECORD PER LAND PARTITION 2013-0029.

BEARINGS AND DISTANCES BETWEEN FOUND MONUMENTS AND AND COMPUTED POINTS ARE RECORD PER LAND PARTITION 2013-0029.

NOTE: NEW 25' WIDE ACCESS AND UTILITY EASEMENT INCLUDES 20 FEET OF PARCEL 1 AS WELL AS 5 FEET OF PARCEL 2

**LEGEND**

- FOUND 3/4" IRON PIPE PER LP 2013-0029
- FOUND 5/8" IRON ROD PER LP 2013-0029 UNLESS OTHERWISE SPECIFIED
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- △ CALCULATED POSITION

PLANNING DEPT. FILE NO. 24-068

<b>LAND PARTITION</b> LYING IN THE NW 1/4 OF SEC. 30, T26S, R5W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		<b>REGISTERED PROFESSIONAL LAND SURVEYOR</b> <i>F. Neil Hibbs</i> <b>OREGON</b> JANUARY 12, 1999 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2025	
CLIENT: LYLE YAEGER P.O. BOX 1060 WINCHESTER, OR. 97495	<b>NEIL HIBBS</b> LAND SURVEYING, INC. 4739 LOOKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-957-9303 neilhibbslandsuev@gmail.com		
DWG SCALE: 1"= 40'	JOB NO.: 1362-02	DATE: MARCH 2025	PAGE 1 OF 1