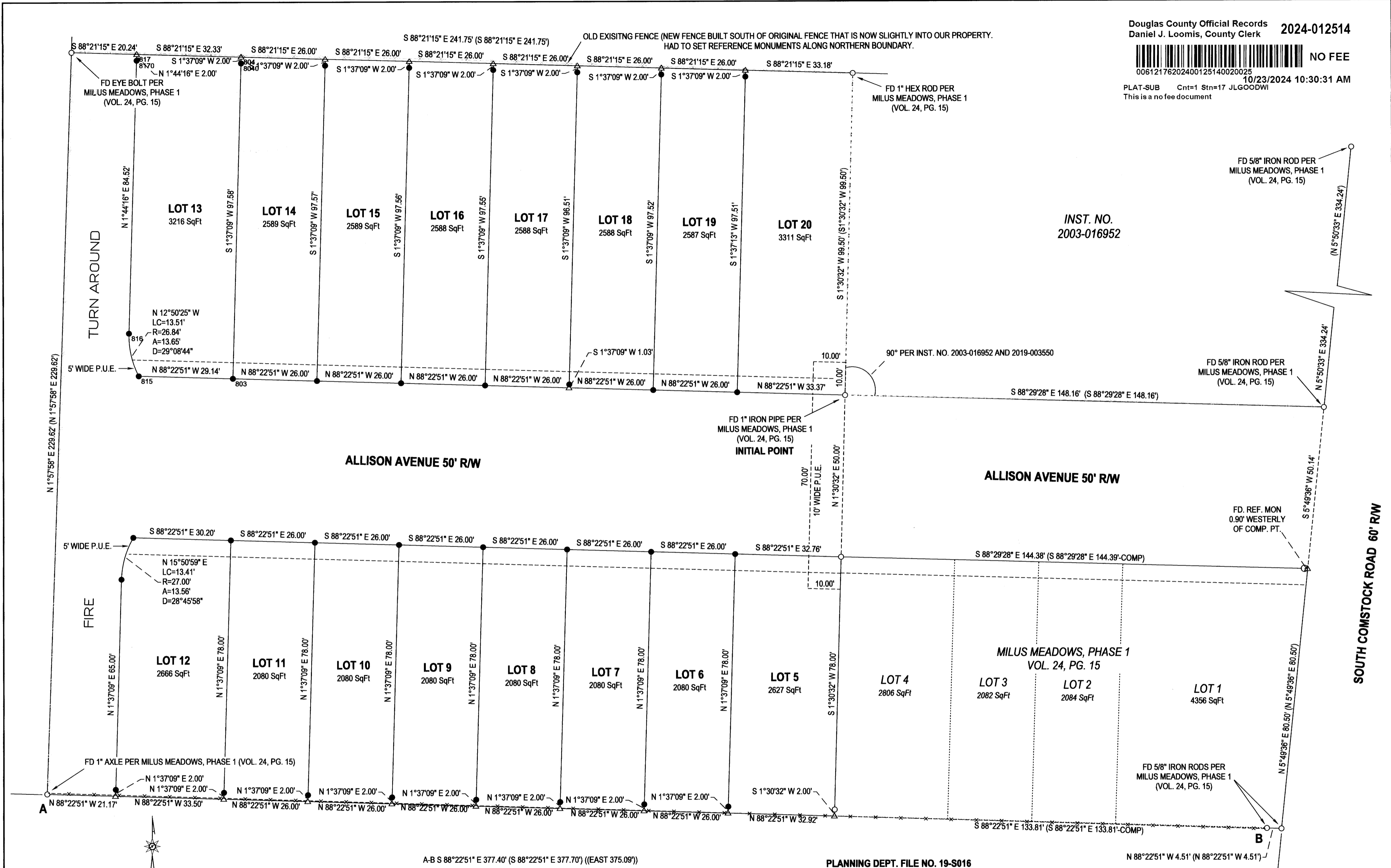


Douglas County Official Records 2024-012514  
Daniel J. Loomis, County Clerk



00612176202400125140020025  
10/23/2024 10:30:31 AM  
PLAT-SUB Cnt=1 Stn=17 JLGODWI  
This is a no fee document

INST. NO.  
2003-016952



**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 MILUS MEADOWS, PHASE 1, VOL. 24, PG. 15
- ( ) RECORD PER INST. NO. 2003-016952
- ( ) RECORD PER M54-1
- - - EXISTING FENCE

COVENANTS FILED AS INST. NO. 2024-004883 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 2**

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

CLIENT:  
NICK ALLISON  
1335 ROGERS RD.  
ROSEBURG, OR. 97471

SURVEYOR:  
**NEIL HIBBS** LAND SURVEYING, INC  
478 LOOKINGGLASS RD.  
ROSEBURG, OR. 97471  
PHONE: 541-957-9303  
FAX: 541-957-6306  
E-MAIL: neilhibbslandsurv@gmail.com

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 12, 1989  
F. NEIL HIBBS  
52989

EXPIRATION DATE  
6/30/2025

DWG SCALE: 1"= 20'      JOB NO.: 2301-01      DATE: APRIL 2024      PAGE 1 OF 2

**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 16 LOTS, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES. WE DO ALSO HEREBY DEDICATE TO THE PUBLIC USE FOREVER AN EXTENSION OF ALLISON AVENUE AS WELL AS AN EXTENDED HAMMERHEAD FIRE TURNAROUND. 5 FOOT WIDE PUBLIC UTILITY EASEMENTS ARE ALSO BEING CREATED ON EITHER SIDE OF ALLISON AVENUE AS SHOWN.

[Signature] 10/15/24  
NICHOLAS ALLISON DATE

**ACKNOWLEDGEMENT:**

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 15<sup>th</sup> DAY OF OCTOBER, 2024, 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: CARLI SCHOFIELD

COMMISSION #: 1036765

MY COMMISSION EXPIRES ON: May 14, 2027

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.

TRACT "A" OF MILUS MEADOWS, PHASE 1 AS RECORDED IN VOLUME 24, PG. 15 OF THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON.

CONTAINING 1.28 ACRES, MORE OR LESS.

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE SUBJECT PROPERTY INTO 16 LOTS WITH AN EXTENSION OF THE 50 FOOT WIDE ROAD, ALLISON AVENUE, AND AN EXTENDED HAMMERHEAD TURNAROUND BEING DEDICATED TO THE PUBLIC, A 5 FOOT WIDE PUBLIC UTILITY EASEMENT ALSO BEING CREATED ALONG BOTH SIDES OF ALLISON AVENUE AS SHOWN. A NEW FENCE HAS BEEN CONSTRUCTED ALONG THE NORTHERN BOUNDARY THAT IS SLIGHTLY INTO THE SUBJECT PROPERTY SO ACTUAL CORNERS COULD NOT BE SET. SET REFERENCE MONUMENTS ALONG ENTIRE NORTHERN BOUNDARY FOR THE NEW LOTS.

**APPROVALS:**

[Signature] 10-14-24  
SUTHERLIN COMMUNITY DEVELOPMENT DIRECTOR DATE

[Signature] 10-1-24  
DOUGLAS COUNTY SURVEYOR DATE

[Signature] 10/21/24  
DOUGLAS COUNTY ASSESSOR DATE

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

[Signature] 10-21-24  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 23<sup>RD</sup> DAY OF October 2024, 10:30 O'CLOCK AM/PM

[Signature] Deputy 10/23/24  
DOUGLAS COUNTY CLERK DATE

[Signature] 10.23.24  
DOUGLAS COUNTY COMMISSIONER DATE

[Signature] 10-23-24  
DOUGLAS COUNTY COMMISSIONER DATE

[Signature] 10/23/24  
DOUGLAS COUNTY COMMISSIONER DATE



T25S R5W SEC. 19AC TL 6600

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

<b>MILUS MEADOWS, PHASE 2</b>		REGISTERED PROFESSIONAL LAND SURVEYOR   OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2025
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: <b>NEIL LAND SURVEYING, INC</b> <b>HIBBS</b> <small>4739 LOOKINGGLASS RD.          ROSEBURG, OR. 97471          phone: 541-907-9303          fax: 541-907-9306          e-mail: neil@nlh.com</small>	
DWG SCALE: N/A	JOB NO.: 2301-01	DATE: APRIL 2024
		PAGE 2 OF 2