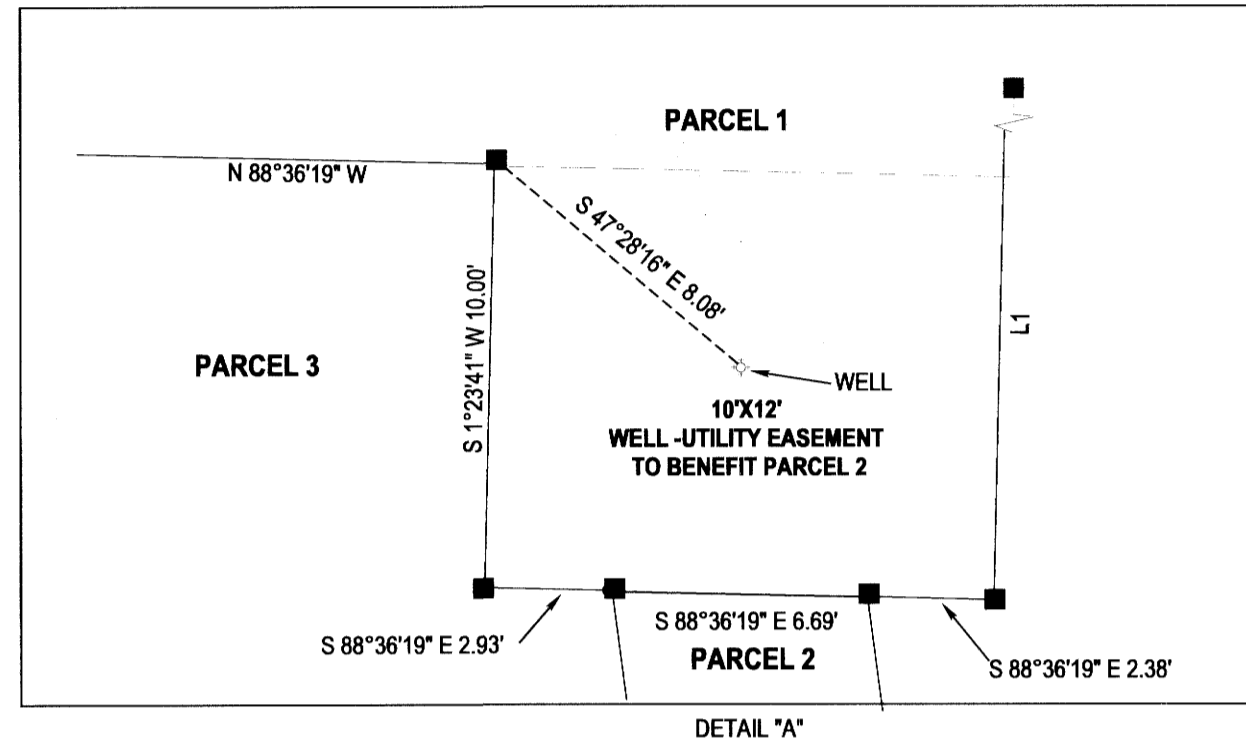
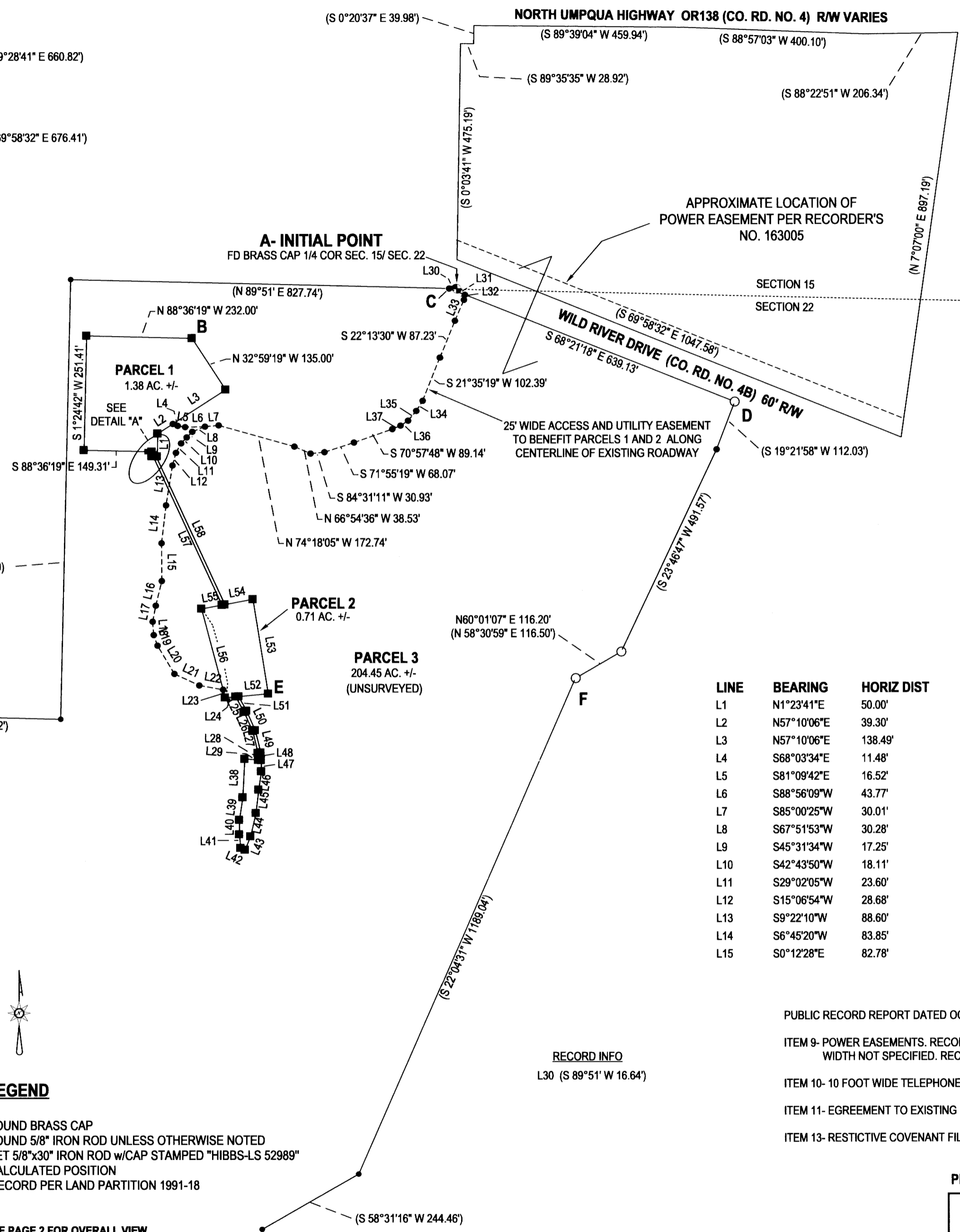


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A-B S 79°25'08" W 590.52'  
A-D S 67°51'37" E 680.90' (S 69°28'41" E 660.82')  
A-E S 24°59'20" W 981.22'  
E-F N 87°08'58" E 676.21'  
C-D S 68°21'18" E 676.50' (S 69°58'32" E 676.41')



LINE	BEARING	HORIZ DIST	LINE	BEARING	HORIZ DIST	LINE	BEARING	HORIZ DIST	LINE	BEARING	HORIZ DIST
L1	N1°23'41"E	50.00'	L16	S13°48'07"W	55.99'	L31	S68°21'18"E	37.36'	L46	N8°27'32"E	40.88'
L2	N57°10'06"E	39.30'	L17	S11°17'08"W	35.92'	L32	S10°35'50"W	11.62'	L47	N0°27'12"W	24.49'
L3	N57°10'06"E	138.49'	L18	S4°31'02"E	29.58'	L33	S23°26'07"W	49.90'	L48	N3°47'37"W	16.76'
L4	S68°03'34"E	11.48'	L19	S19°40'17"E	24.68'	L34	S32°13'41"W	26.09'	L49	N13°28'09"W	50.62'
L5	S81°09'42"E	16.52'	L20	S30°54'22"E	72.25'	L35	S40°16'51"W	28.26'	L50	N24°29'46"W	46.87'
L6	S88°56'09"W	43.77'	L21	S65°00'00"E	60.00'	L36	S56°24'09"W	19.94'	L51	N28°08'03"W	35.88'
L7	S85°00'25"W	30.01'	L22	S80°00'00"E	53.30'	L37	S66°44'54"W	19.42'	L52	N84°47'33"E	65.34'
L8	S67°51'53"W	30.28'	L23	S14°48'08"E	18.32'	L38	S3°00'42"W	84.42'	L53	N9°10'12"W	209.97'
L9	S45°31'34"W	17.25'	L24	N84°47'33"E	23.29'	L39	S8°36'58"W	50.00'	L54	S79°37'12"W	62.74'
L10	S42°43'50"W	18.11'	L25	S28°08'03"E	38.23'	L40	S0°11'11"W	32.00'	L55	S79°37'12"W	45.83'
L11	S29°02'05"W	23.60'	L26	S24°29'46"E	46.10'	L41	S5°37'18"E	30.00'	L56	S14°48'08"E	201.95'
L12	S15°06'54"W	28.68'	L27	S13°28'09"E	49.53'	L42	S66°52'41"E	10.00'	L57	S24°47'22"E	359.83'
L13	S9°22'10"W	88.60'	L28	S3°47'13"E	15.39'	L43	N23°07'19"E	31.85'	L58	N24°47'22"W	358.42'
L14	S6°45'20"W	83.85'	L29	N85°35'22"W	30.30'	L44	N12°51'53"E	52.73'			
L15	S0°12'28"E	82.78'	L30	N88°31'46"W	16.64'	L45	N6°47'11"E	51.46'			

**LEGEND**

- ◆ FOUND BRASS CAP
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- CALCULATED POSITION
- ( ) RECORD PER LAND PARTITION 1991-18

SEE PAGE 2 FOR OVERALL VIEW

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO THREE PARCELS AND CREATE EASEMENTS AS SHOWN. A PORTION OF LAND PARTITION 1991-0018 WAS COMPUTED, STARTING AT POINT "A", TO POINT "C" AND THEN CLOCKWISE THROUGH POINT "F". THE COMPUTED PORTION OF LAND PARTITION 1991-0018 WAS THEN ROTATED AROUND POINT "A" TO BRING LINE FROM "A" TO COMPUTED POINT NEAR POINT "D" INTO ALIGNMENT WITH THE LINE BETWEEN FOUND MONUMENTS "A" AND "D".

RECORD INFO  
L30 (S 89°51' W 16.64')

- PUBLIC RECORD REPORT DATED OCTOBER 22, 2019 PREPARED BY FIRST AMERICAN TITLE COMPANY, OREDR NO. 7399-3339349
- ITEM 9- POWER EASEMENTS. RECORDER'S NO. 163005 LIES ADJACENT TO THE NORTHERN RIGHT-OF-WAY OF WILD RIVER DRIVE, WIDTH NOT SPECIFIED. RECORDER'S NO. 164333 IS A BLANKET EASEMENT, 10 FEET IN WIDTH. NOT PLOTTABLE
- ITEM 10- 10 FOOT WIDE TELEPHONE EASEMENT, INST. NO. 72-5989. BLANKET EASEMENT. NOT PLOTTABLE
- ITEM 11- EGREEMENT TO EXISTING FENCE ALONG WESTERN BOUNDARY OF SUBJECT PROPERTY. INST. NO. 81-13910. NO PLOTTABLE.
- ITEM 13- RESTRICTIVE COVENANT FILED AS INST. NO. 2019-11007.

PLANNING DEPT. FILE NO. 17-045

<b>LAND PARTITION</b>		REGISTERED PROFESSIONAL LAND SURVEYOR
LYING IN THE SE 1/4 SEC. 15, THE NW 1/4, NE 1/4 & SW 1/4 SEC. 22 & THE NW 1/4 SEC. 27, T26S. R4W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: RONALD AND MARY JO AITKEN 488 WILD RIVER DRIVE ROSEBURG, OR. 97470	SURVEYOR: <b>NEIL HIBBS</b> LAND SURVEYING, INC 4738 LOOKINGGLASS RD. ROSEBURG, OR. 97471 PHONE: 541-957-5303 FAX: 541-957-8306 E-MAIL: neil@hibbsland.com	 OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989 EXPIRATION DATE 8/30/2021
DWG SCALE: 1" = 200'	JOB NO.: 2240-01	DATE: OCTOBER 2019
		PAGE 1 OF 2

2019-0034 A

2019-0034 A

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT RONALD W. AND MARY JO AITKEN ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND 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 IS BEING CREATED ACROSS PARCEL 3 FOR THE BENEFIT OF PARCELS 1 AND 2. A WELL- UTILITY EASEMENT ACROSS PARCEL 1 IS ALSO BEING CREATED FOR THE BENEFIT OF PARCEL 2.

[Signature] 11.13.19  
RONALD W. AITKEN DATE

[Signature] 11/13/19  
MARY JO AITKEN DATE

**ACKNOWLEDGEMENT:**

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 13 DAY OF November, 2019, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RONALD W. AND MARY JO AITKEN 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 Dana Jones McLeod

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 PARCEL 1 AND PARCEL 2 WITH PROPER MONUMENTS AND DID NOT SURVEY BUT HAVE CORRECTLY PLATTED PARCEL 3 AS SHOWN ON THE ANNEXED PLAT, OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION.

PARCEL 1, LAND PARTITION 1991-0018 AS RECORDED IN THE SURVEY RECORDS OF DOUGLAS COUNTY, OREGON.

**APPROVALS:**

[Signature] 11/20/19  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

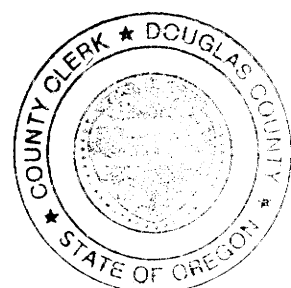
[Signature] 11/20/2019  
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 11/27/19  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 27<sup>th</sup> DAY OF November 2019, 9:07 O'CLOCK AM PM

DOUGLAS COUNTY CLERK  
[Signature] 11/27/19  
DOUGLAS COUNTY CLERK DATE



**LEGEND**

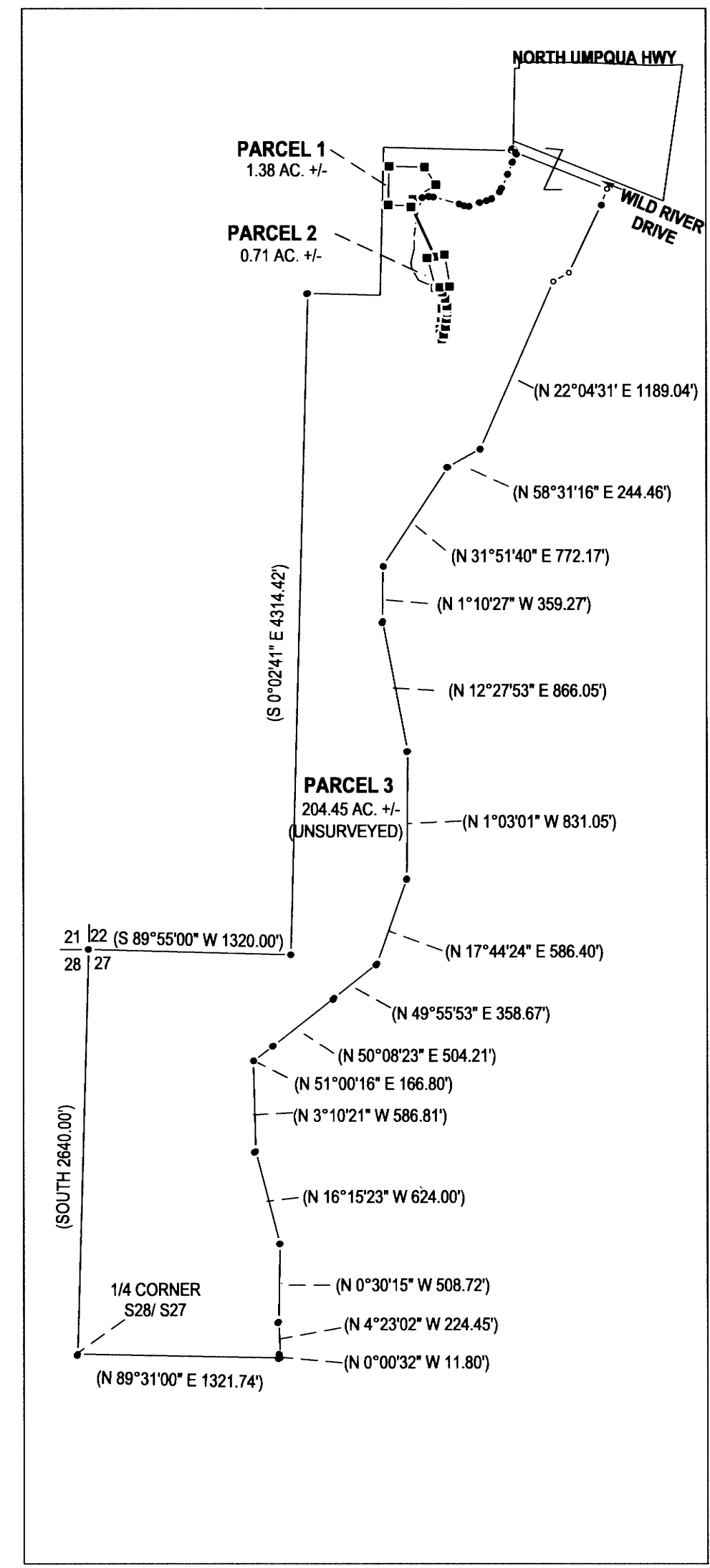
- ◆ FOUND BRASS CAP
- FOUND 5/8" IRON ROD UNLESS OTHERWISE SPECIFIED
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- CALCULATED POSITION
- () RECORD PER LAND PARTITION 1991-18

FIELD CREW: NEIL HIBBS, SCOTT THOMPSON, TONY FIELDS AND ASHLEY ELLIOTT  
EQUIPMENT: TRIMBLE R10 BASE & RECEIVER, NIKON NPL-322+2" TOTAL STATION  
OFFICE: NEIL HIBBS  
DRAFTING: NEIL HIBBS

BEARINGS ARE GRID, NAD 83(CONUS). DISTANCES CONVERTED TO GROUND  
COMBINED SCALE FACTOR: 1.0000029957  
CONVERGENCE: -1"49"14"

T26S R4W SEC. 15 TL 1000  
T26S R4W SEC. 22 TL 400  
T26S R4W SEC. 27 TL 200

ZONE: FG  
COMP. PLAN: AGG  
WATER: WELLS  
SEWER: ON-SITE SEPTICS



OVERALL VIEW NTS

PLANNING DEPT. FILE NO. 17-045

<b>LAND PARTITION</b>		REGISTERED PROFESSIONAL LAND SURVEYOR
LYING IN THE SE 1/4 OF SEC. 15, THE NW 1/4, NE 1/4 & SW 1/4 OF SEC. 22 & THE NW 1/4 SEC. 27, T26S, R4W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: RONALD AND MARY JO AITKEN 488 WILD RIVER DRIVE ROSEBURG, OR. 97470	SURVEYOR: <b>NEIL HIBBS</b> LAND SURVEYING, INC 479 LOCKWOODGASS RD ROSEBURG, OR. 97471 PHONE: 541-957-9303 FAX: 541-957-9306 E-MAIL: neilh@wilddba.net	 <b>OREGON</b> JANUARY 12, 1989 <b>F. NEIL HIBBS</b> 52989 EXPIRATION DATE 6/30/2021
DWG SCALE: N/A	JOB NO.: 2240-01	