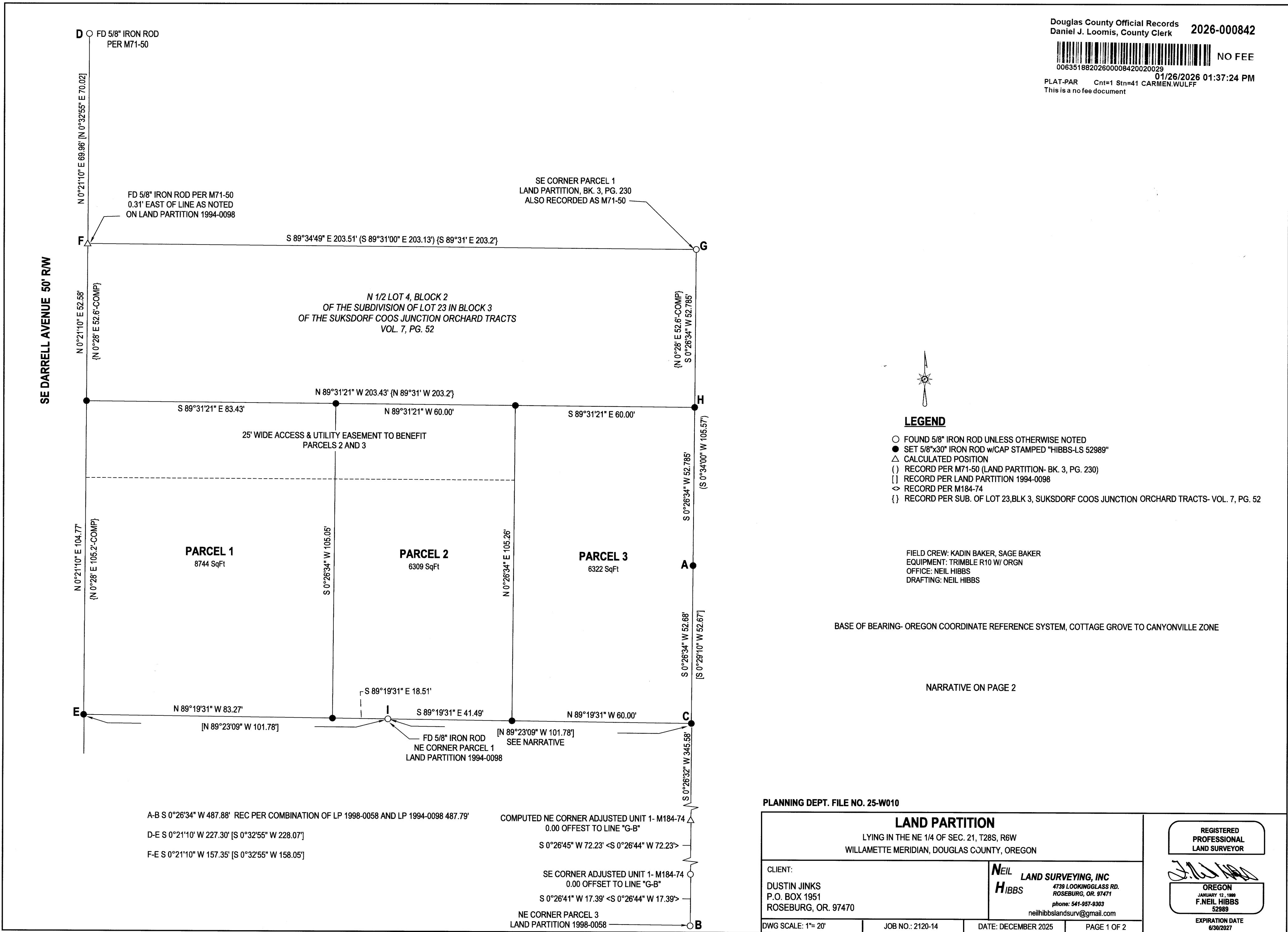


2026-0005 A



Douglas County Official Records 2026-000842
Daniel J. Loomis, County Clerk

NO FEE

01/26/2026 01:37:24 PM

PLAT-PAR Cnt=1 Stn=41 CARMEN.WULFF
This is a no fee document

2026-0005 A

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO 3 PARCELS AS SHOWN. ALSO TO CREATE A 25' WIDE ACCESS AND UTILITY EASEMENT ACROSS PARCELS 1 AND 2 FOR THE BENEFIT OF PARCELS 2 AND 3.

WHILE THE ORIGINAL SUBDIVISION PLATS DO NOT SHOW AS SUCH, USING THE MONUMENTATION REMAINING IN THE AREA, THERE IS A COMMON LINE EXTENDING ALL THE WAY FROM POINT "G" TO POINT "B". AS SHOWN, WHILE THE BEARINGS ARE MINUTELY DIFFERENT, POINTS "J" AND "K" END UP AS 0.00 OFFSETS TO LINE "G-B". THE DIFFERENCES BEING WITHIN THOUSANDTHS OF A FOOT. WHILE THE RECORD SHOWN FOR LINE "I-C" SHOWS A DISCREPANCY, THIS IS BECAUSE LAND PARTITION 1994-0098 INCORRECTLY SHOWS THE EASTERN AND WESTERN HALVES OF VOL. 7, PG. 52 AS BEING THE SAME. BECAUSE OF THIS ERROR, LAND PARTITION 1994-0098 SHOWS FINDING A ROD WITHIN 0.01 FEET OF MY POINT "C", NOTHING FOUND, BUT CALLS THAT FOUND ROD AS BEING 0.29 FEET WEST OF THE LINE.

POINT "A" WAS SET AT RECORD DISTANCE FROM POINT "G", ON LINE "G-B", PER M71-50. POINT "C" WAS SET AT PROPORTIONED DISTANCE FROM POINT "A", ON LINE "G-B". POINT "E" WAS SET AT RECORD DISTANCE FROM POINT "I", ON THE EXTENSION OF LINE "C-I". LINE "D-E" WAS HELD FOR ALIGNMENT OF THE SE DARREL AVENUE RIGHT-OF-WAY AND THIS AGREES WITH LAND PARTITION 1994-0098 AS TO THE LOCATION OF THE ROD FOUND NEAR POINT "F". I SHOW THAT POINT "F" IS A 0.31 FEET OFFSET TO LINE "D-E". LAND PARTITION 1994-0098 SHOWS THE SAME.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT DUSTIN JINKS IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO THREE PARCELS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES. A 25 FOOT ACCESS AND UTILITY EASEMENT IS BEING CREATED ACROSS PARCEL 1 AND PARCEL 2 FOR THE BENEFIT OF PARCEL 2 AND PARCEL 3.

[Signature] 1/22/26
DUSTIN JINKS DATE

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 22nd DAY OF January, 2026, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DUSTIN JINKS, 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 Calvert
COMMISSION #: 105701de
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 IN INSTRUMENT NO. 2025-10132 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

APPROVALS:

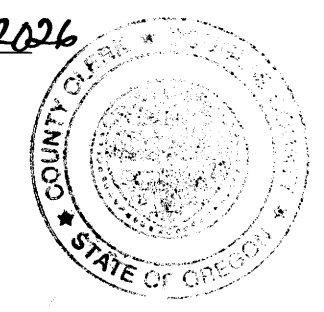
Thomas McIntosh 1-22-26
WINSTON CITY MANAGER DATE
Randy A. Sibley 1-22-26
DOUGLAS COUNTY SURVEYOR DATE

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

D. J. E. Wolf 1-26-26
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 26th DAY OF January, 2026, 1:40 O'CLOCK AM/PM

Carmen Wood, Deputy 1-26-2026
DOUGLAS COUNTY CLERK DATE



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

PLANNING DEPT. FILE NO. 25-W010

LAND PARTITION LYING IN THE NE 1/4 OF SEC. 21, T28S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR <u>[Signature]</u> OREGON JANUARY 12, 1989 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2027
CLIENT: DUSTIN JINKS P.O. BOX 1951 ROSEBURG, OR. 97470	NEIL HIBBS LAND SURVEYING, INC 4739 LOOKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-957-9303 neilhibbslandsurv@gmail.com	
DWG SCALE: N/A	JOB NO.: 2120-14	DATE: DECEMBER 2025
		PAGE 2 OF 2