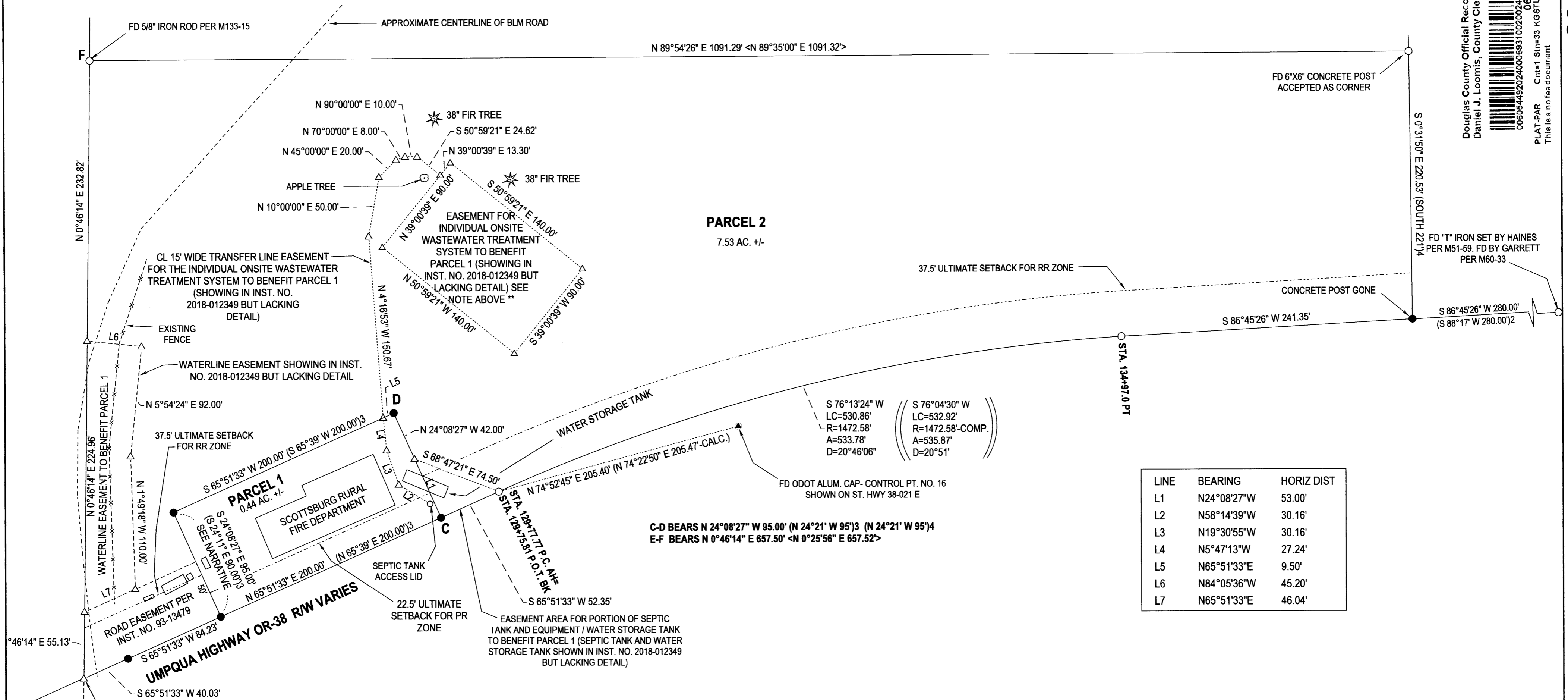


Douglas County Official Records  
 Daniel J. Loomis, County Clerk  
 2024-006931  
 NO FEE  
 06/26/2024 02:36:39 PM  
 PLAT-PAR Cnt=1 SIn=33 KGSTUTZM  
 This is a no fee document

FOR THAT PORTION OF STATE HIGHWAY 38 WHICH IS DEFICIENT IN RIGHT-OF-WAY WIDTH, NO STRUCTURE OTHER THAN A FENCE OR SIGN SHALL BE LOCATED CLOSER THAN 22.5 FEET FROM THE CURRENT RIGHT-OF-WAY ON PARCEL 1 AND 37.5 FEET FROM THE CURRENT RIGHT-OF-WAY ON PARCEL 2.

\*\* FOR THE CONSTRUCTION, MAINTENANCE, USE AND REPAIR OF AN INDIVIDUAL ONSITE WASTEWATER TREATMENT SYSTEM (HEREINAFTER CALLED THE "SYSTEM") APPURTENNANT TO PARCEL 1 AND SHOWN HEREON.  
 AND  
 GRANTORS, FOR THEMSELVES AND THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE THAT THE ABOVE REFERENCED PARCEL 1 INDIVIDUAL ONSITE WASTEWATER TREATMENT EASEMENT 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.



LINE	BEARING	HORIZ DIST
L1	N24°08'27"W	53.00'
L2	N58°14'39"W	30.16'
L3	N19°30'55"W	30.16'
L4	N5°47'13"W	27.24'
L5	N65°51'33"E	9.50'
L6	N84°05'36"W	45.20'
L7	N65°51'33"E	46.04'

C-D BEARS N 24°08'27" W 95.00' (N 24°21' W 95')3 (N 24°21' W 95')4  
 E-F BEARS N 0°46'14" E 657.50' <N 0°25'56" E 657.52">

FIELD CREW: NEIL HIBBS, KADIN BAKER  
 EQUIPMENT: TRIMBLE R 10 BASE AND RECEIVER, NIKON DTM-522 TOTAL STATION  
 OFFICE: NEIL HIBBS  
 DRAFTING: NEIL HIBBS

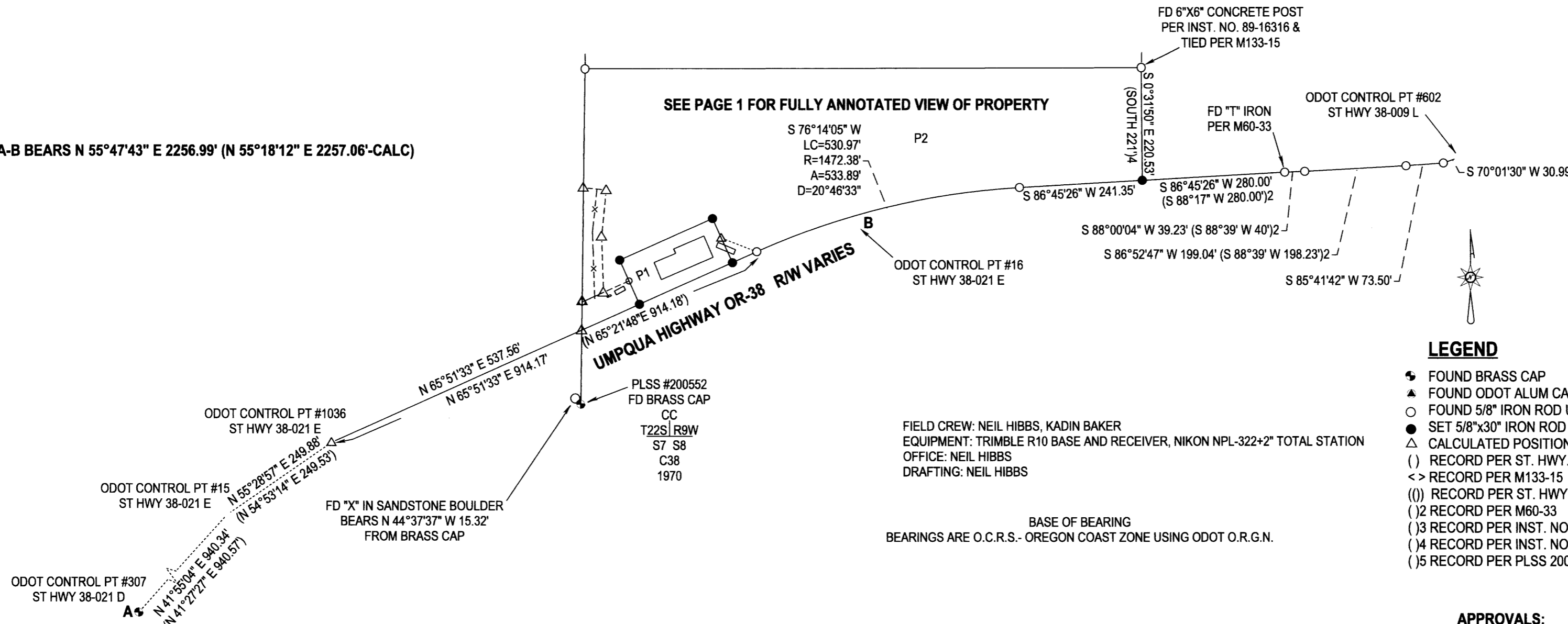
BASE OF BEARING  
 BEARINGS ARE O.C.R.S. - OREGON COAST ZONE USING O.D.O.T. ORGN

PLANNING DEPT. FILE NO. 24-011

<b>LAND PARTITION</b> LYING IN THE NW 1/4 OF SEC. 8, T22S, R9W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR
CLIENT: SCOTTSBURG RURAL FIRE DISTRICT 33237 HWY. 38 SCOTTSBURG, OR. 97473	SURVEYOR: <b>NEIL HIBBS</b> LAND SURVEYING, INC 4738 LOOKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-957-9303 fax: 541-957-9306 e-mail: neilhibbslandsurv@gmail.com	OREGON JANUARY 17, 1999 F. NEIL HIBBS 52989
DWG SCALE: 1"= 60'	JOB NO.: 3039-01	DATE: MAY 2024
		PAGE 1 OF 2

- LEGEND**
- FOUND BRASS CAP
  - ▲ FOUND ODOT ALUM. CAP ON 5/8" IRON ROD
  - FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
  - SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
  - △ CALCULATED POSITION
  - ( ) RECORD PER ST. HWY MAP 38-021 D&E
  - <> RECORD PER M133-15
  - (l) RECORD PER ST. HWY. MAP 2B-24-0020B
  - ( ) 2 RECORD PER M60-33
  - ( ) 3 RECORD PER INST. NO. 84-10158
  - ( ) 4 RECORD PER INST. NO. 89-16316
  - ( ) 5 RECORD PER PLSS 200552- 1970 BLM SURVEY

A-B BEARS N 55°47'43" E 2256.99' (N 55°18'12" E 2257.06'-CALC)



FIELD CREW: NEIL HIBBS, KADIN BAKER  
 EQUIPMENT: TRIMBLE R10 BASE AND RECEIVER, NIKON NPL-322+2" TOTAL STATION  
 OFFICE: NEIL HIBBS  
 DRAFTING: NEIL HIBBS

BASE OF BEARING  
 BEARINGS ARE O.C.R.S.- OREGON COAST ZONE USING ODOT O.R.G.N.

- LEGEND**
- FOUND BRASS CAP
  - ▲ FOUND ODOT ALUM CAP ON 5/8" IRON ROD
  - FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
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  - ( ) RECORD PER ST. HWY. MAP 38-021-D&E
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  - (()) RECORD PER ST. HWY. MAP 2B-24-0020B
  - (2) RECORD PER M60-33
  - (3) RECORD PER INST. NO. 84-10158
  - (4) RECORD PER INST. NO. 89-16316
  - (5) RECORD PER PLSS 200552- 1970 BLM SURVEY

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE SCOTTSBURG RURAL FIRE DISTRICT, STEVEN L. AND LAURA L. ROSE ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN, HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO TWO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES, TOGETHER WITH THE 15 FOOT WIDE SEPTIC TRANSFER LINE EASEMENT, A WATERLINE EASEMENT, A SEWER DRAINFIELD EASEMENT AND AN EASEMENT AREA FOR A PORTION OF THE SEPTIC TANK AND EQUIPMENT/WATER STORAGE TANK, ALL TO BENEFIT PARCEL 1 AS SHOWN.

Rick Moramarco 6/13/24  
 RICK MORAMARCO- CHIEF OF THE SCOTTSBURG RURAL FIRE DISTRICT DATE

SEE CONSENT AFFIDAVIT 2024-006930  
 STEVEN L. ROSE DATE

SEE CONSENT AFFIDAVIT 2024-006929  
 NICHOLAS B. CARTWRIGHT- BOARD CHAIR, SCOTTSBURG RURAL FIRE DISTRICT DATE

SEE CONSENT AFFIDAVIT 2024-006930  
 LAURA L. ROSE DATE

**ACKNOWLEDGEMENT:**

STATE OF OREGON  
 COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 13<sup>th</sup> DAY OF June, 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RICK MORAMARCO AS CHIEF OF THE SCOTTSBURG RURAL FIRE DISTRICT, 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: Michelle L. Nelson

COMMISSION #: 1031462

MY COMMISSION EXPIRES ON: Dec. 12, 2026

**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.

THAT PORTION OF THE LAND DESCRIBED IN INSTRUMENT NO. 89-16316 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON THAT LIES WITHIN SECTION 8, TOWNSHIP 22 SOUTH, RANGE 9 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON. ALSO THAT LAND DESCRIBED IN INSTRUMENT NO. 84-10158 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

**APPROVALS:**

[Signature] 6/13/24  
 DOUGLAS COUNTY PLANNING DIRECTOR DATE

[Signature] 6-12-24  
 DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 6-26-24  
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 26 DAY OF June, 2024, 2:36 O'CLOCK AM (M)

[Signature] 6/26/24  
 DOUGLAS COUNTY CLERK DATE



**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO TWO PARCELS AND TO CREATE A NUMBER OF EASEMENTS AS SHOWN. SOME OF THE EASEMENTS ALREADY EXISTED AS FILED IN INSTRUMENT NOS. 93-13479 AND 2018-012349 OF THE DEED RECORDS OF DOUGLAS COUNTY BUT INST. NO. 2018-012349 HAS VERY LITTLE IN THE WAY OF DESCRIPTIONS FOR THE EASEMENTS WITH EXHIBIT 1 ALSO HAVING INCORRECT SCALING AND ORIENTATION. THE ROAD FRONTAGE OF THE PROPERTY IS SHOWN ON TWO DIFFERENT ODOT MAPS THAT HAVE SLIGHT DIFFERENCES IN BOTH STATIONING AND COURSE DIRECTION. THIS LAND PARTITION IS TO CORRECT A PARTITIONING VIOLATION. BOTH INST. NOS. 84-10158 AND 89-16316 HAVE THE SAME TYPOS REGARDING THE WESTERLY BOUNDARY OF PARCEL 2. WITH THE 2 LONG SIDES BEING OF THE SAME LENGTH AND PARALLEL TO EACH OTHER, WITH THE EASTERLY END BEING PERPENDICULAR TO THE LONG SIDES, THE WESTERLY SIDE MUST BE THE SAME LENGTH AS AND PARALLEL TO THE EASTERLY SIDE.

T22S R9 W SEC. 8B TL 1200 & TL 1300  
 WATER: SPRINGS- PER C-13720 AND S-49598  
 SEWER: ON-SITE SEPTIC  
 ZONE: PR & RR  
 COMP. PLAN: PSP & RC2

PLANNING DEPT. FILE NO. 24-011

<b>LAND PARTITION</b> LYING IN THE NW 1/4 OF SEC. 8, T22S, R9W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR
CLIENT: SCOTTSBURG RURAL FIRE DISTRICT 33237 HWY. 38 SCOTTSBURG, OR. 97473	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@landsurveying.com	OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989
DWG SCALE: 1"= 200'	JOB NO.: 3039-01	EXPIRATION DATE 6/30/2025
DATE: MAY 2024	PAGE 2 OF 2	

2024-0019 B

2024-0019 B