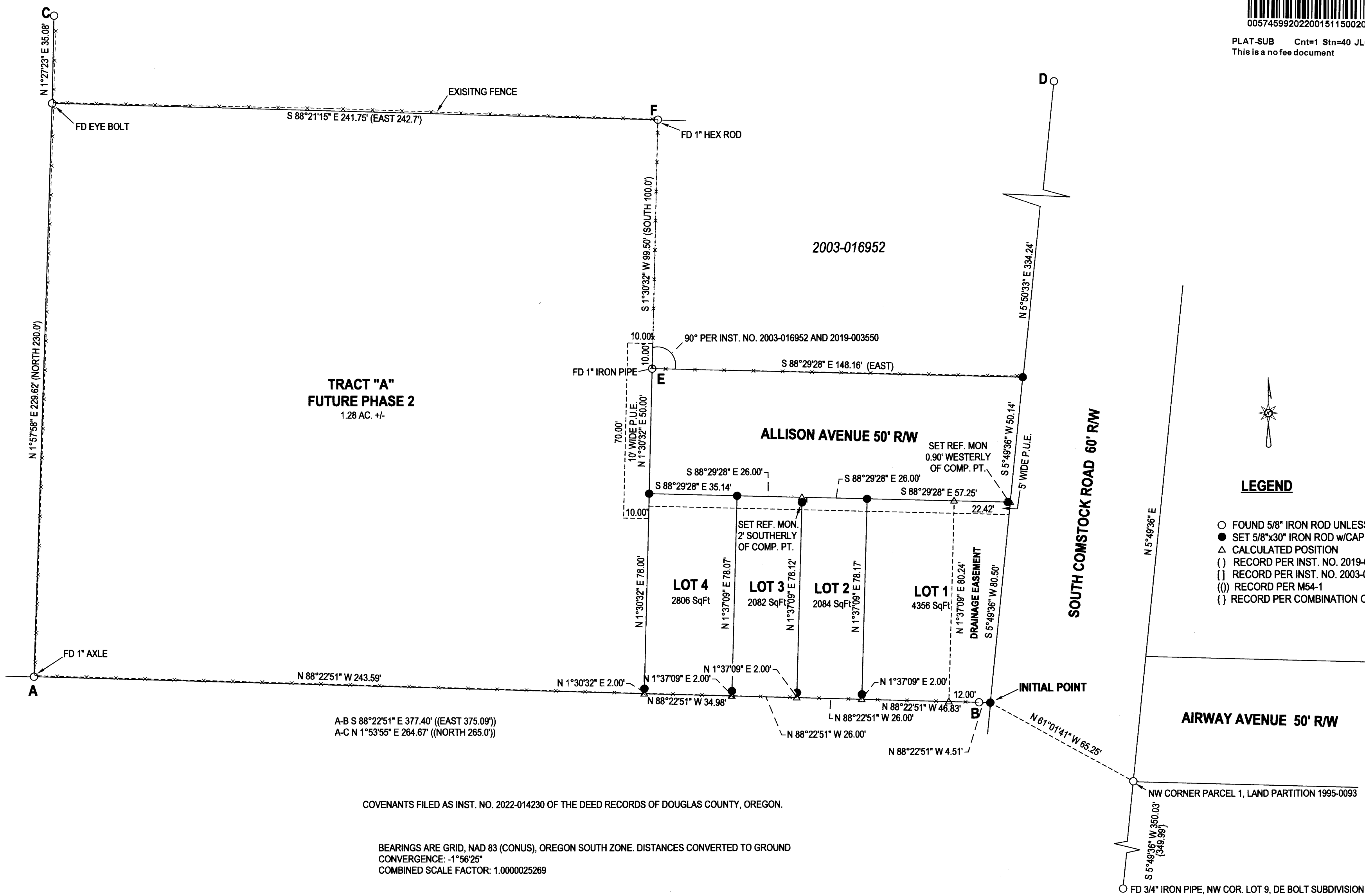


Douglas County Official Records
Daniel J. Loomis, County Clerk 2022-015115



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09/21/2022 02:12:53 PM
PLAT-SUB Cnt=1 Stn=40 JLG00DWI
This is a no fee document



LEGEND

- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- △ CALCULATED POSITION
- () RECORD PER INST. NO. 2019-003550
- [] RECORD PER INST. NO. 2003-016952
- { } RECORD PER M54-1
- { } RECORD PER COMBINATION OF LP 1995-0093 & LP 2014-0007

COVENANTS FILED AS INST. NO. 2022-014230 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

BEARINGS ARE GRID, NAD 83 (CONUS), OREGON SOUTH ZONE. DISTANCES CONVERTED TO GROUND
CONVERGENCE: -1°56'25"
COMBINED SCALE FACTOR: 1.0000025269

FIELD CREW: NEIL HIBBS, KADIN BAKER
EQUIPMENT: NIKON NPL-322+2" TOTAL STATION, TRIMBLE R10 BASE AND RECEIVER
OFFICE: NEIL HIBBS
DRAFTING: NEIL HIBBS

PLANNING DEPT. FILE NO. 19-S016

MILUS MEADOWS, PHASE 1 LYING IN THE NW 1/4, NE 1/4, SE 1/4 & SW 1/4 OF SEC. 19, T25S, R5W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR <i>F. Neil Hibbs</i>		
CLIENT: NICK ALLISON 1335 ROGERS RD. ROSEBURG, OR. 97471	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC. 478 LOOKINGGLASS RD. ROSEBURG, OR. 97471 PHONE: 541-957-5203 FAX: 541-957-5306 E-MAIL: neilhibbs@willibbs.net			
DWG SCALE: 1"= 30'	JOB NO.: 2301-01	DATE: SEPTEMBER 2022	PAGE 1 OF 2	OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2023

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT NICHOLAS ALLISON IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO FOUR LOTS AND A REMAINDER TRACT A, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES. WE DO ALSO HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALLISON AVENUE, THE DRAINAGE EASEMENT AND THE PUBLIC UTILITY EASEMENTS SHOWN.

Nicholas Allison September 13, 2022
NICHOLAS ALLISON DATE

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 13 DAY OF September 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED NICHOLAS ALLISON, 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: Larissa Anne Loxi Dawson

COMMISSION #: 1027786

MY COMMISSION EXPIRES ON: September 7, 2026

SIGNATURE: [Signature]

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.

BEGINNING AT A 5/8" IRON ROD THAT BEARS N 61°01'41" W 65.25 FEET FROM THE NORTHWEST CORNER OF PARCEL 1, LAND PARTITION 1995-0093 AS RECORDED IN THE SURVEY RECORDS OF DOUGLAS COUNTY, OREGON; THENCE N 88°22'51" W 4.51 FEET TO A 5/8" IRON ROD; THENCE N 88°22'51" W 377.40 FEET TO A 1" AXLE; THENCE N 1°57'58" E 229.62 FEET TO AN EYE BOLT; THENCE S 88°21'15" E 241.75 FEET TO A BOLT; THENCE S 1°30'32" W 99.50 FEET TO A 1" IRON PIPE; THENCE S 88°29'28" E 148.16 FEET TO A 5/8" IRON ROD ON THE WESTERLY RIGHT-OF-WAY OF SOUTH COMSTOCK ROAD; THENCE S 5°49'36" W 50.14 FEET ALONG SAID WESTERLY RIGHT-OF-WAY TO A 5/8" IRON ROD; THENCE S 5°49'36" W 80.50 FEET ALONG SAID RIGHT-OF-WAY TO A 5/8" IRON ROD, THE PLACE OF BEGINNING.

CONTAINING 1.71 ACRES, MORE OR LESS.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE SUBJECT PROPERTY INTO FOUR LOTS AND A REMAINING TRACT "A" WITH 50 FOOT WIDE ROAD, ALLISON AVENUE, BEING DEDICATED TO THE PUBLIC, A 5 FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE SOUTHERLY RIGHT-OF-WAY OF ALLISON AVENUE AS SHOWN, A 10 FOOT WIDE PUBLIC UTILITY EASEMENT AT THE WESTERN END OF ALLISON AVENUE AND A DRAINAGE EASEMENT AS SHOWN. WITH MOST OTHER MONUMENTATION ALONG SOUTH COMSTOCK ROAD HAVING BEEN DESTROYED, THE EASTERLY RIGHT-OF-WAY OF SOUTH COMSTOCK ROAD WAS HELD TO THE LINE BETWEEN THE MONUMENTS SHOWN. THE WESTERLY RIGHT-OF-WAY FOR OUR PROPERTY WAS HELD TO A 60 FOOT OFFSET FROM THE EASTERLY SIDE. THIS ENDED UP WITH THE ROD AT POINT "D" BEING A 59.91 FOOT OFFSET FROM THE EASTERLY RIGHT-OF-WAY HELD. ALL MONUMENTS AROUND THE SUBJECT PROPERTY WERE HELD AS SHOWN WITH THE NORTHEAST CORNER BEING SET ON THE WESTERLY RIGHT-OF-WAY DESCRIBED ABOVE AND PERPENDICULAR TO LINE "E-F". THE SOUTHEAST CORNER WAS SET ON ON EXTENSION TO LINE "A-B" AT IT'S POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY DESCRIBED ABOVE.

APPROVALS:

Brian Stitt 9-14-2022
SUTHERLIN COMMUNITY DEVELOPMENT DIRECTOR DATE

John Mack (Deputy) 9-14-2022
DOUGLAS COUNTY SURVEYOR DATE

Heather Muffel 9/15/22
DOUGLAS COUNTY ASSESSOR DATE

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

D. F. Wil 9-15-22
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 21st DAY OF September 2022, 2:14 O'CLOCK AM PM

Jay Jooch (Deputy) 9/21/22
DOUGLAS COUNTY CLERK DATE

[Signature] 9-21-22
DOUGLAS COUNTY COMMISSIONER DATE

[Signature] 9/21/22
DOUGLAS COUNTY COMMISSIONER DATE

[Signature] 9-21-22
DOUGLAS COUNTY COMMISSIONER DATE



T25S R5W SEC. 19AC TL 5800

ZONE: R-3 (HIGH DENSITY RESIDENTIAL)
COMP. PLAN: HIGH DENSITY RESIDENTIAL
WATER: CITY OF SUTHERLIN
SEWER: CITY OF SUTHERLIN

PLANNING DEPT. FILE NO. 19-S016

MILUS MEADOWS, PHASE 1		REGISTERED PROFESSIONAL LAND SURVEYOR
LYING IN THE NW 1/4, NE 1/4, SW 1/4 & SE 1/4 OF SEC 19, T25S, R5W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: NICK ALLISON 1335 ROGERS RD. ROSEBURG, OR. 97471	SURVEYOR: NEIL LAND SURVEYING, INC HIBBS <small>4728 LOOKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-857-8303 fax: 541-857-8306 e-mail: neilhibbs@wilhibbs.net</small>	OREGON JANUARY 12, 1898 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2023
DWG SCALE: N/A	JOB NO.: 2301-01	
DATE: SEPTEMBER 2022		PAGE 2 OF 2