

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT JERRY L. TABOR BUILDING INC. IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN, HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO 26 LOTS, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES AND DO HEREBY CREATE THE 12 FOOT WIDE ACCESS AND UTILITY EASEMENTS "B" AND "C" AS SHOWN, EASEMENT "B" BEING FOR THE BENEFIT OF LOT 4 AND EASEMENT "C" BEING FOR THE BENEFIT OF LOT 16. A VARIABLE WIDTH SEWER EASEMENT WAS ALSO CREATED FOR THE BENEFIT OF LOTS 5, 6, 7 AND 8 AS SHOWN. ALSO, I DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, KATIE WAY, THE ONE-WAY ALLEY AND THE 10 FOOT WIDE PUBLIC UTILITY EASEMENTS. ALSO BEING DEDICATED FOR ADDITIONAL TROOST STREET RIGHT-OF-WAY IS AN ADDITIONAL AREA IN THE SOUTHWEST CORNER OF THE PROPERTY AS SHOWN.

Jerry L. Tabor Pres 4/17/18
JERRY L. TABOR, PRESIDENT DATE

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 17 DAY OF April, 2018, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JERRY L. TABOR, AS PRESIDENT OF JERRY L. TABOR BUILDING, INC., 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: Kendall M. Bentley

COMMISSION #: 953410

MY COMMISSION EXPIRES ON: August 21, 2020

SIGNATURE: Kendall M. Bentley

SURVEYOR'S CERTIFICATE:

I, F. NEIL HIBBS, HEREBY CERTIFY THAT I HAVE 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.

PARCEL 1, LAND PARTITION 2012-0005
ENTIRE AREA CONTAINING 5.89 ACRES, MORE OR LESS.
ALL EASEMENTS OF RECORD ARE SHOWN.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE SUBJECT PROPERTY INTO 26 LOTS AS SHOWN. MONUMENTS SHOWN ON LAND PARTITION 2012-0005 WERE FOUND AND HELD AS SHOWN. A NUMBER OF THE MONUMENTS FOUND AND TIED WERE DESTROYED DURING CONSTRUCTION AND REPLACED WITH OUR MONUMENTS AT ORIGINAL POSITIONS. THESE ARE NOTED ON PAGE 1

COVENANTS FILED PER INST. NO. 2018- 607636

APPROVALS:

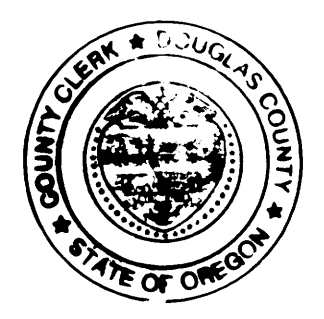
D. Ronald Hughes 4/26/18
PLANNING COMMISSION CHAIRMAN DATE
Lincoln Thess 4/24/18
PUBLIC WORKS DIRECTOR DATE
Sharon Goss 4/29/18
COMMUNITY DEVELOPMENT DIRECTOR DATE
Kristina O. Ruffert 4/26/2018
DOUGLAS COUNTY SURVEYOR DATE
Roy Hill 4/26/18
DOUGLAS COUNTY ASSESSOR DATE
Lin J. Humm 4/30/18
DOUGLAS COUNTY COMMISSIONER DATE
Cliff Hill 4/30/18
DOUGLAS COUNTY COMMISSIONER DATE
Absent
DOUGLAS COUNTY COMMISSIONER DATE

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

Issued Kusm 4/26/18
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 1st DAY OF 2018, 8:32 O'CLOCK (AM) PM

Patricia K. Hitt 5/1/18
DOUGLAS COUNTY CLERK DATE



27-614BC TL 5500
27-615AD TL 2400

ZONE: MR-14
COMP. PLAN: MDR
WATER: CITY OF ROSEBURG
SEWER: R.U.S.A.

PLANNING DEPT. FILE NOS.— ANNEXATION: AN-16-2
ZONE CHANGE: ZC-16-2
SUBDIVISION: S-16-2
VARIANCE: V-16-2

O'BRIEN HEIGHTS SUBDIVISION		REGISTERED PROFESSIONAL LAND SURVEYOR
LYING IN THE NW 1/4 OF SEC. 14 & THE NE 1/4 OF SEC. 15, T27S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: JERRY L. TABOR BUILDING, INC 1224 NE WALNUT #359 ROSEBURG, OR. 97470	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 4738 S. DOUGLASS RD. ROSEBURG, OR. 97471 phone: 541-857-8363 fax: 541-857-8366 e-mail: neilhibbs@neilhibbs.net	F. Neil Hibbs OREGON JANUARY 12, 1988 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2019
DWG SCALE: N/A	JOB NO.: 0067-03	
DATE: APRIL 2018		PAGE 2 OF 2