

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT STEPHANIE WANSLEY, AS PERSONAL REPRESENTATIVE OF THE DALE MCFARLAND ESTATE, IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN, HAS CAUSED THE SAME TO BE SURVEYED AND REPLATTED INTO 2 LOTS, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES AND DO HEREBY CREATE THE VARIABLE WIDTH ACCESS AND UTILITY EASEMENT AND HAMMERHEAD FIRE TURNAROUND AS SHOWN.

STEPHANIE WANSLEY, PERSONAL REPRESENTATIVE _____ DATE _____

SEE CONSENT AFFIDAVIT RECORDED AS INST. NO. 2019-004156

APPROVALS:

Brian Ellett 03-05-2019
COMMUNITY DEVELOPMENT DIRECTOR DATE
CITY OF SUTHERLIN

Kristian O. Doxworth 3/5/2019
DOUGLAS COUNTY SURVEYOR DATE

Heather M. Woffel 3/5/19
DOUGLAS COUNTY ASSESSOR DATE

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

Michelle Nelson, Chief Deputy 3/5/19
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 11th MARCH DAY OF 2019, 9:28 O'CLOCK (AM/PM)



Patricia K. Holt 3/11/19
DOUGLAS COUNTY CLERK DATE

[Signature] 3/11/19
DOUGLAS COUNTY COMMISSIONER DATE

[Signature] 3/11/19
DOUGLAS COUNTY COMMISSIONER DATE

[Signature] 3/11/19
DOUGLAS COUNTY COMMISSIONER 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.

BEGINNING AT A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF LOT 5, GRACE SUBDIVISION, AS RECORDED IN VOLUME 15, PAGE 12 OF THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE N 13°14'02" W 52.26 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF LOT 6, GRACE SUBDIVISION, AS RECORDED IN VOLUME 15, PAGE 12 OF THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE N 12°54'43" W 109.81 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF LOT 7, GRACE SUBDIVISION, AS RECORDED IN VOLUME 15, PAGE 12 OF THE PLAT RECORDS OF DOUGLAS COUNTY; THENCE N 76°57'41" E 57.98 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 7 TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF LOT 7, GRACE SUBDIVISION, AS RECORDED IN VOLUME 15, PAGE 12 OF THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE N 71°21'29" W 25.13 FEET TO A 5/8" IRON ROD ON THE CENTERLINE OF VACATED AULT COURT; THENCE 32.22 FEET ALONG THE ARC OF A 333.02 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS N 15°52'11" W 32.21 FEET TO A 5/8" IRON ROD ON THE CENTER OF VACATED AULT COURT; THENCE N 13°10'10" W 75.41 FEET TO A 5/8" IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY OF GLEN AVENUE; THENCE N 77°20'58" E 25.13 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY TO A 3/4" IRON PIPE; THENCE S 12°49'54" E 19.94 FEET TO A 5/8" IRON ROD; THENCE S 12°55'05" E 54.78 FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF LOT 2, GRACE SUBDIVISION, AS RECORDED IN VOLUME 15, PAGE 12 OF THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE 64.85 FEET ALONG THE ARC OF A 308.02 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS S 19°11'35" E 64.53 FEET TO A 5/8" IRON ROD; THENCE S 24°45'39" E 10.52 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE N 64°28'30" E 93.28 FEET TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE S 12°55'07" E 35.91 FEET TO A 5/8" IRON ROD; THENCE S 13°04'40" E 89.82 FEET TO A POINT; THENCE S 13°04'40" E 28.67 FEET TO A 1" IRON PIPE; THENCE S 13°06'29" E 67.44 FEET TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF LOT 4, GRACE SUBDIVISION, AS RECORDED IN VOLUME 15, PAGE 12 OF THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE N 82°06'23" W 96.99 FEET TO A 5/8" IRON BOLT AT THE SOUTHWEST CORNER OF SAID LOT 4; THENCE N 82°07'23" W 124.03 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF LOT 5, GRACE SUBDIVISION, AS RECORDED IN VOLUME 15, PAGE 12 OF THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON, THE PLACE OF BEGINNING.

ENTIRE AREA CONTAINING 0.95 ACRES, MORE OR LESS.

25-5-16CC TL 3600, 3700, 3800, 4100, 4200 AND 4300

ZONE: R2
COMP. PLAN: RM
WATER: CITY OF SUTHERLIN
SEWER: CITY OF SUTHERLIN

PLANNING DEPT. FILE NO. 18-S016

PROPERTY LINE ADJUSTMENT AND REPLAT OF LOTS 3, 4, 5 & 6 GRACE SUBDIVISION LYING IN THE SW 1/4 OF SEC. 16, T25S, R5W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR
CLIENT: DALE MCFARLAND ESTATE 17916 S. GREENFIELD DRIVE OREGON CITY, OR. 97045	SURVEYOR: NEIL LAND SURVEYING, INC HIBBS 4780 LOCKWOOD AVE. S.W. PORTLAND, OR. 97107 PHONE: 503-857-6363 FAX: 503-857-6366 E-MAIL: neil@neilandsurveying.com	<i>[Signature]</i> OREGON JANUARY 13, 1988 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2019
DWG SCALE: N/A	JOB NO.: 1778-01	DATE: JANUARY 2019
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