

LEGEND

- FOUND 5/8" IRON ROD
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- △ CALCULATED POSITION
- () RECORD PER LAND PARTITION 2016-0030

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

PLANNING DEPT. FILE NO. 25-034

LAND PARTITION

LYING IN THE NW 1/4 & NE 1/4 OF SEC. 7, T27S, R6W
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:
BOB & KATHRYN DOZHIER
575 EVELYN ST.
ROSEBURG, OR. 97471

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 13, 1999
F. NEIL HIBBS
52989

EXPIRATION DATE
6/30/2027

DWG SCALE: 1"= 40' JOB NO.: 0119-05 DATE: JANUARY 2026 PAGE 1 OF 2

2026-0003 B

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT BOBBY W. & KATHRYN J. DOZHIER AS WELL AS JEFFREY W. & REBECCA DOZHIER 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, TOGETHER WITH THE 25 FOOT WIDE ACCESS AND UTILITY EASEMENT AS SHOWN.

Bobby W. Dozhier 1-12-2026
BOBBY W. DOZHIER DATE

Kathryn J. Dozhier 1-12-2026
KATHRYN J. DOZHIER DATE

Jeffrey W. Dozhier 1-12-2026
JEFFREY W. DOZHIER DATE

Rebecca Dozhier 1-12-2026
REBECCA DOZHIER DATE

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 12th DAY OF January, 2026, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BOBBY W. & KATHRYN J. DOZHIER WHO DID SAY THAT THEY WERE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

PRINTED NAME: Kayla R. Calvert

COMMISSION #: 1057066

MY COMMISSION EXPIRES ON: March 13, 2029

SIGNATURE: Kayla R. Calvert

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 12th DAY OF January, 2026, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JEFFREY W. & REBECCA DOZHIER WHO DID SAY THAT THEY WERE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

PRINTED NAME: Kayla R. Calvert

COMMISSION #: 1057066

MY COMMISSION EXPIRES ON: March 13, 2029

SIGNATURE: Kayla R. Calvert

APPROVALS:

[Signature] 1/13/2026
DOUGLAS COUNTY PLANNING DIRECTOR DATE

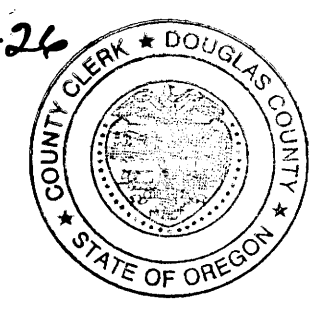
[Signature] 1-12-26
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 1-14-26
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 14th DAY OF January, 2026, 8:44 O'CLOCK AM PM

Carmen Wubb, Deputy 1-14-26
DOUGLAS COUNTY CLERK DATE



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 3 OF LAND PARTITION 2016-0030 OF THE SURVEY RECORDS OF DOUGLAS COUNTY, OREGON.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO TWO PARCELS, TOGETHER WITH A 25 FOOT WIDE ACCESS & UTILITY EASEMENT, AS SHOWN. FOUND AND HELD ALL PERIMETER MONUMENTS FOUND PER LAND PARTITION 2016-0030. SET MONUMENTS DIVIDING THE PROPERTY AS REQUESTED BY CLIENT.

AGREEMENT TO PARTICIPATE IN ROAD MAINTENANCE RECORDED AS INST. NO. 2026-000255 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON

PLANNING DEPT. FILE NO. 25-034

LAND PARTITION		
LYING IN THE NW 1/4 & NE 1/4 OF SEC. 7, T27S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: BOB & KATHRYN DOZHIER 575 EVELYN ST. ROSEBURG, OR. 97471	NEIL HIBBS LAND SURVEYING, INC 4739 LOOKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-957-9303 neilhibbslandsurv@gmail.com	
DWG SCALE: N/A	JOB NO.: 0119-05	DATE: JANUARY 2026 PAGE 2 OF 2

2026-0003 B