

2025-0018 A

Douglas County Official Records 2025-006856
Daniel J. Loomis, County Clerk

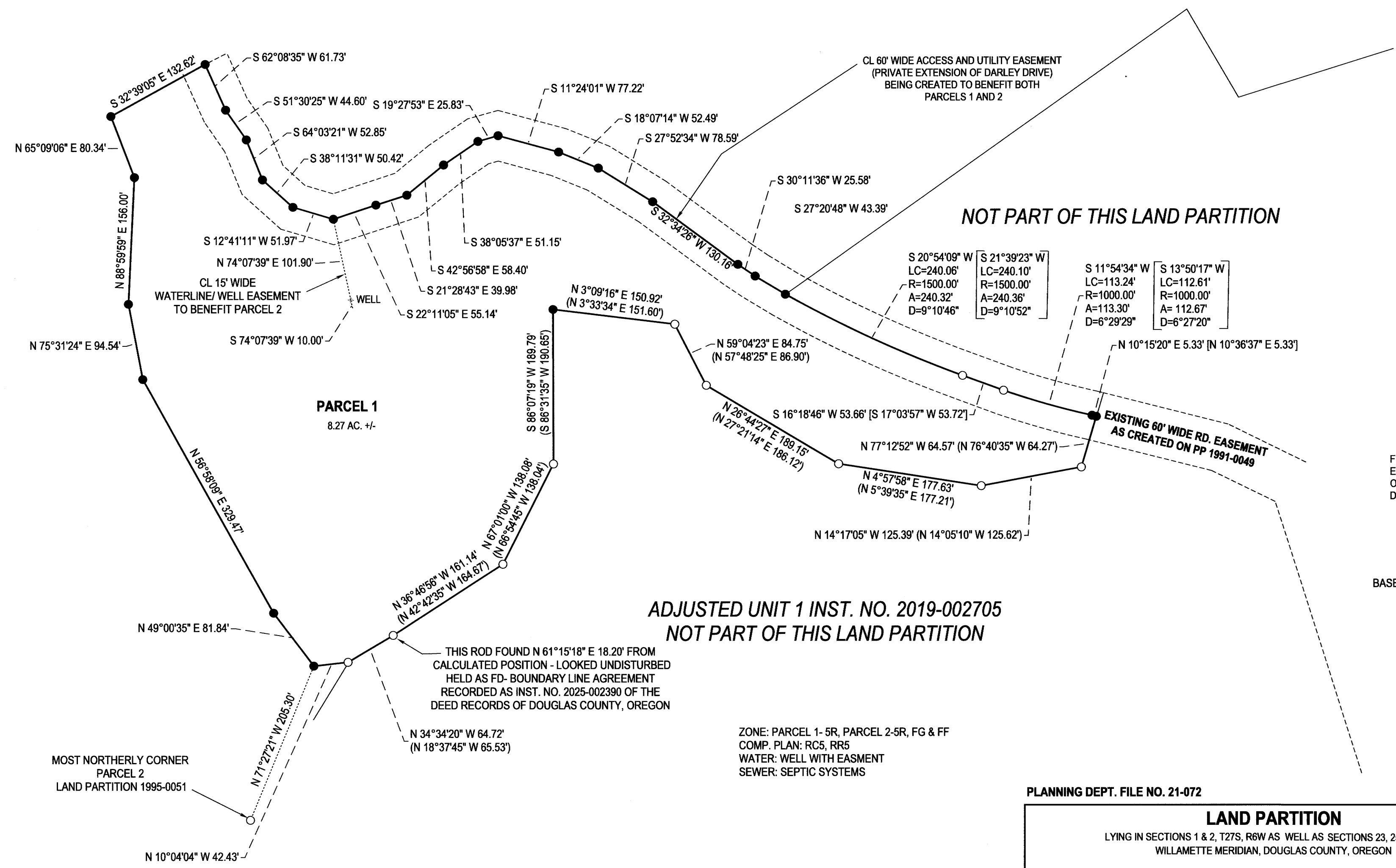


NO FEE

06/19/2025 10:38:50 AM
PLAT-PAR Cnt=1 Stn=41 DEBRA.KOEHLER
This is a no fee document

PARCEL 2
1032.00 AC. +/-
UNSURVEYED

PARCEL 1
8.27 AC. +/-



LEGEND

- FOUND 5/8" IRON ROD PER L.P. 1995-0051
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- ◁ CALCULATED POSITION
- () RECORD PER LAND PARTITION 1995-0051
- [] RECORD PER LAND PARTITION 2014-0008

FIELD CREW: NEIL HIBBS, KADIN BAKER
EQUIPMENT: TRIMBLE R-10 RECEIVER, NIKON NPL-322+2" TOTAL STATION
OFFICE: NEIL HIBBS
DRAFTING: NEIL HIBBS

BASE OF BEARING: O.C.R.S.- COTTAGE GROVE TO CANYONVILLE ZONE

ADJUSTED UNIT 1 INST. NO. 2019-002705
NOT PART OF THIS LAND PARTITION

THIS ROD FOUND N 61°15'18" E 18.20' FROM
CALCULATED POSITION - LOOKED UNDISTURBED
HELD AS FD- BOUNDARY LINE AGREEMENT
RECORDED AS INST. NO. 2025-002390 OF THE
DEED RECORDS OF DOUGLAS COUNTY, OREGON

ZONE: PARCEL 1- 5R, PARCEL 2-5R, FG & FF
COMP. PLAN: RC5, RR5
WATER: WELL WITH EASMENT
SEWER: SEPTIC SYSTEMS

PLANNING DEPT. FILE NO. 21-072

LAND PARTITION

LYING IN SECTIONS 1 & 2, T27S, R6W AS WELL AS SECTIONS 23, 25, 35 & 36, T26S, R6W
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:
KIP MORGAN
P.O. BOX 461
ROSEBURG, OR. 97471

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

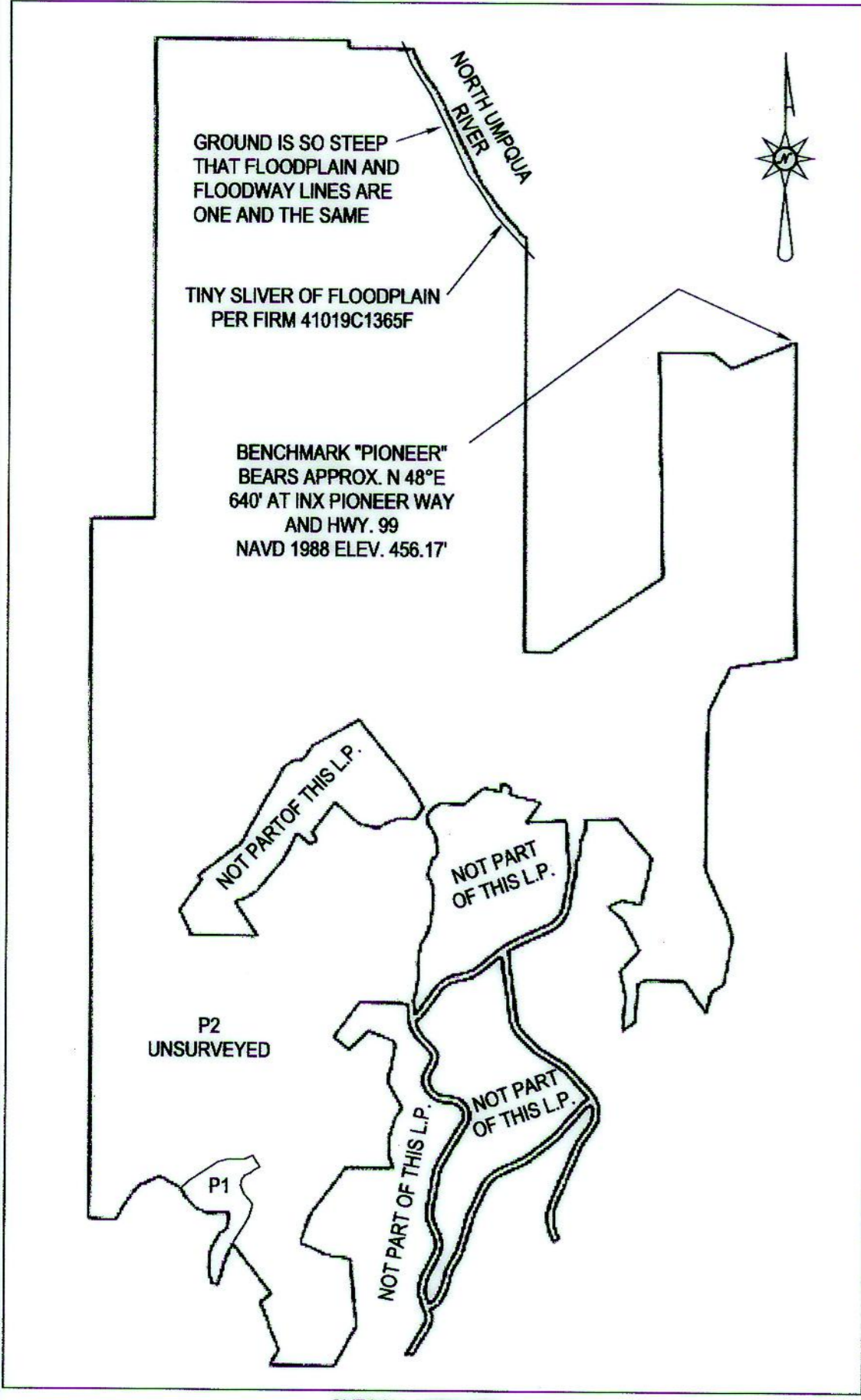
REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

EXPIRATION DATE
6/30/2025

DWG SCALE: 1"= 100' JOB NO.: 2799-01 DATE: MAY 2025 PAGE 1 OF 2

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OVERALL VIEW-NTS

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE KIP MORGAN LIVING TRUST IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO TWO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES. A 60 FOOT WIDE ACCESS AND UTILITY EASEMENT IS ALSO BEING CREATED ACROSS PARCELS 1 AND 2 FOR THE BENEFIT OF PARCELS 1 AND 2 AS SHOWN. A 15' WIDE WATERLINE/ WELL EASEMENT IS ALSO BEING CREATED OVER PARCEL 1 TO BENEFIT PARCEL 2.

[Signature] 6/19/25
KIP MORGAN, TRUSTEE DATE

ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 19th DAY OF June, 2025, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BEFORE ME KIP MORGAN AS TRUSTEE OF THE KIP MORGAN LIVING TRUST, 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

COMMISSION #: 1057006

MY COMMISSION EXPIRES ON: March 13, 2029

SIGNATURE: *[Signature]*

SURVEYOR'S CERTIFICATE:

I, F. NEIL HIBBS, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS A PORTION OF THE LAND SHOWN ON THE ANNEXED PLAT, OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION. THAT LAND DESCRIBED AS PARCEL 2 OF INSTRUMENT NO. 2021-23342 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON. EXCEPTING THE FOLLOWING: PARCEL 1, PP 2008-0047 & INST. NO. 2010-2592 (27-6-2 125), PARCEL 1, PP 2014-8 (27-06-02 130), PARCEL 1, PP 2011-33 (27-6-2 127), PARCEL 2, PP 2011-33 & INST. NO. 2021-8959 (27-6-2 129), PARCEL 2, PP 2014-8 EXCEPT INST. NO. 2021-8959 (27-6-2 131), INST. NO. 1994-7288 (27-6-2 110 & 26-26-35D 1200), LOTS 10, 11, 12 & 13 OF MORGAN'S RIDGE 2ND ADDITION, VOL. 20, PG. 49 (27-6-2 2800, 2900 AND 26-6-36C 1000, 2000), LOTS 5, 6, 7, 8 & 9 OF MORGAN'S RIDGE FIRST ADDITION, VOL. 20, PG. 25 (27-6-2 2500, 2600, 2700 & 27-6-1B 900, 1000, 1100), LOTS 1, 2, 3 AND 4 OF MORGAN'S RIDGE, VOL. 19, PG. 51 (27-6-1B 300, 400, 500, 600), PARCEL 2, PP 1999-73 (27-6-1B 102), INST. NO. 2005-2374 (27-6-1B 200 & 27-6-1BA 200), LOTS 2-6 OF GRACE AND PEACE SUBDIVISION, VOL. 20, PG. 11 (27-6-1BA 300-700), INST. NO. 2013-14964 (27-6-1BA 101 & 27-6-36C 1500), PARCEL 1, PP 1995-32 (27-6-1BC 700), PARCELS 1 & 2, PP 1994-5 (27-6-1BC 800, 900), PARCELS 1 & 2, PP 1994-91 (27-6-1BC 1000, 1100), PARCELS 1 & 2, PP 1995-78 (27-6-1BC 1001, 1002), LOTS 19, 20, 21 & 22 OF MORGAN'S RIDGE FOURTH ADDITION, VOL. 21, PG. 29 (26-6-36C 100 AND 26-6-35D 800, 900, 1000), LOTS 14, 15, 16, 17 & 18 OF MORGAN'S RIDGE THIRD ADDITION, VOL. 20, PG. 67 (26-6-36C 400, 500, 600, 800, 900), PARCEL 1, PP 1999-73 (26-6-36C 1400), PARCEL 2, INST. NO. 2017-20021 (26-6-36C 1600), LOTS 23, 24, 25 & 26 OF MORGAN'S RIDGE FIFTH ADDITION, VOL. 21, PG. 60 (26-6-36C 1700, 1800, PT 1900, 2000), LOTS 27, 28, 29, 30 & 31 OF MORGAN'S RIDGE SIXTH ADDITION, VOL. 22, PG. 29 (26-6-36C BAL 1900, 2200, 2300, 2400, 2500), INST. NO. 2005-7559 (26-6-25 1601), INST. NO. 2013-7859 (26-6-35 113), PARCEL 2, PP 2006-89 (26-6-35 129), INST. NO. 2020-21225 (26-6-35D 500), INST. NO. 2020-18744 (26-6-35D 1100), INST. NO. 2004-7664 (26-6-35D BAL 400), INST. NO. 1999-14154 (27-6-1B 201, 202), PARCEL 2 OF INST. NO. 1994-9301 (26-6-26 600). ALSO EXCEPTING THAT AREA BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 1 OF GRACE & PEACE SUBDIVISION, VOL. 20, PG. 11, OF THE SUBDIVISION RECORDS OF DOUGLAS COUNTY, OREGON, SAID POINT ALSO BEING ON THE WEST BOUNDARY OF INTERSTATE NO. 5; THENCE S 42°54'13" W 161.17 FEET; THENCE NORTH 86°01'32" W 66.47 FEET; THENCE 111.72 FEET ALONG A 529.9 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD BEARS N 33°32'28" E; THENCE 309.89 FEET ALONG A 529.9 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD BEARS N 22°49'38" E 305.49'; THENCE N 6°04'25" E 123.28 FEET; THENCE N 6°17'28" E 37.7 FEET; THENCE N 5°44'22" E 66.22 FEET; THENCE N 6°33'03" E 48.68 FEET; THENCE N 13°37'43" E 133.75 FEET; THENCE N 9°03'34" E 134.51 FEET; THENCE N 21°51'37" E 134.12 FEET; THENCE N 10°47'44" E TO A POINT WHICH BEARS N 78°42'00" W 150 FEET AND S 11°18'00" W 4146.49 FEET FROM A POINT ON THE WEST LINE OF INTERSTATE NO. 5 OPPOSITE ENGINEER'S STATION 2340+00 FROM WHICH POINT THE NORTH 1/4 CORNER OF SECTION 36, TOWNSHIP 36 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON BEARS N 24°17'06" W 464.34 FEET; THENCE S 78°42'00" E 150 FEET TO THE WEST LINE OF INTERSTATE NO. 5; THENCE SOUTHWESTERLY ALONG SAID WEST LINE TO THE POINT OF BEGINNING. (27-6-1BA 100 & 26-6-36C 700)

ALSO INCLUDING THE PROPERTY DESCRIBED IN INST. NOS. 2025-002708 AND 2025-002709 (26-6-36C BAL 300) AS WELL AS THE LAND DESCRIBED IN INSTRUMENT No. 2016-14873.

LESS A SLIVER OF LAND CREATED BY A PREVIOUS SURVEY ERROR AS NOTED ON PAGE 1 WITH THE CURRENTLY MONUMENTED BOUNDARY BEING HELD AS PER THE BOUNDARY LINE AGREEMENT/ CLARIFICATION AND CONVEYANCE RECORDED AS INST. NO. 2025-002390 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

AFFIDAVIT OF CORRECTION
RECORDED 5/6/2026 COUNTY
CLERK INSTRUMENT No.
2026-005106; C.S. 65/114-12

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO TWO PARCELS, TOGETHER WITH A 60 FOOT WIDE ACCESS AND UTILITY EASEMENT AS SHOWN. FOUND, TIED AND HELD MONUMENTS FOUND PER LAND PARTITION 1995-0051. FOUND ONE PIN, AS NOTED, THAT IS OFF OVER 18 FEET RELATIVE TO IT'S RECORD POSITION WITH THE RECORD POSITION BEING ONTO THE NEIGHBORING PROPERTY. WE ARE RECORDING A BOUNDARY LINE AGREEMENT TO THE LINE AS SHOWN ON THIS PLAT. THIS AGREEMENT WILL BE REFERENCED HEREON.

APPROVALS:

[Signature] 6/19/2025
DOUGLAS COUNTY PLANNING DIRECTOR DATE

[Signature] 6-18-25
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 6-19-25
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 19th DAY OF June, 2025 10:41 O'CLOCK AM PPM

[Signature] 6-19-2025
DOUGLAS COUNTY CLERK DATE



PLANNING DEPT. FILE NO. 21-072

LAND PARTITION LYING IN SECTIONS 1 & 2, T27S, R6W AS WELL AS SECTIONS 23, 25, 26, 35 & 36, T26S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR <i>[Signature]</i> OREGON JANUARY 12, 1989 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2025
CLIENT: KIP MORGAN P.O. BOX 461 ROSEBURG, OR. 97470	NEIL HIBBS LAND SURVEYING, INC 4730 LOOKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-957-8363 e-mail: neilhibbslandsurv@gmail.com	
DWG SCALE: N/A	JOB NO.: 2799-01	DATE: MAY 2025
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