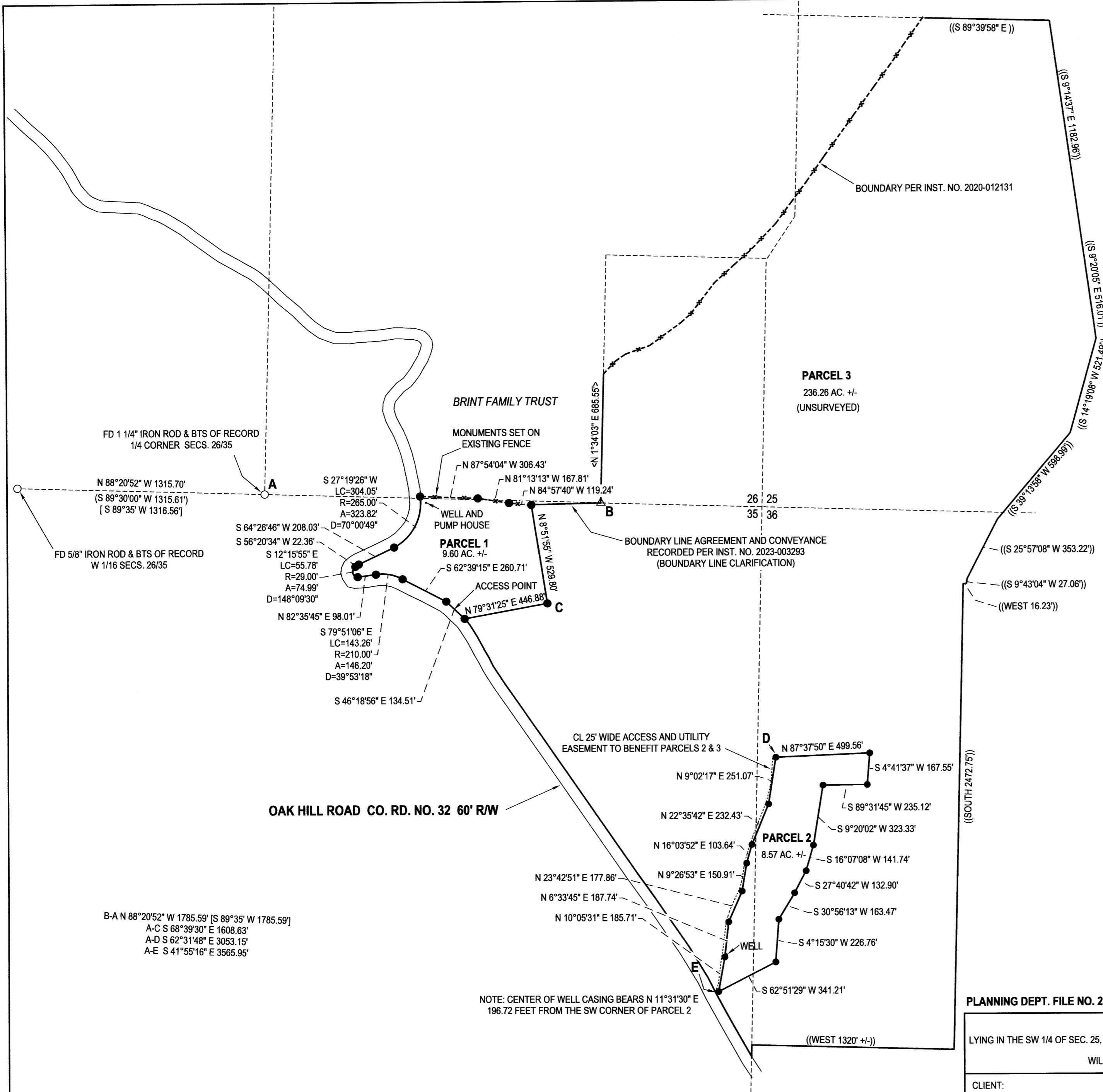


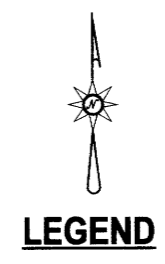
2023-0012 A

Douglas County Official Records 2023-004443
Daniel J. Loomis, County Clerk
00584878202300044430020020
04/27/2023 09:19:17 AM
PLAT-PAR Cnt=1 Stn=40 JLGODWI \$0.00



CL 25 FOOT WIDE ACCESS AND UTILITY EASEMENT TO BENEFIT PARCEL 2 AND 3

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY OF OAK HILL ROAD, POINT "E" WHICH BEARS S 41°55'16" E 3565.95 FEET FROM THE 1/4 CORNER BETWEEN SECTIONS 26 AND 35; THENCE N 21°20'21" E 45.15 FEET; THENCE N 6°43'24" E 113.31 FEET; THENCE N 9°10'06" E 95.03 FEET; THENCE N 6°37'54" E 109.65 FEET; THENCE N 11°31'47" E 21.63 FEET; THENCE N 16°59'13" E 23.57 FEET; THENCE N 18°09'48" E 24.51 FEET; THENCE N 20°27'38" E 20.44 FEET; THENCE N 23°36'30" E 32.79 FEET; THENCE N 24°43'27" E 82.06 FEET; THENCE N 16°44'05" E 36.38 FEET; THENCE N 11°46'49" E 22.48 FEET; THENCE N 8°50'40" E 57.06 FEET; THENCE; N 11°29'02" E 47.91 FEET; THENCE N 16°38'17" E 61.02 FEET; THENCE N 19°06'09" E 59.99 FEET; THENCE N 21°23'53" E 82.91 FEET; THENCE N 22°21'20" E 65.24 FEET; THENCE N 20°33'14" E 50.37 FEET; THENCE N 15°50'53" E 48.07 FEET; THENCE N 12°57'16" E 42.50 FEET; THENCE N 8°44'02" E 34.64 FEET; THENCE N 4°16'20" E 55.13 FEET; THENCE N 3°28'54" E 59.37 FEET TO A POINT THAT BEARS S 87°37'50" W 16.68' FROM THE NORTHWEST CORNER OF PARCEL 2.



- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- △ CALCULATED POSITION
- () RECORD PER M132-1
- [] RECORD PER M13-12
- (/) RECORD PER LAND PARTITION 1991-0053
- <> RECORD PER INST. NO. 2020-012131

FIELD CREW: NEIL HIBBS, KADIN BAKER
EQUIPMENT: NIKON DTM-522 TOTAL STATION
OFFICE: NEIL HIBBS
DRAFTING: NEIL HIBBS

BEARINGS ARE GRID, NAD83(CONUS), OREGON SOUTH ZONE. DISTANCES CONVERTED TO GROUND
CONVERGENCE: -1°57'42"
COMBINED SCALE FACTOR: 1.000020360

RESTRICTIVE RESOURCE MANAGEMENT COVENANT
FILED AS INST. NO. 2023-4442

B-A N 88°20'52" W 1785.59' [S 89°35' W 1785.59']
A-C S 68°39'30" E 1608.63'
A-D S 62°31'48" E 3053.15'
A-E S 41°55'16" E 3565.95'

NOTE: CENTER OF WELL CASING BEARS N 11°31'30" E 196.72 FEET FROM THE SW CORNER OF PARCEL 2

PLANNING DEPT. FILE NO. 22-036

LAND PARTITION	
LYING IN THE SW 1/4 OF SEC. 25, THE SE 1/4 OF SEC. 26, THE NE 1/4 & SE 1/4 OF SEC. 35 AND THE NW 1/4 OF SEC. 36 TOWNSHIP 25 SOUTH, RANGE 6 WEST WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON	
CLIENT: DM RANDALL LOVING TRUST 1224 NE WALNUT PMB 112 ROSEBURG, OR. 97470	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 4739 LOOKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-857-9303 fax: 541-857-9306 e-mail: neilhibbsandsurvey@gmail.com
DWG SCALE: 1"= 400'	JOB NO.: 2354-01
DATE: APRIL 2023	PAGE 1 OF 2

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Neil Hibbs

OREGON
JANUARY 12, 1999
F. NEIL HIBBS
52989

EXPIRATION DATE
6/30/2023

2023-0012 A