

LEGEND

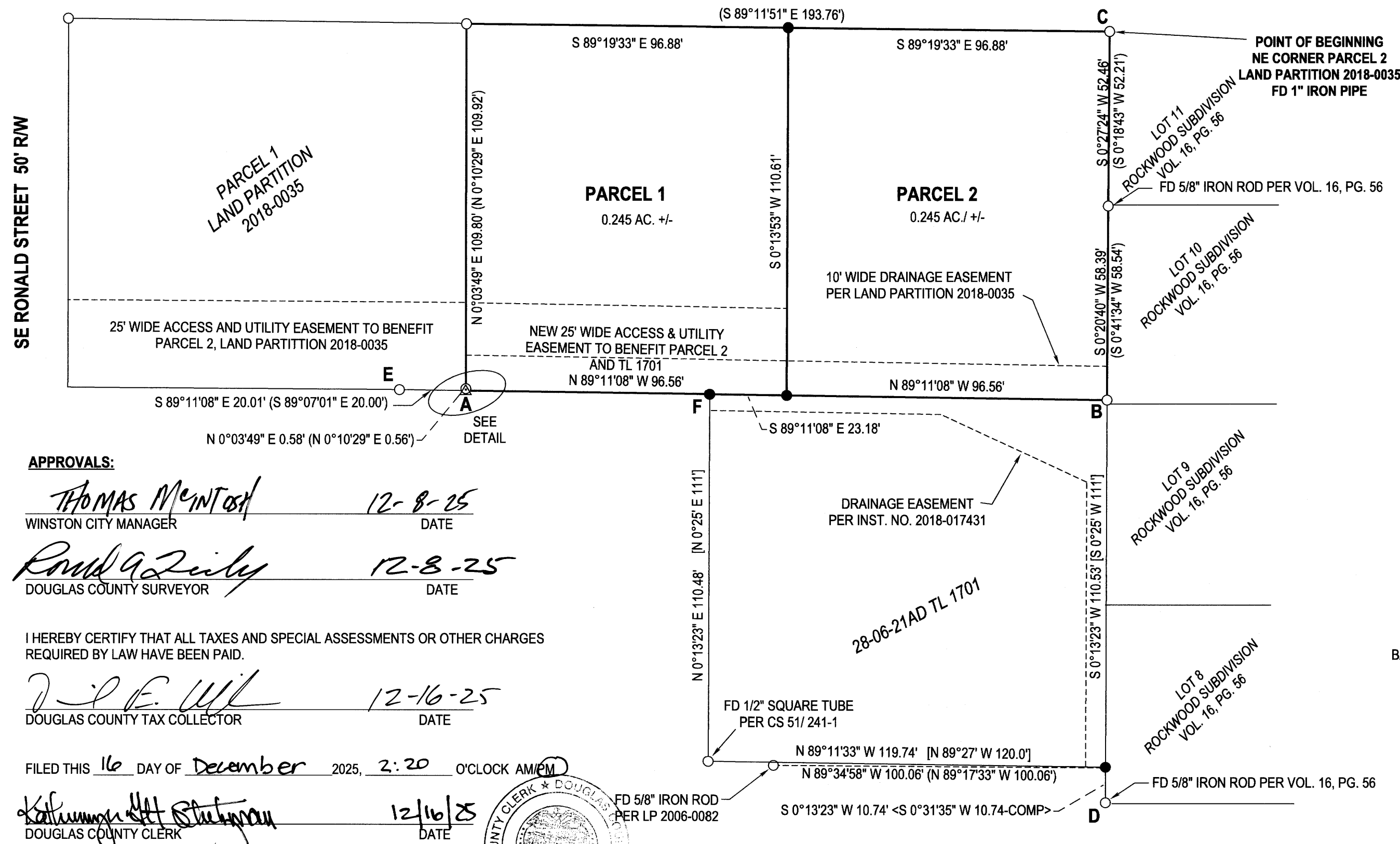
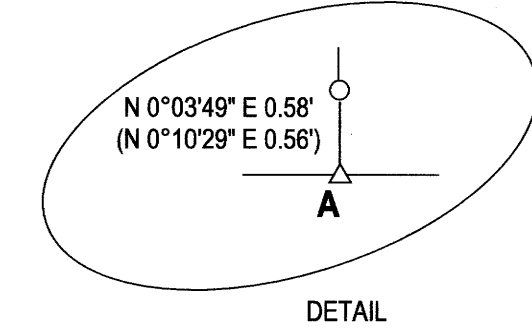
- FOUND 5/8" IRON ROD PER LP 2018-0035 UNLESS OTHERWISE NOTED
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- () RECORD PER LAND PARTITION 2018-0035
- [] RECORD PER CS 51/241-1
- ◁ RECORD PER LAND PARTITION 2006-0082

FIELD CREW: KADIN BAKER, SAGE BAKER
EQUIPMENT: TRIMBLE R10 RECEIVER W/ ORGN
OFFICE: NEIL HIBBS
DRAFTING: NEIL HIBBS

SEWER: CITY OF WINSTON SANITARY SEWER DEPT.
WATER: WINSTON-DILLARD WATER DISTRICT
ZONE: RLA
COMP. PLAN: RES. 4.5 DU/AC

A-B S 89°11'08" E 193.12' (S 89°07'01" E 193.13')
E-B S 89°11'08" E 213.13' (S 89°07'01" E 213.11')
F-B S 89°11'08" E 119.74' (S 89°27' E 120.0')

BASE OF BEARING - OREGON COORDINATE REFERENCE SYSTEM- COTTAGE GROVE TO CANYONVILLE ZONE



APPROVALS:

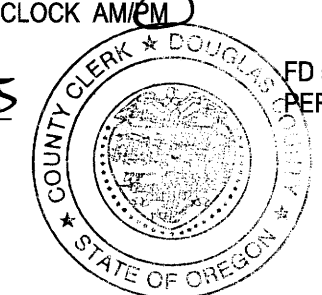
Thomas McIntosh 12-8-25
WINSTON CITY MANAGER DATE
Rond A Zilly 12-8-25
DOUGLAS COUNTY SURVEYOR DATE

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

J. P. E. Wil 12-16-25
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 16 DAY OF December 2025, 2:20 O'CLOCK AM/PM

Kathy Stutzman 12/16/25
DOUGLAS COUNTY CLERK DATE



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT WARD AND DEBI DEMASTERS ARE THE OWNERS 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 ACCESS AND UTILITY EASEMENT BEING CREATED ACROSS PARCEL 1 FOR THE BENEFIT OF PARCEL 2.

Ward Demasters 12/16/25 Debi Demasters 10/10/25
WARD DEMASTERS DATE DEBI DEMASTERS DATE

NARRATIVE:

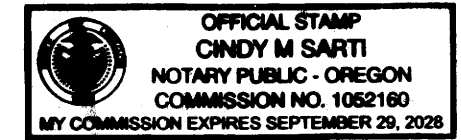
THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO TWO PARCELS AND CREATE A 25' ACCESS AND UTILITY EASEMENT ACROSS PARCEL 1 FOR THE BENEFIT OF PARCEL 2 AND TL 1701 AS SHOWN. MONUMENTS WERE FOUND AND HELD AS SHOWN WITH SET MONUMENTS ON LINE WITH FOUND MONUMENTS. SOUTH LINE OF PARCELS 1 AND 2 HELD TO LINE "E-B". SET THE NW CORNER OF TL 1701 BY EXTENDING A LINE NORTHERLY FROM THE 1/2" SQUARE TUBE FOUND AT THE SOUTHWEST CORNER, PARALLEL TO THE EASTERN BOUNDARY, TO INTERSECT LINE "E-B".

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 AS PARCEL 2 OF LAND PARTITION 2018-0035 OF THE SURVEY RECORDS OF DOUGLAS COUNTY.

ACKNOWLEDGEMENT:



STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 10th DAY OF December, 2025, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED WARD AND DEBI DEMASTERS, WHO DID SAY THAT THEY ARE THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

PRINTED NAME: Cindy M. Sarti
COMMISSION #: 1052160
MY COMMISSION EXPIRES ON: 9/29/2028
SIGNATURE: [Signature]

PLANNING DEPT. FILE NO. 25-W006

LAND PARTITION
LYING IN THE NE 1/4 OF SEC. 21, T28S, R6W
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT: WARD & DEBRA DEMASTERS 160 SE RONALD WINSTON, OR. 97496	NEIL LAND SURVEYING, INC HIBBS 4739 LOOKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-957-9303 neilhbbstandsuv@gmail.com	REGISTERED PROFESSIONAL LAND SURVEYOR [Signature] OREGON JANUARY 12, 1989 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2027
--------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------

DWG SCALE: 1"= 30' JOB NO.: 3215-01 DATE: NOVEMBER 2025 PAGE 1 OF 1