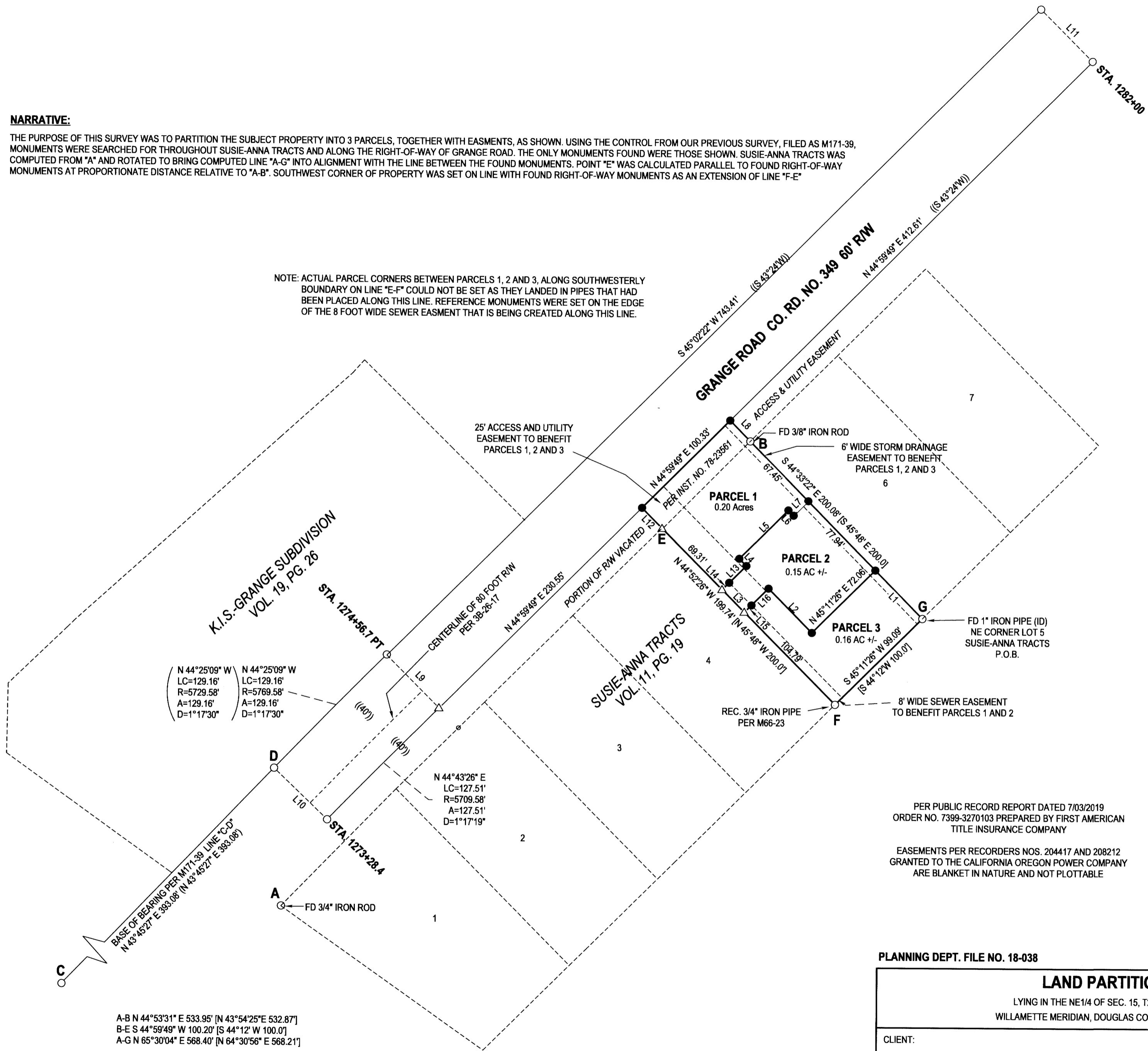


2019-0021A

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO 3 PARCELS, TOGETHER WITH EASMENTS, AS SHOWN. USING THE CONTROL FROM OUR PREVIOUS SURVEY, FILED AS M171-39, MONUMENTS WERE SEARCHED FOR THROUGHOUT SUSIE-ANNA TRACTS AND ALONG THE RIGHT-OF-WAY OF GRANGE ROAD. THE ONLY MONUMENTS FOUND WERE THOSE SHOWN. SUSIE-ANNA TRACTS WAS COMPUTED FROM "A" AND ROTATED TO BRING COMPUTED LINE "A-G" INTO ALIGNMENT WITH THE LINE BETWEEN THE FOUND MONUMENTS. POINT "E" WAS CALCULATED PARALLEL TO FOUND RIGHT-OF-WAY MONUMENTS AT PROPORTIONATE DISTANCE RELATIVE TO "A-B". SOUTHWEST CORNER OF PROPERTY WAS SET ON LINE WITH FOUND RIGHT-OF-WAY MONUMENTS AS AN EXTENSION OF LINE "F-E"

NOTE: ACTUAL PARCEL CORNERS BETWEEN PARCELS 1, 2 AND 3, ALONG SOUTHWESTERLY BOUNDARY ON LINE "E-F" COULD NOT BE SET AS THEY LANDED IN PIPES THAT HAD BEEN PLACED ALONG THIS LINE. REFERENCE MONUMENTS WERE SET ON THE EDGE OF THE 8 FOOT WIDE SEWER EASEMENT THAT IS BEING CREATED ALONG THIS LINE.



N 44°25'09" W
LC=129.16'
R=5729.58'
A=129.16'
D=1°17'30"

N 44°25'09" W
LC=129.16'
R=5769.58'
A=129.16'
D=1°17'30"

N 44°43'26" E
LC=127.51'
R=5709.58'
A=127.51'
D=1°17'19"

A-B N 44°53'31" E 533.95' [N 43°54'25" E 532.87']
B-E S 44°59'49" W 100.20' [S 44°12' W 100.0']
A-G N 65°30'04" E 568.40' [N 64°30'56" E 568.21']

Douglas County Official Records
Patricia K. Hitt, County Clerk
2019-012302
00493449201900123020020028
08/07/2019 01:00:23 PM
PLAT-PAR Cnt=1 Stn=33 HAJOHNST
This is a no fee document

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

T28S R6W SEC. 15AA TL 1400

WATER: ROBERTS CREEK WATER DISTRICT
SEWER: GREEN SANITARY DISTRICT
ZONE: R-1
COMP. PLAN: RMD

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 M171-39
- [] RECORD PER SUSIE-ANNA TRACTS, VOL. 11, PG. 19
- (()) RECORD PER STATE HWY ROLL MAP 3B-26-17

| LINE | BEARING | HORIZ DIST |
|------|-------------|------------|
| L1 | S44°33'22"E | 54.69' |
| L2 | S44°49'31"E | 50.10' |
| L3 | S44°52'26"E | 25.64' |
| L4 | S44°49'31"E | 8.20' |
| L5 | S45°11'26"W | 55.72' |
| L6 | N44°49'31"W | 6.00' |
| L7 | S45°11'26"W | 16.70' |
| L8 | S44°33'22"E | 23.38' |
| L9 | S44°57'38"E | 60.00' |
| L10 | S46°16'25"E | 59.69' |
| L11 | N45°02'17"W | 59.45' |
| L12 | N44°52'26"W | 23.38' |
| L13 | S45°11'26"W | 19.40' |
| L14 | S45°11'26"W | 8.00' |
| L15 | N45°11'26"E | 8.00' |
| L16 | N45°11'26"E | 19.38' |

PER PUBLIC RECORD REPORT DATED 7/03/2019
ORDER NO. 7399-3270103 PREPARED BY FIRST AMERICAN
TITLE INSURANCE COMPANY

EASEMENTS PER RECORDERS NOS. 204417 AND 208212
GRANTED TO THE CALIFORNIA OREGON POWER COMPANY
ARE BLANKET IN NATURE AND NOT PLOTTABLE

PLANNING DEPT. FILE NO. 18-038

| | | |
|--|---|--|
| LAND PARTITION LYING IN THE NE 1/4 OF SEC. 15, T28S R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON | | REGISTERED PROFESSIONAL LAND SURVEYOR <i>Neil Hibbs</i> OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2021 |
| CLIENT: KEITH AND MARIANNE ANDRUS 459 SNOWBERRY RD. ROSEBURG, OR. 97471 | SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 4789 LOOKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-957-9303 fax: 541-957-9306 e-mail: neilhibbs@wildblue.net | |
| DWG SCALE: 1"= 60' | JOB NO.: 0148-03 | DATE: JULY 2019 |
| | | PAGE 1 OF 2 |

2019-0021A

2019-0021B

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT KEITH G. AND MARIANNE T. ANDRUS, AS TRUSTEES UNDER THE ANDRUS LIVING TRUST, DATED DECEMBER 13, 2018, ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO THREE PARCELS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES. A 25 FOOT ACCESS AND UTILITY EASEMENT BEING CREATED ACROSS PARCELS 1 AND 2 FOR THE BENEFIT OF PARCELS 2 AND 3. AN 8 FOOT WIDE SEWER EASEMENT ACROSS PARCELS 2 AND 3 BEING CREATED FOR THE BENEFIT OF PARCELS 1 AND 2. A 6 FOOT WIDE STORM DRAINAGE EASEMENT IS ALSO BEING CREATED ALONG THE NORTHEASTERLY BOUNDARY OF PARCELS 1, 2 AND 3 FOR THE BENEFIT OF ALL 3 PARCELS.

Keith G. Andrus 7/25/19
KEITH G. ANDRUS, TRUSTEE DATE

Marianne T. Andrus 7/25/19
MARIANNE T. ANDRUS, TRUSTEE DATE

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 25th DAY OF July, 2019, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED KEITH G. AND MARIANNE T. ANDRUS 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: Jessica Ann Dora Ione McCord

COMMISSION #: 976046

MY COMMISSION EXPIRES ON: June 25, 2022

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 1" IRON PIPE AT THE NORTHEAST CORNER OF LOT 5, SUSIE-ANNA TRACTS AS RECORDED IN VOLUME 11, PAGE 19 OF THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON; THENCE S 45°11'26" W 99.09 FEET TO A 5/8" IRON ROD; THENCE N 44°52'26" E 223.12 FEET TO A 5/8" IRON ROD ON THE SOUTHEASTERLY RIGHT-OF-WAY OF GRANGE ROAD; THENCE N 44°59'49" E 100.33 FEET ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY TO A 5/8" IRON ROD; THENCE S 44°33'22" E FEET 223.46 FEET TO A 1" IRON PIPE, THE PLACE OF BEGINNING.

APPROVALS:

[Signature] 8/7/19
DOUGLAS COUNTY PLANNING DIRECTOR DATE

[Signature] 8/7/2019
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 8/7/19
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 7th DAY OF August, 2019, 1 O'CLOCK AM/PM

Patricia K. Hott 8/7/19
DOUGLAS COUNTY CLERK DATE



PLANNING DEPT. FILE NO. 18-038

| | | |
|--|--|--|
| LAND PARTITION | | REGISTERED PROFESSIONAL LAND SURVEYOR |
| LYING IN THE NE 1/4 OF SEC. 15, T28S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON | | |
| CLIENT: KEITH AND MARIANNE ANDRUS 459 SNOWBERRY ROSEBURG, OR. 97471 | SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 4728 LOOKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-957-9303 fax: 541-957-9306 e-mail: neilhibbs@wikibkue.net | OREGON JANUARY 12, 1989 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2021 |
| DWG SCALE: N/A | JOB NO.: 0148-03 | |

2019-0021B