

2025-0022 A

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE MENDOZA-LIBBY FAMILY TRUST DATED 8/28/2018 IS THE OWNER 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. A 25 FOOT WIDE RECIPROCAL ACCESS EASEMENT IS ALSO BEING CREATED

Terry Mendoza 9-15-25
TERRY MENDOZA, TRUSTEE DATED

Beverly Libby 9-15-25
BEVERLY LIBBY, TRUSTEE DATED

Douglas County Official Records 2025-010641
Daniel J. Loomis, County Clerk



09/16/2025 03:41:50 PM
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 15th DAY OF September, 2025, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BEFORE TERRY MENDOZA AND BEVERLY LIBBY, AS TRUSTEES OF THE MENDOZA-LIBBY FAMILY TRUST DATED 8/28/2018, 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 Calvert*

COMMISSION #: 1057066

MY COMMISSION EXPIRES ON: March 13, 2029

SIGNATURE: *Kayla 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.

THAT LAND DESCRIBED BY INSTRUMENT NO. 2019-17546 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

APPROVALS:

Neil Hibbs 9/16/2025
DOUGLAS COUNTY PLANNING DIRECTOR DATE

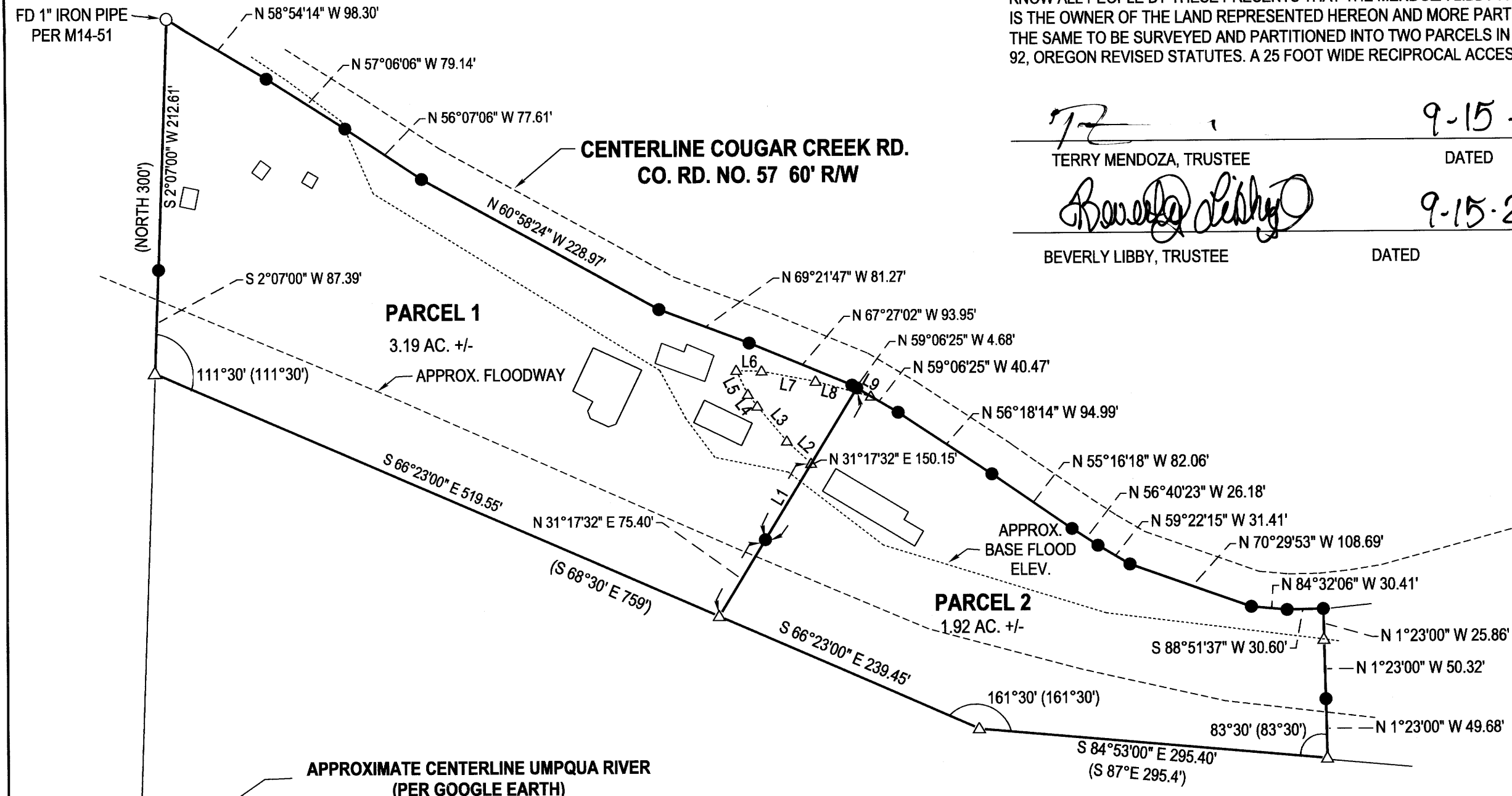
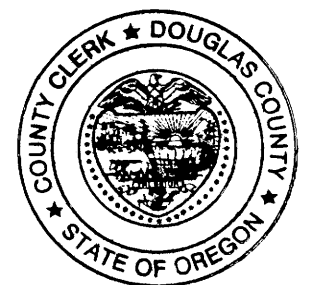
Ronald A. Smith 9-15-25
DOUGLAS COUNTY SURVEYOR DATE

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

D. J. E. Williams 9-16-25
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 16th DAY OF September, 2025, 3:49 O'CLOCK AM PM

Joy Goodwin Deputy 9/16/25
DOUGLAS COUNTY CLERK DATE



NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO 2 PARCELS AS SHOWN AND TO CREATE A RECIPROCAL ACCESS EASEMENT TO BENEFIT BOTH PARCELS 1 AND 2. THE SOUTH LINE OF SECTION 13 WAS CALCULATED BASED ON MONUMENTS FOUND AND TIED PER M118-42 AND THE 1977 BLM SURVEY. BOTH THE DEED AND M14-51 CALL THE 1" IRON PIPE AT THE NORTHWEST CORNER OF THE SUBJECT PROPERTY AS BEING ON THE LINE BETWEEN SECTIONS 13 AND 14. IT WAS HELD AS SUCH. RECORD ANGLES AND DISTANCES WERE HELD AS PER THE DEED AND M14-51, COUNTERCLOCKWISE FROM SAID 1" IRON PIPE AROUND THE PROPERTY AND BACK TO THE SOUTHERLY RIGHT-OF-WAY OF COUGAR CREEK ROAD WHICH WAS DEFINED BY TYING THE CENTERLINE OF THE TRAVELLED WAY AND OFFSETTING IT 30 FEET TO THE SOUTH.

BASE OF BEARING- NAD 83 (CONUS), OREGON SOUTH ZONE. DISTANCES CONVERTED TO GROUND
COMBINED SCALE FACTOR: 1.0000069276
CONVERGENCE: -2°02'31"

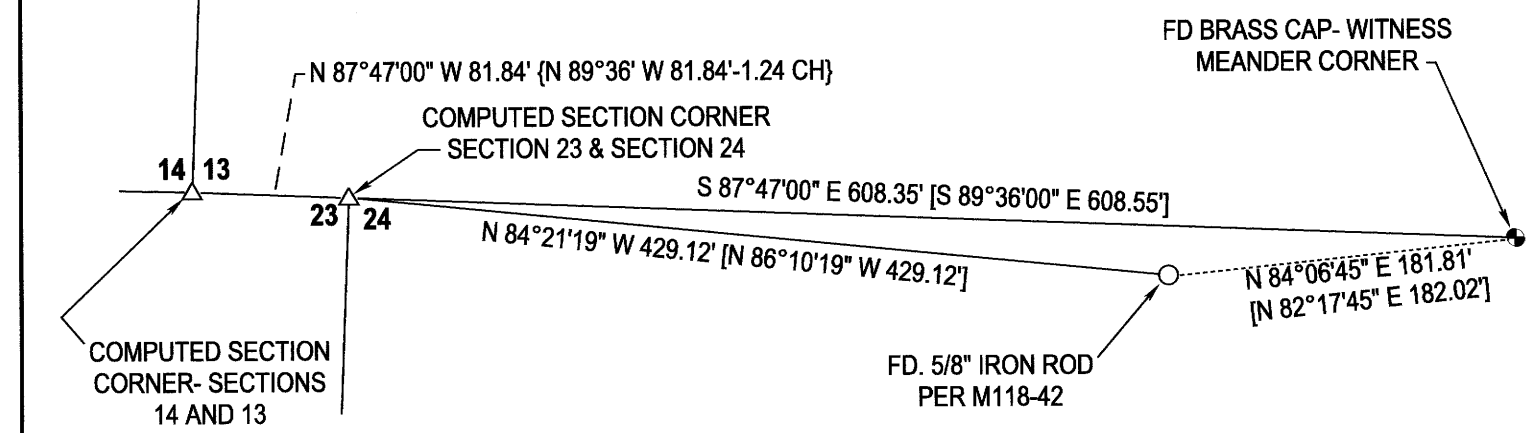
LEGEND

- ⊕ FOUND BRASS CAP UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- △ CALCULATED POSITION
- () RECORD PER M14-51 & INST. NO. 2019-17546
- [] RECORD PER M118-42
- { } RECORD PER 1977 BLM SURVEY

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

25' WIDE RECIPROCAL ACCESS EASEMENT TO BENEFIT BOTH PARCEL 1 & PARCEL 2

LINE	BEARING	DISTANCE
L1	S31°17'32"W	75.35'
L2	S46°57'37"E	27.92'
L3	S39°48'06"E	38.66'
L4	S37°51'13"E	12.91'
L5	S25°47'25"E	22.31'
L6	N88°26'03"W	21.45'
L7	N79°04'56"W	46.30'
L8	N74°32'09"W	48.44'
L9	S59°06'25"E	13.93'



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PLANNING DEPT. FILE NO. 25-009

LAND PARTITION

LYING IN THE SW 1/4 OF SEC. 13, T24S, R7W
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:
TERRY MENDOZA
316 COUGAR CREEK RD.
OAKLAND, OR. 97462

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

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JANUARY 13, 1999
F. NEIL HIBBS
52989

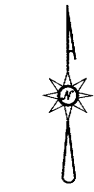
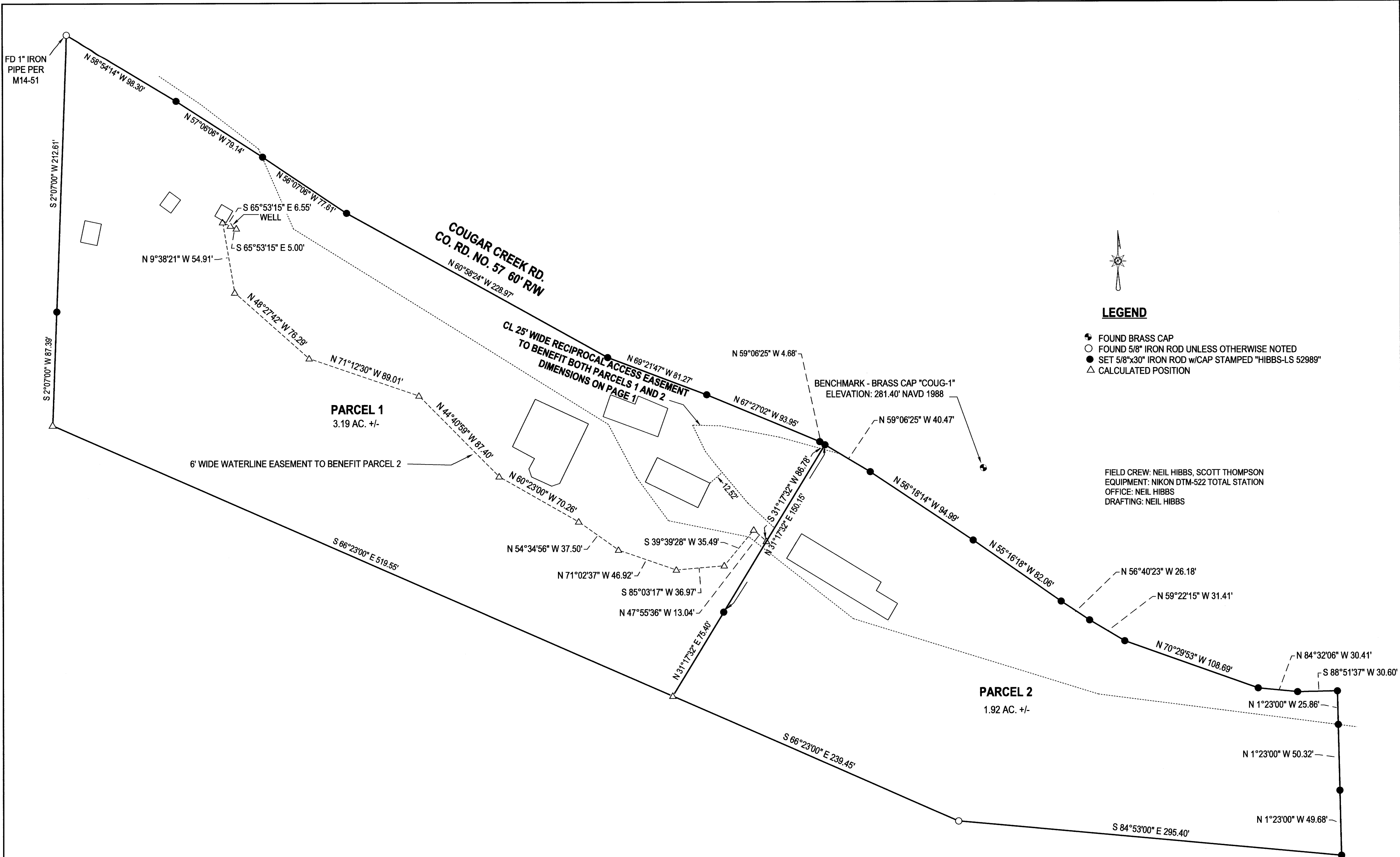
EXPIRATION DATE
6/30/2027

DWG SCALE: 1"= 100'

JOB NO.: 3234-01

DATE: SEPTEMBER 2025

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LEGEND

- FOUND BRASS CAP
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- △ CALCULATED POSITION

FIELD CREW: NEIL HIBBS, SCOTT THOMPSON
 EQUIPMENT: NIKON DTM-522 TOTAL STATION
 OFFICE: NEIL HIBBS
 DRAFTING: NEIL HIBBS

PLANNING DEPT. FILE NO. 25-009

LAND PARTITION		REGISTERED PROFESSIONAL LAND SURVEYOR
LYING IN THE SW 1/4 OF SEC. 13, T24S, R7W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: TERRY MENDOZA 316 COUGAR CREEK RD. OAKLAND, OR. 97462	NEIL LAND SURVEYING, INC HIBBS 4739 LOOKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-957-9303 neilhibbslandsurv@gmail.com	OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989
DWG SCALE: 1"= 50'	JOB NO.: 3234-01	DATE: SEPTEMBER 2025
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