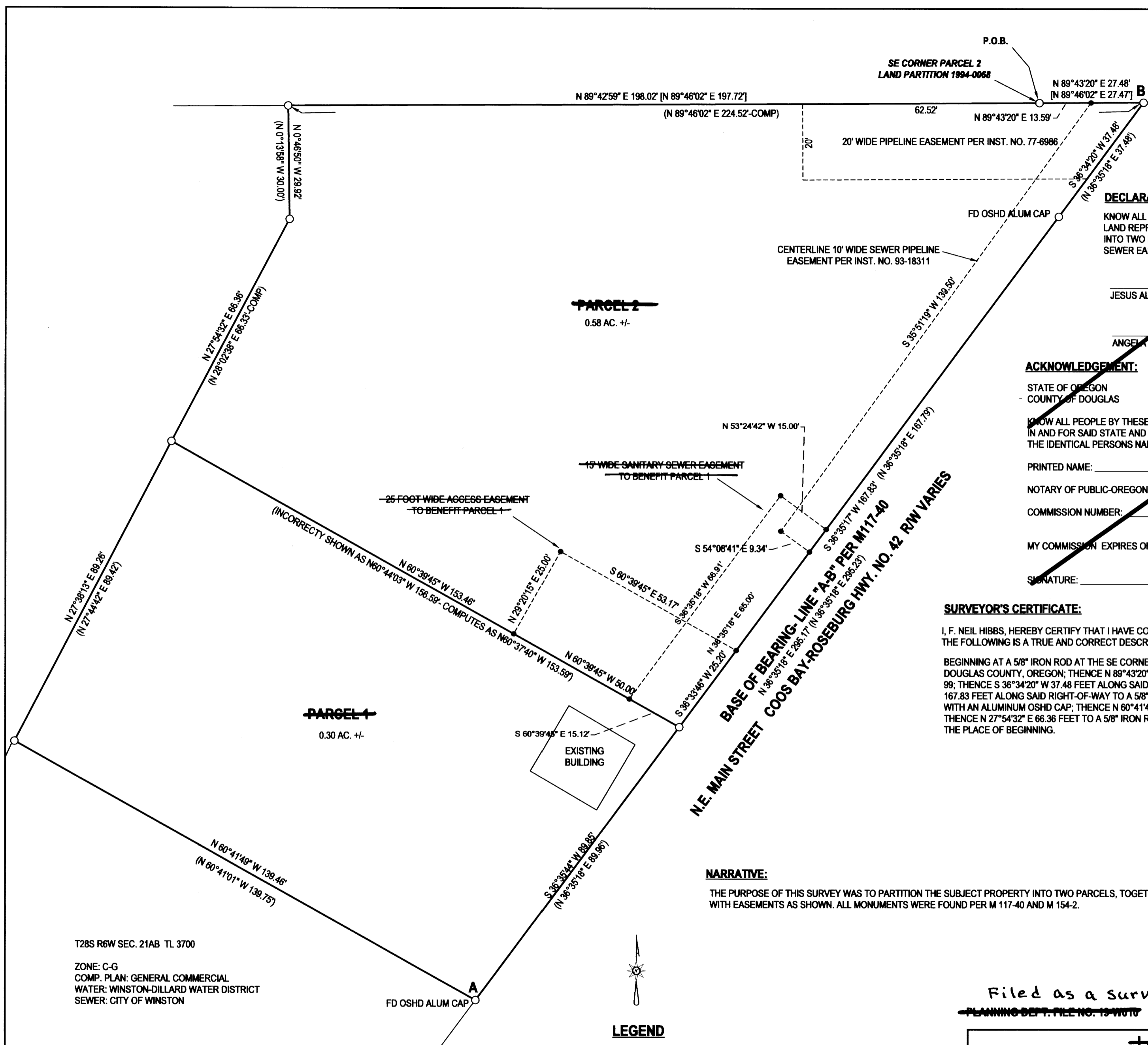


MAP FILE M180-31

FILED
Date: 1-10-2020 By: [Signature]
This survey consists of:
Map: M180-31
Narrative:
Corner Rpt:

DOUGLAS COUNTY
SURVEYOR



DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT JESUS ALBRERTO AND ANGELA LEE VALENZEULA ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN, HAVE CAUSED THE SAID TO BE PARTITIONED INTO TWO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES. A 15 FOOT WIDE SEWER EASEMENT AND A 25 FOOT WIDE ACCESS EASEMENT ARE ALSO BEING CREATED TO BENEFIT PARCEL 1

JESUS ALBRERTO VALENZEULA _____ DATE _____
ANGELA LEE VALENZEULA _____ DATE _____

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS _____ DAY OF _____, 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JESUS ALBRERTO AND ANGELA LEE VALENZEULA WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

PRINTED NAME: _____
NOTARY OF PUBLIC-OREGON
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES ON: _____
SIGNATURE: _____

SURVEYOR'S CERTIFICATE:

I, F. NEIL HIBBS, HEREBY CERTIFY THAT I HAVE CORRECTLY PLATTED 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 SE CORNER OF PARCEL 2, LAND PARTITION 1994-0068, AS RECORDED IN THE SURVEY RECORDS OF DOUGLAS COUNTY, OREGON; THENCE N 89°43'20" E 27.48 FEET TO A 5/8" IRON ROD ON THE WESTERLY RIGHT-OF-WAY OF THE PACIFIC HIGHWAY 99; THENCE S 36°34'20" W 37.48 FEET ALONG SAID RIGHT-OF-WAY TO A 5/8" IRON ROD WITH AN ALUMINUM OSHD CAP; THENCE S 36°35'17" W 167.83 FEET ALONG SAID RIGHT-OF-WAY TO A 5/8" IRON ROD; THENCE S 36°35'44" W 89.85 FEET ALONG SAID RIGHT-OF-WAY TO A 5/8" IRON ROD WITH AN ALUMINUM OSHD CAP; THENCE N 60°41'49" W 139.46 FEET TO 5/8" IRON ROD; THENCE N 27°38'13" E 89.26 FEET TO A 5/8" IRON ROD; THENCE N 27°54'32" E 66.36 FEET TO A 5/8" IRON ROD; THENCE N 0°46'50" W 29.92 FEET; THENCE N 89°42'59" E 198.02 FEET TO A 5/8" IRON ROD, THE PLACE OF BEGINNING.

APPROVALS:

WINSTON CITY MANAGER _____ DATE _____
DOUGLAS COUNTY SURVEYOR _____ DATE _____
I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.
DOUGLAS COUNTY TAX COLLECTOR _____ DATE _____
FILED THIS _____ DAY OF _____, 2020, _____ O'CLOCK AM/PM
DOUGLAS COUNTY CLERK _____ DATE _____

Filed as a survey only
PLANNING DEPT. FILE NO. 19 W070

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO TWO PARCELS, TOGETHER WITH EASEMENTS AS SHOWN. ALL MONUMENTS WERE FOUND PER M 117-40 AND M 154-2.

LEGEND

- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- CALCULATED POSITION
- () RECORD PER M117-40
- [] RECORD PER M154-2

FIELD CREW: SCOTT THOMPSON & TONY FIELDS
EQUIPMENT: NIKON NPL-322+2" TOTAL STATION
OFFICE: NEIL HIBBS
DRAFTING: NEIL HIBBS

T28S R6W SEC. 21AB TL 3700

ZONE: C-G
COMP. PLAN: GENERAL COMMERCIAL
WATER: WINSTON-DILLARD WATER DISTRICT
SEWER: CITY OF WINSTON

PER THE FIRST AMERICAN TITLE INSURANCE COMPANY TITLE REPORT DATED JUNE 8, 2020 - ORDER NO. 7391-3259473

10 FOOT WIDE POWER EASEMENT RECORDED IN VOL. 238 PG. 465 , REF. NO. 188316- NOT PLOTTABLE

10 FOOT WIDE POWER EASEMENTS PER INST. NOS. 93-18805 & 93-18806 ARE, PER THE SKETCHES IN THE DOCUMENTS, NOT EVEN ACROSS THE SUBJECT PROPERTY. THE EASEMENTS ARE WEST OF THE SUBJECT PROPERTY AND DO IMPACT A PARCEL OWNED BY THE SAME PEOPLE AS OWN THIS PROPERTY.

LAND PARTITION Record of Survey
LYING IN THE NE 1/4 OF SEC. 21, T28S, R6W,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT: JAG CAPITAL P.O. BOX 850 MYRTLE CREEK, OR. 97457	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 4738 LOCKWOOD GASS RD. ROSEBURG, OR. 97471 PHONE: 541-657-6393 FAX: 541-657-6398 E-MAIL: neilhibbs@neilhibbs.net		
DWG SCALE: 1"= 20'	JOB NO.: 0712-51	DATE: AUGUST 2020	PAGE 1 OF 1

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]

OREGON
JANUARY 12, 1989
F. NEIL HIBBS
52989

EXPIRATION DATE
6/30/2021

MAP FILE M180-31