

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT CLAUDINE MCCLELLAN 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. AN ACCESS AND UTILITY EASEMENT IS ALSO BEING CREATED ACROSS PARCEL 2 FOR THE BENEFIT OF PARCEL 1. NO ACCESS ALLOWED FROM UNIMPROVED EXTENSION OF FIRST STREET.

SEE CONSENT AFFIDAVIT

CLAUDINE MCCLELLAN

DATE

CONSENT AFFIDAVIT FILED PER INST. NO. 2025- 011692

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.

PARCEL 1, LAND PARTITION 2021-0048 AS RECORDED IN THE SURVEY RECORDS OF DOUGLAS COUNTY, OREGON ALSO RECORDED AS INSTRUMENT NO. 2021-021546 IN THE DEED RECORDS OF DOUGLAS COUNTY, OREGON..

Douglas County Official Records
Daniel J. Loomis, County Clerk 2025-011693



PLAT-PAR Cnt=1 Stn=17 JOY.GOODWIN
10/13/2025 11:40:07 AM
This is a no fee document

APPROVALS:

[Signature] 10-1-25
YONCALLA CITY ADMINISTRATOR DATE

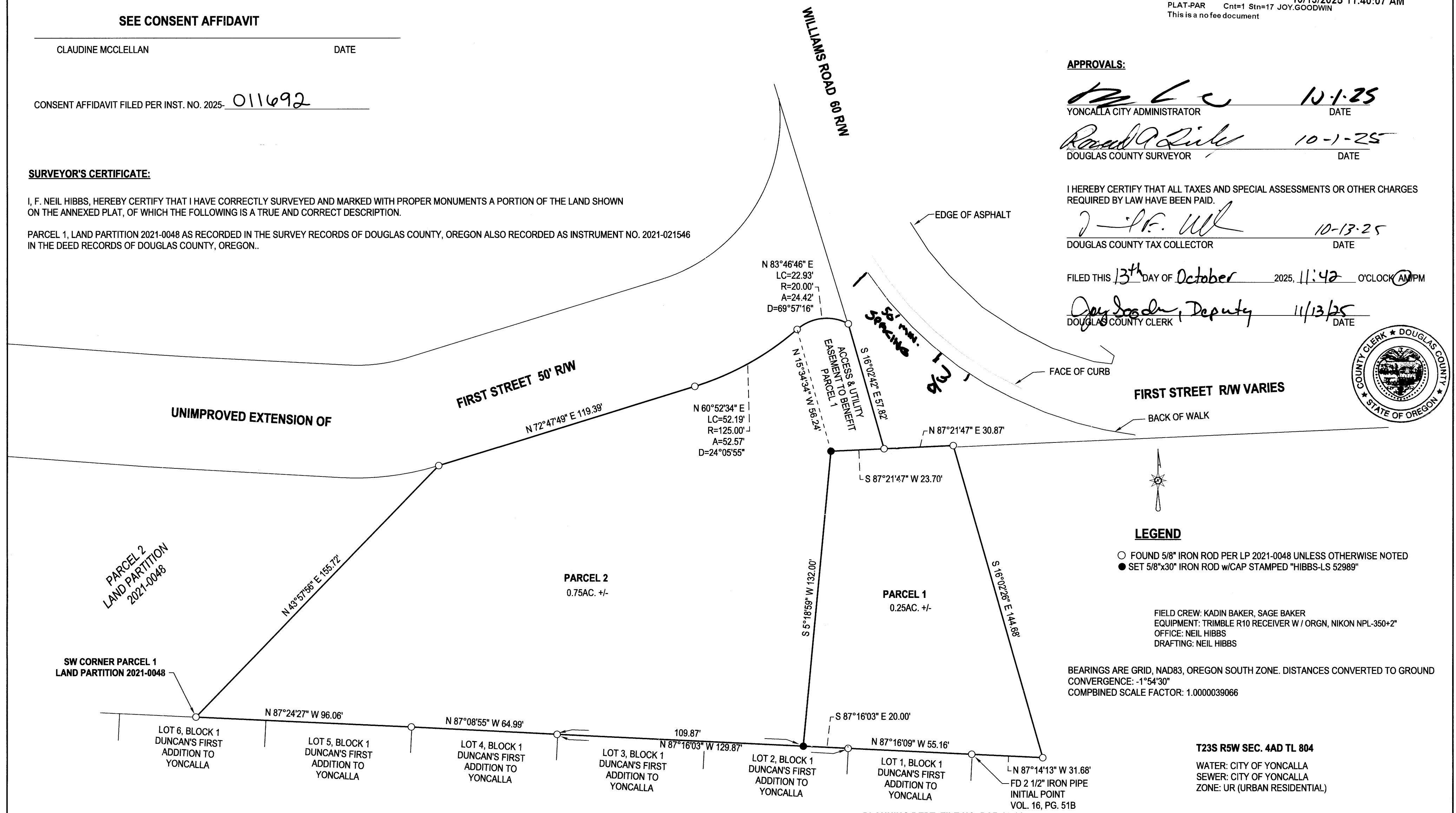
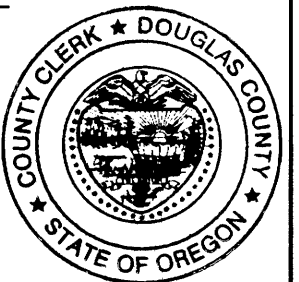
[Signature] 10-1-25
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 10-13-25
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 13th DAY OF October 2025, 11:42 O'CLOCK AM/PM

[Signature] 11/13/25
DOUGLAS COUNTY CLERK Deputy DATE



LEGEND

- FOUND 5/8" IRON ROD PER LP 2021-0048 UNLESS OTHERWISE NOTED
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"

FIELD CREW: KADIN BAKER, SAGE BAKER
EQUIPMENT: TRIMBLE R10 RECEIVER W/ ORGN, NIKON NPL-350+2"
OFFICE: NEIL HIBBS
DRAFTING: NEIL HIBBS

BEARINGS ARE GRID, NAD83, OREGON SOUTH ZONE. DISTANCES CONVERTED TO GROUND
CONVERGENCE: -1°54'30"
COMBINED SCALE FACTOR: 1.000039066

T23S R5W SEC. 4AD TL 804

WATER: CITY OF YONCALLA
SEWER: CITY OF YONCALLA
ZONE: UR (URBAN RESIDENTIAL)

PLANNING DEPT. FILE NO. PAR 25-02

LAND PARTITION PARCEL 1, LAND PARTITION 2021-0048 LYING IN THE NE 1/4 OF SEC. 4, T23S R5W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON	
CLIENT: CLAUDINE MCCLELLAN 3327 G STREET EUREKA, CA. 95503	NEIL HIBBS LAND SURVEYING, INC 4739 LOOKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-957-9303 neilhibbslandsurv@gmail.com
DWG SCALE: 1"= 30'	JOB NO.: 1551-28
DATE: SEPTEMBER 2025	PAGE 1 OF 1

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]

OREGON
JANUARY 12, 1989
F. NEIL HIBBS
52989

EXPIRATION DATE
6/30/2027

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO 2 PARCELS AND CREATE AN ACCESS AND UTILITY EASEMENT ACROSS PARCEL 2 FOR THE BENEFIT OF PARCEL 1 AS SHOWN. WE DID THE PREVIOUS LAND PARTITION THAT CREATED THE SUBJECT PROPERTY, LAND PARTITION 2021-0048. BEARINGS AND DISTANCES BETWEEN FOUND PERIMETER MONUMENTS ARE RECORD PER LAND PARTITION 2021-0048 AND WERE NOT REVISITED. NO ACCESS ALLOWED FROM UNIMPROVED EXTENSION OF FIRST STREET.

2025-0026

2025-0026