

- LEGEND**
- ◆ FOUND BRASS CAP
  - ◇ 5/8" IRON ROD SET PER LAND PARTITION 2023-0022
  - 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 2023-0022
  - [ ] RECORD PER M59-56
  - (()) RECORD PER M107-59

FIELD CREW: NEIL HIBBS, KADIN BAKER  
EQUIPMENT: TRIMBLE R10 GPS RECEIVER USING O.R.G.N.  
OFFICE: NEIL HIBBS  
DRAFTING: NEIL HIBBS

PLANNING DEPT. FILE NO. 23-068

LAND PARTITION	
LYING IN THE NE 1/4 & SE 1/4 OF SEC. 9, THE NW 1/4, NE 1/4, SE 1/4 AND SW 1/4 OF SEC. 10 AS WELL AS THE NW1/4 AND NE 1/4 OF SEC. 15, T27S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON	
CLIENT: BLAIR BAILEY P.O. BOX 155 WINCHESTER, OR. 97495	SURVEYOR: <b>NEIL HIBBS</b> LAND SURVEYING, INC 4738 LOOMIS BLVD. RD. ROSEBURG, OR. 97471 phone: 541-957-9303 fax: 541-957-9306 e-mail: neilhibbs@wilhibbs.com
DWG SCALE: 1"= 300'	JOB NO.: 1736-04
DATE: MARCH 2024	PAGE 1 OF 2

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
JANUARY 12, 1988  
F. NEIL HIBBS  
52989

EXPIRATION DATE  
6/30/2025

BASE OF BEARING  
OREGON COORDINATE REFERENCE SYSTEM- OCRS  
COTTAGE GROVE TO CANYONVILLE ZONE

2024-0014 B

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE DON AND BETTY FAMILY LIMITED PARTNERSHIP IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO TWO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES. A 35 FOOT WIDE ACCESS AND UTILITY EASEMENT WAS ALSO CREATED CENTERED OVER THE EXISTING JONES ROAD.

Blair E. Bailey 4/9/2024  
BLAIR E. BAILEY, TRUSTEE DATE

**ACKNOWLEDGEMENT:**

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 9<sup>th</sup> DAY OF April, 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BEFORE ME BLAIR E. BAILEY AS TRUSTEE OF THE DON & BETTY FAMILY LIMITED PARTNERSHIP, WHO DID SAY THAT HE IS THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

PRINTED NAME: CARL SCHOFIELD

COMMISSION #: 1036765

MY COMMISSION EXPIRES ON: May 14, 2027

SIGNATURE: Carl Schofield

**APPROVALS:**

[Signature] 4/11/24  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

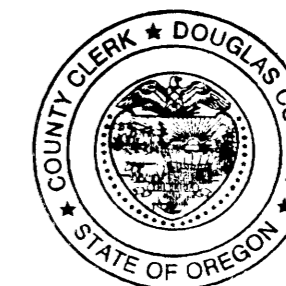
[Signature] 4-9-24  
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 4-11-24  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 11<sup>th</sup> DAY OF April, 2024 1:36 O'CLOCK AM/PM

[Signature] Deputy 4-11-24  
DOUGLAS COUNTY CLERK DATE



**35 FOOT WIDE ACCESS AND UTILITY EASEMENT CENTERED OVER EXISTING JONES ROAD**

A 35 FOOT WIDE ACCESS AND UTILITY EASEMENT LYING IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON. THE CENTERLINE OF WHICH BEGINS AT A POINT ON THE NORTHERN BOUNDARY OF PARCEL 3, LAND PARTITION 2023-0022, SAID POINT LYING MID WAY BETWEEN TWO 3/4" IRON PIPES AND BEARING N 29°33'17" E 3710.43 FEET FROM THE BRASS CAP MARKING THE SOUTHWEST CORNER OF SECTION 10; THENCE S 30° 07' 06" W 181.82 FEET; THENCE S 33° 44' 49" W 92.37 FEET; THENCE S 37° 12' 52" W 134.91 FEET; THENCE S 38° 45' 02" W 100.94 FEET; THENCE S 45° 33' 22" W 34.55 FEET; THENCE S 52° 09' 15" W 28.51 FEET; THENCE S 44° 13' 33" W 31.85 FEET; THENCE S 36° 35' 33" W 26.82 FEET; THENCE S 27° 23' 06" W 51.51 FEET; THENCE S 32° 54' 01" W 23.16 FEET; THENCE S 43° 11' 51" W 44.71 FEET; THENCE S 50° 45' 50" W 40.13 FEET; THENCE S 55° 34' 05" W 31.85 FEET; THENCE S 54° 52' 03" W 37.40 FEET; THENCE S 34° 12' 30" W 19.05 FEET; THENCE S 11° 16' 40" W 16.41 FEET; THENCE S 2° 52' 53" W 27.56 FEET; THENCE S 5° 58' 55" E 31.21 FEET; THENCE S 12° 48' 59" E 26.72 FEET; THENCE S 29° 25' 48" E 18.83 FEET; THENCE S 28° 01' 57" E 27.37 FEET; THENCE S 19° 46' 58" E 21.37 FEET; THENCE S 2° 35' 14" E 27.07 FEET; THENCE S 12° 07' 07" W 27.06 FEET; THENCE S 27° 04' 59" W 22.00 FEET; THENCE S 33° 56' 49" W 63.97 FEET; THENCE S 34° 53' 25" W 389.13 FEET; THENCE S 36° 41' 10" W 179.05 FEET; THENCE S 33° 36' 14" W 34.73 FEET; THENCE S 43° 50' 16" W 31.98 FEET; THENCE S 48° 16' 15" W 61.12 FEET; THENCE S 50° 11' 28" W 47.65 FEET; THENCE S 44° 22' 36" W 48.40 FEET; THENCE S 40° 33' 23" W 52.99 FEET; THENCE S 34° 42' 27" W 44.52 FEET; THENCE S 35° 17' 36" W 48.39 FEET; THENCE S 27° 32' 03" W 363.46 FEET; THENCE S 28° 50' 54" W 173.66 FEET TO A POINT ON THE SOUTHERN BOUNDARY OF SAID PARCEL 3 THAT BEARS N 23°16'34" E 1136.63 FEET FROM THE BRASS CAP MARKING THE SOUTHWEST CORNER OF SECTION 10.

**SURVEYOR'S CERTIFICATE:**

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

THAT LAND DESCRIBED AS PARCEL 3, LAND PARTITION 2023-0022 IN THE SURVEY RECORDS OF DOUGLAS COUNTY, OREGON.

T27S R6W SEC. 9 TL 700  
T27S R6W SEC.10 TL 1300  
WATER: WELLS  
SEWER: ON-SITE SEPTIC  
ZONE: FC-3, FG, FF  
COMP/ PLAN: AGG& AGC (COUNTY), LDR (CITY)

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO TWO PARCELS AND TO CREATE A 35 FOOT WIDE ACCESS AND UTILITY EASEMENT OVER THE EXISTING JONES ROAD. THIS SURVEY WAS DONE USING OUR INFORMATION FROM THE FILING OF LAND PARTITION 2023-0022. BEARINGS AND DISTANCE BETWEEN MONUMENTS FOUND AND/ OR SET PER LAND PARTITION 2023-0022 WERE NOT RE-TIED. ADDITIONAL MONUMENTS WERE FOUND AND TIED AS SHOWN. NEW MONUMENTS WERE SET AS REQUESTED BY THE CLIENT.

PLANNING DEPT. FILE NO. 23-068

<b>LAND PARTITION</b> LYING IN THE NE 1/4 & SE 1/4 OF SEC. 9, THE NW 1/4, SE 1/4 AND SW 1/4 OF SEC. 10 AS WELL AS THE NW 1/4 AND NE 1/4 OF SEC. 15, T27S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		 REGISTERED PROFESSIONAL LAND SURVEYOR F. NEIL HIBBS JANUARY 12, 1990 52989 EXPIRATION DATE 6/30/2025	
CLIENT: BLAIR BAILEY P.O. BOX 155 WINCHESTER, OR. 97495	SURVEYOR: <b>NEIL HIBBS</b> LAND SURVEYING, INC 4739 LOOKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-957-9303 fax: 541-957-9306 e-mail: neilhibbs@wikiblu.net		
DWG SCALE: N/A	JOB NO.: 1736-04	DATE: MARCH 2024	PAGE 2 OF 2

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