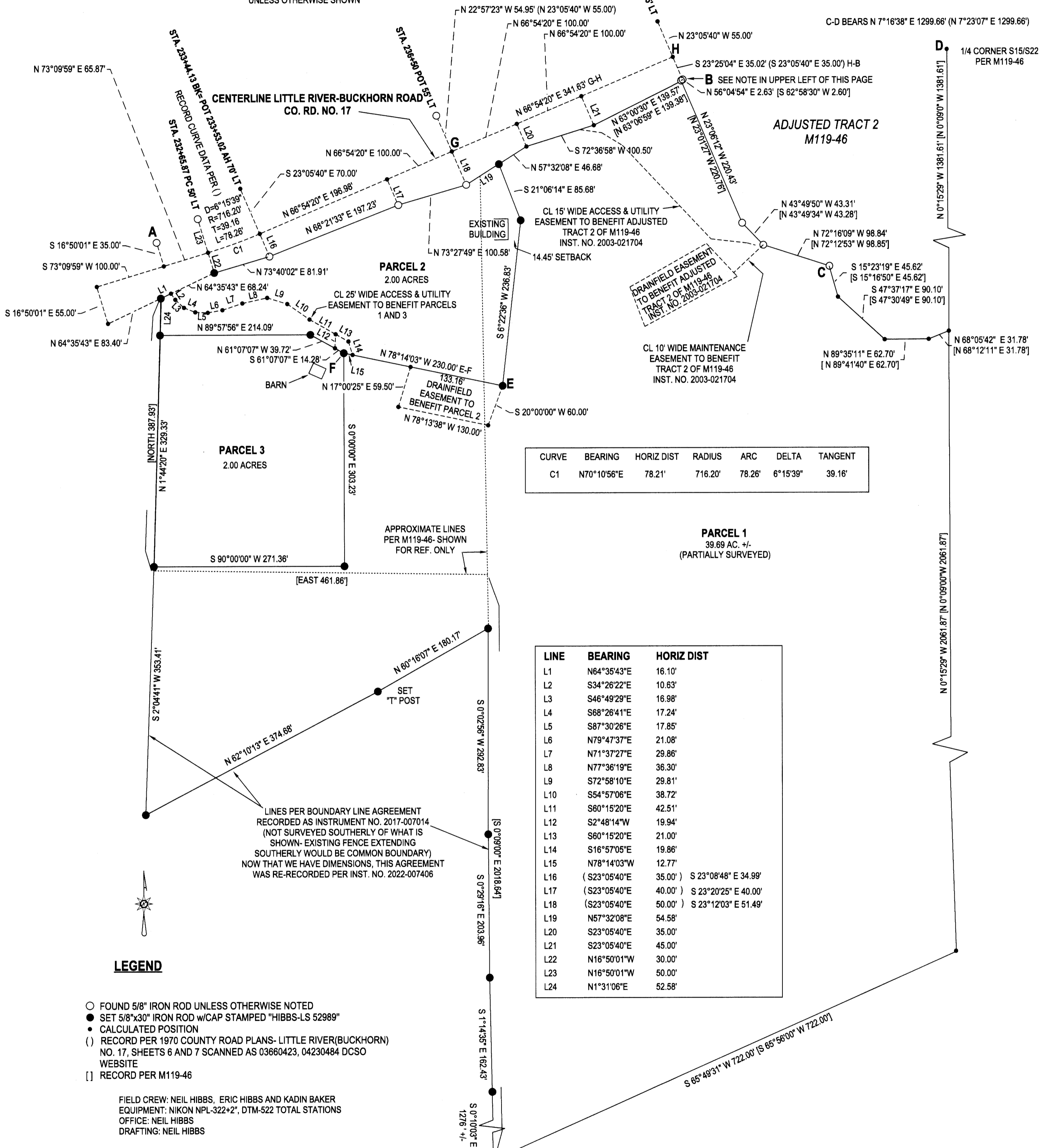




NOTE: M119-46 SEEMS TO HAVE NOTE REGARDING ROD FOUND AT "B" REVERSED. THE CORNER OF PARCEL 1, SET PER M119-46, LIES SW OF "B" WHICH IS THE ROD FOUND PER M119-46. I BELIEVE THAT THEIR NOTE SHOULD HAVE READ "FD R/W MON. 2.60' N 62°58'30" E"

BASE OF BEARING PER 1970 DOUGLAS COUNTY ROAD PLANS- SHEETS 6 & 7 (03660423 & 04230484)  
LINE "A-B" N 72°52'45" E 782.80' (N 72°52'45" E 782.60')

BOTH CENTERLINE AND PERPENDICULAR BEARINGS AT STATIONS ARE RECORD PER 1970 DOUGLAS COUNTY ROAD PLANS UNLESS OTHERWISE SHOWN



CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	N70°10'56"E	78.21'	716.20'	78.26'	6°15'39"	39.16'

LINE	BEARING	HORIZ DIST
L1	N64°35'43"E	16.10'
L2	S34°26'22"E	10.63'
L3	S46°49'29"E	16.98'
L4	S68°26'41"E	17.24'
L5	S87°30'26"E	17.85'
L6	N79°47'37"E	21.08'
L7	N71°37'27"E	29.86'
L8	N77°36'19"E	36.30'
L9	S72°58'10"E	29.81'
L10	S54°57'06"E	38.72'
L11	S60°15'20"E	42.51'
L12	S2°48'14"W	19.94'
L13	S60°15'20"E	21.00'
L14	S16°57'05"E	19.86'
L15	N78°14'03"W	12.77'
L16	(S23°05'40"E 35.00') S 23°08'48" E 34.99'	
L17	(S23°05'40"E 40.00') S 23°20'25" E 40.00'	
L18	(S23°05'40"E 50.00') S 23°12'03" E 51.49'	
L19	N57°32'08"E	54.58'
L20	S23°05'40"E	35.00'
L21	S23°05'40"E	45.00'
L22	N16°50'01"W	30.00'
L23	N16°50'01"W	50.00'
L24	N1°31'06"E	52.58'

**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 1970 COUNTY ROAD PLANS- LITTLE RIVER(BUCKHORN) NO. 17, SHEETS 6 AND 7 SCANNED AS 03660423, 04230484 DCSO WEBSITE
- [ ] RECORD PER M119-46

FIELD CREW: NEIL HIBBS, ERIC HIBBS AND KADIN BAKER  
EQUIPMENT: NIKON NPL-322+2', DTM-522 TOTAL STATIONS  
OFFICE: NEIL HIBBS  
DRAFTING: NEIL HIBBS

PLANNING DEPT. FILE NO. 16-026

<b>LAND PARTITION</b> BASED UPON MEASURE 49 AUTHORIZATION LYING IN THE NW1/4 AND SW 1/4 OF SECTION 22, T27S, R4W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR 
CLIENT: GLEN WRIGHT 1995 REVOCABLE LIVING TRUST 6571 BUCKHORN ROAD ROSEBURG, OR. 97470	SURVEYOR: <b>NEIL HIBBS</b> LAND SURVEYING, INC 4788 LOOKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-957-9303 fax: 541-957-9306 e-mail: neilhibbs@wildblue.net	OREGON JANUARY 12, 1999 <b>F. NEIL HIBBS</b> 52989 EXPIRATION DATE 6/30/2023
DWG SCALE: 1" = 100'	JOB NO.: 1805-01	DATE: APRIL 2022
		PAGE 1 OF 2

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**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE GLEN WRIGHT 1995 REVOCABLE LIVING TRUST IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN, HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO THREE PARCELS IN ACCORDANCE WITH PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES, TOGETHER WITH THE ACCESS AND UTILITY EASEMENT TO BENEFIT PARCELS 1 AND 2 AS SHOWN AND THE DRAINFIELD EASEMENT ON PARCEL 1 FOR THE BENEFIT OF PARCEL 2.

Mark G. Wright MAY 16, 2022  
MARK G. WRIGHT, TRUSTEE OF THE GLEN WRIGHT 1995 REVOCABLE LIVING TRUST DATE

**ACKNOWLEDGEMENT:**

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 16 DAY OF may, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED MARK G. WRIGHT AS TRUSTEE OF THE GLEN WRIGHT 1995 REVOCABLE LIVING TRUST, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

PRINTED NAME: Jennifer A. Newbury

COMMISSION #: 1016470

MY COMMISSION EXPIRES ON: September 02, 2025

SIGNATURE: JANewbury

**SURVEYOR'S CERTIFICATE:**

I, F. NEIL HIBBS, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS A PORTION OF THE THE LAND SHOWN ON THE ANNEXED PLAT, OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION.

THAT LAND DESCRIBED IN INSTRUMENT NO. 96-00971

ALSO, BEGINNING AT A POINT IN SECTION 22, TOWNSHIP 27 SOUTH, RANGE 4 WEST, W.M., SAID POINT BEING THE INTERSECTION OF THE EAST BOUNDARY OF THE NORTHWEST QUARTER OF SAID SECTION 22, AND THE CENTERLINE OF THE COUNTY ROAD FROM DIXONVILLE TO LITTLE RIVER AND FROM WHICH THE QUARTER SECTION CORNER BETWEEN SECTIONS 15 AND 22 OF SAID TOWNSHIP AND RANGE BEARS N 0°09' W 788.8 FEET; THENCE S 0°09' E 32.7 FEET ALONG THE EAST BOUNDARY OF THE NORTHWEST QUARTER OF SAID SECTION 22 TO AN IRON PIPE ON THE SOUTH RIGHT-OF-WAY OF AFORESAID COUNTY ROAD AND FROM WHICH A MAPLE 12 INCHES IN DIAMETER BEARS S 65°W 30.2 FEET, BLAZED AND SCRIBED CS BT; THENCE; THENCE S 0°09' E 2607.3 FEET ALONG THE EAST BOUNDARY OF THE WEST HALF OF SAID SECTION 22 TO AN IRON PIPE FROM WHICH A FIR 14 INCHES IN DIAMETER BEARS N 52° E 6.8 FEET, BLAZED AND SCRIBED CSBT; THENCE S 65°56' W 722 FEET TO AN AUTO AXLE FROM WHICH A YELLOW PINE 36 INCHES IN DIAMETER BEARS N 84° E 67 FEET, BLAZED AND SCRIBED CSBT; THENCE N 0°09' W 2706.3 FEET TO AN AUTO AXLE ON THE SOUTH RIGHT-OF-WAY LINE OF THE ABOVE MENTIONED COUNTY ROAD FROM WHICH A 12 INCH ASH BEARS S 70° E 104.7 FEET, BLAZED AND SCRIBED CSBT; THENCE N 0°09' W 32.7 FEET TO THE CENTER OF SAID COUNTY ROAD; THENCE N 65°56' E 722 FEET ALONG THE CENTER LINE OF SAID COUNTY ROAD TO THE PLACE OF BEGINNING, ALL LYING IN THE WEST HALF OF SECTION 22, TOWNSHIP 27 SOUTH, RANGE 4 WEST, W.M., DOUGLAS COUNTY, OREGON.

ALSO THAT PROPERTY CONVEYED TO THE GLEN WRIGHT 1995 REVOCABLE LIVING TRUST IN THE BOUNDARY LINE AGREEMENT AND CONVEYANCE RECORDED APRIL 19, 2017 AS RECORDERS NO. 2017-7014, RECORDS OF DOUGLAS COUNTY, OREGON.

EXCEPTING THEREFROM A TRACT USED FOR SCHOOL PURPOSES DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER OF THE FALL CREEK ROAD 12.12 CHAINS SOUTH FROM THE 1/4 SECTION CORNER BETWEEN SECTION 15 AND 22, TOWNSHIP 27 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN; THENCE SOUTH 2.75 CHAINS TO A POINT; THENCE WESTERLY AND PARALLEL WITH THE CENTER OF DEER CREEK 2.75 CHAINS TO A POINT; THENCE NORTH TO A POINT IN THE CENTER OF THE FALL CREEK ROAD; THENCE N 64°40' E ALONG THE CENTER OF SAID ROAD TO THE PLACE OF BEGINNING.

ALSO EXCEPTING THEREFROM ALL THAT PORTION OF THE ABOVE DESCRIBED PROPERTY LYING NORTH AND EAST OF THE FOLLOWING LINE TO WIT: BEGINNING AT A POINT ON THE EAST BOUNDARY OF THE WEST HALF OF SECTION 22, TOWNSHIP 27 SOUTH, RANGE 4 WEST, W.M., DOUGLAS COUNTY, OREGON, WHICH POINT BEARS S 0°09'00" E 1381.61 FEET FROM THE QUARTER SECTION CORNER BETWEEN SECTION 15 AND 22 OF SAID TOWNSHIP AND RANGE; THENCE S 68°12'11" W 2.18 FEET TO A 5/8" IRON ROD; THENCE S 68°12'11" W 29.6 FEET TO A 5/8" IRON ROD; THENCE S 89°41'40" W 62.70 FEET TO A 5/8" IRON ROD; THENCE N 47°30'49" W 90.10 FEET TO A 5/8" IRON ROD; THENCE N 15°16'50" W 45.62 FEET TO A 5/8" IRON ROD; THENCE N 72°12'53" W 98.85 FEET TO A 5/8" IRON ROD; THENCE N 43°49'34" W 43.28 FEET TO A 5/8" IRON ROD; AND THENCE N 23°01'27" W 220.76 FEET TO A 5/8" IRON ROD SET ON THE SOUTH RIGHT-OF-WAY LINE OF LITTLE RIVER (BUCKHORN) COUNTY ROAD NO. 17, AND THERE TERMINATING.

ALSO EXCEPTING THEREFROM THAT PROPERTY CONVEYED TO KENNETH GIBBONS AND COLLEEN GIBBONS IN THE BOUNDARY LINE AGREEMENT AND CONVEYANCE RECORDED APRIL 19, 2017 AS RECORDS NO. 2017-7014, RECORDS OF DOUGLAS COUNTY, OREGON AND RE-RECORDED PER INST. 2022-0074.06

ALSO EXCEPTING THEREFROM ALL THOSE PORTIONS LYING WITHIN THE LIMITS OF LITTLE RIVER (BUCKHORN) COUNTY ROAD NO. 17.

CONTAINING 43.69 ACRES, MORE OR LESS.

**APPROVALS:**

[Signature] 5/16/2022  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

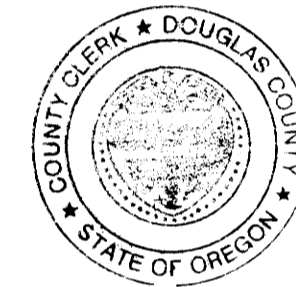
[Signature] 5-16-22  
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 5-16-22  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 16<sup>th</sup> DAY OF MAY, 2022, 1:29 O'CLOCK AM/PM

[Signature] 5/16/22  
DOUGLAS COUNTY CLERK DATE



**T27S R4W SEC. 22 TL 900**

ZONE: FG AND FF  
COMP. PLAN: AGG AND FFT  
WATER: CITY OF ROSEBURG (PARCELS 2 AND 3), SPRING FOR PARCEL 1  
SEWER: ON-SITE SEPTIC

DRAINFIELD EASEMENT SHOWN ON PARCEL 1 IS FOR THE CONSTRUCTION, MAINTENANCE, USE AND REPAIR OF AN INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM (HEREAFTER CALLED THE "SYSTEM") FOR THE BENEFIT OF PARCEL 2 AND SHOWN HEREON.

GRANTORS, FOR THEMSELVES AND THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE THAT THE ABOVE REFERENCED INDIVIDUAL ONSITE WASTEWATER TREATMENT EASEMENTS BENEFITTING 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 OR RELATED TO SAID SYSTEM.

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO THREE PARCELS, TOGETHER WITH A 25' WIDE ACCESS AND UTILITY EASEMENT TO BENEFIT PARCELS 1 AND 3 AS SHOWN. A DRAINFIELD EASEMENT WAS ALSO CREATED ON PARCEL 1 FOR THE BENEFIT OF PARCEL 2 AS SHOWN. FOUND MONUMENTS PER M119-46 AND THE 1970 COUNTY ROAD PLANS WERE FOUND AND HELD WITH LINE "A-B" BEING HELD AS A BASE OF BEARING. AS PER THE BOUNDARY LINE AGREEMENT AND CONVEYANCE RECORDED PER INST. NO. 2017-007014 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON, MONUMENTS WERE SET IN THE EXISTING FENCE BETWEEN THE WRIGHT PROPERTY AND THE GIBBONS PROPERTY FROM THE COUNTY ROAD, SOUTHERLY, NORTHEASTERLY AND SOUTHERLY AGAIN BUT ONLY TO A POINT. FROM THE POINT ON TO THE SOUTH, THE EXISTING FENCELINE WOULD BE THE COMMON BOUNDARY.

**PLANNING DEPT. FILE NO. 16-026**

<b>LAND PARTITION</b> BASED UPON MEASURE 49 AUTHORIZATION LYING IN THE NW1/4 & SW 1/4 OF SEC. 22, T27S, R4W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR
CLIENT: GLEN WRIGHT 1995 REVOCABLE LIVING TRUST 6571 BUCKHORN RD. ROSEBURG, OR. 97470	SURVEYOR: <b>NEIL LAND SURVEYING, INC</b> <b>HIBBS</b> 478 LOCKMERE RD. ROSEBURG, OR. 97471 phone: 541-957-8303 fax: 541-957-8306 e-mail: neil@nlai.com	<u>[Signature]</u> OREGON JANUARY 12, 1989 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2023
DWG SCALE: N/A	JOB NO.: 1805-01	DATE: APRIL 2022

2022-0023 B