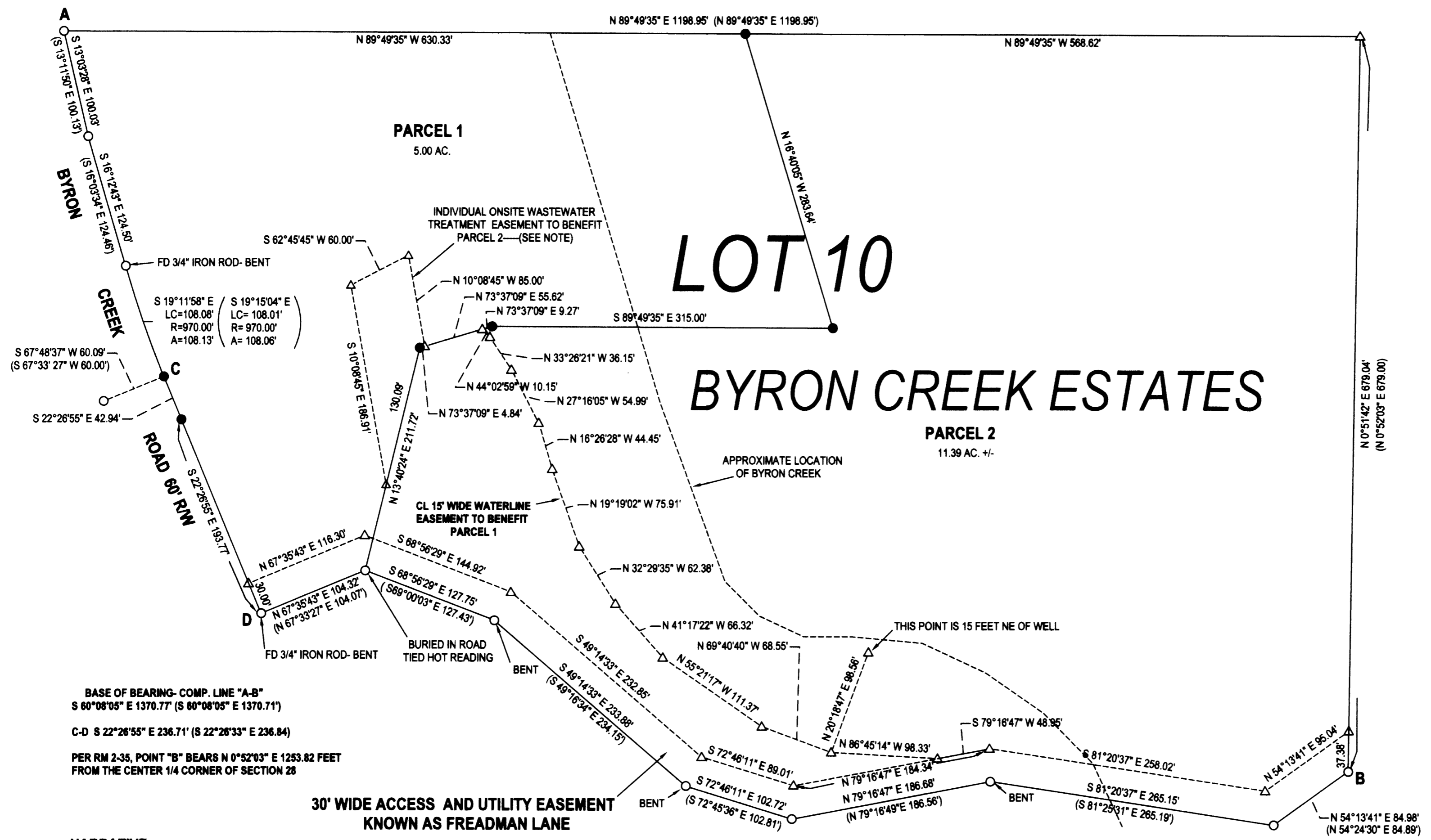


2014-0003 A



- 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 RM 2-35

FIELD CREW: NEIL HIBBS, SCOTT THOMPSON
 EQUIPMENT: NIKON DTM-522 TOTAL STATION
 OFFICE: NEIL HIBBS
 DRAFTING: NEIL HIBBS

29-07-28 TL 800
 ZONE: 5R
 COMP. PLAN: RC5
 WATER: WELL
 SEWER: ON-SITE SEPTIC

BASE OF BEARING- COMP. LINE "A-B"
 S 60°08'05" E 1370.77' (S 60°08'05" E 1370.71')
 C-D S 22°26'55" E 236.71' (S 22°26'33" E 236.84)
 PER RM 2-35, POINT "B" BEARS N 0°52'03" E 1253.82 FEET
 FROM THE CENTER 1/4 CORNER OF SECTION 28

**30' WIDE ACCESS AND UTILITY EASEMENT
 KNOWN AS FREADMAN LANE**

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO 2 PARCELS, TOGETHER WITH EASEMENTS AS SHOWN. COMPUTED LINE "A-B", FITTING RECORD DISTANCE WITHIN 0.06' AND BEING USED AS A BASE OF BEARING, NORTHEAST CORNER OF PROPERTY WAS HELD TO RECORD POSITION PER RM 2-35. THE ROD FOUND NEAR POINT "C" WAS BADLY BENT AND BARELY IN THE GROUND. IT WAS OUT BY OVER 2 FEET, SUSPECT IT WAS HIT WITH MOWER, TORE OUT AND STUCK BACK IN THE GROUND SOMEWHERE CLOSE. SET POINT "C" AT RECORD POSITION PER RM 2-35.

NOTE- INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM EASEMENT SHOWN ON PARCEL 1 IS FOR THE BENEFIT OF PARCEL 2 AND IS FOR THE CONSTRUCTION, MAINTENANCE, USE AND REPAIR OF AN INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM (HERINAFTER CALLED THE "SYSTEM")

GRANTORS, FOR THEMSELVES AND THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE THAT THE ABOVE REFERENCED INDIVIDUAL ONSITE WASTEWATER TREATMENT EASEMENT TO BENEFIT PARCEL 2 SHALL NOT BE USED FOR ANY CONFLICTING USE OR PURPOSE DETRIMENTAL TO SAID SYSTEM OR CONTRARY TO LAWS AND RULES OF GOVERNMENTAL AGENCIES APPLICABLE OR RELATED TO SAID SYSTEM.

PLANNING DEPT. FILE NO. 14-008

LAND PARTITION		REGISTERED PROFESSIONAL LAND SURVEYOR
LYING IN THE NW 1/4 AND NE 1/4 OF SEC. 28, T29S, R7W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: PAUL AND DEBI MONTAGUE P.O. BOX 451 WINSTON, OR. 97496	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 4726 L OGDON BLVD. #200 ROSELAND, OR. 97131 PHONE: 503-657-8303 FAX: 503-657-8300 E-MAIL: neil@neilhibbs.com	 OREGON JANUARY 12, 1989 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2015
DWG SCALE: 1" = 80'	JOB NO.: 1400-01	

2014-0003 A

2014-0003 B

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT PAUL D. JR. AND DEBORAH L. MONTAGUE ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO 2 PARCES, TOGETHER WITH EASEMENTS AS SHOWN

Paul D. Montague Jr. 4/4/14
PAUL D. MONTAGUE, JR. DATE

Deborah L. Montague 4/4/14
DEBORAH L. MONTAGUE DATE

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 4 DAY OF April, 2014, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED PAUL D. JR. AND DEBORAH L. MONTAGUE, 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: Carmen Miles

COMMISSION #: 459801

MY COMMISSION EXPIRES ON: July 31, 2015

SIGNATURE: Carmen Miles



APPROVALS:

[Signature] 4-4-14
DOUGLAS COUNTY PLANNING DIRECTOR DATE

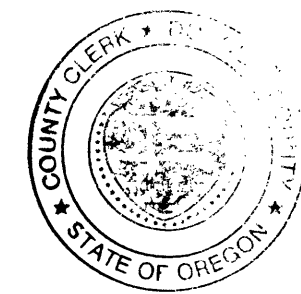
[Signature] 4-4-14
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 4/8/14
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 8th APRIL DAY OF 2014, 1:04 O'CLOCK AM

Patricia K. Hitt 4/8/14
DOUGLAS COUNTY CLERK DATE



SURVEYOR'S CERTIFICATE:

I, F. NEIL HIBBS, BEING DULY SWORN, DEPOSE AND SAY 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.

LOT 10 BYRON CREEK ESTATES, AS DESCRIBED IN INSTRUMENT NO. 2010-7664 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

PLANNING DEPT. FILE NO. 14-008

LAND PARTITION		REGISTERED PROFESSIONAL LAND SURVEYOR
LYING IN THE NW 1/4 AND NE 1/4 SEC. 25, T28S, R7W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: PAUL AND DEBI MONTAGUE P.O. BOX 451 WINSTON, OR. 97496	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 4726 LOCKHORN LANE RD. ROCKFORD, OR. 97131 PHONE: 541-867-6363 FAX: 541-867-6366 E-MAIL: neil@neilhibbs.com	 F. NEIL HIBBS OREGON JANUARY 12, 1988 52389 EXPIRATION DATE 6/30/2015
DWG SCALE: N/A	JOB NO.: 1400-01	

2014-0003 B