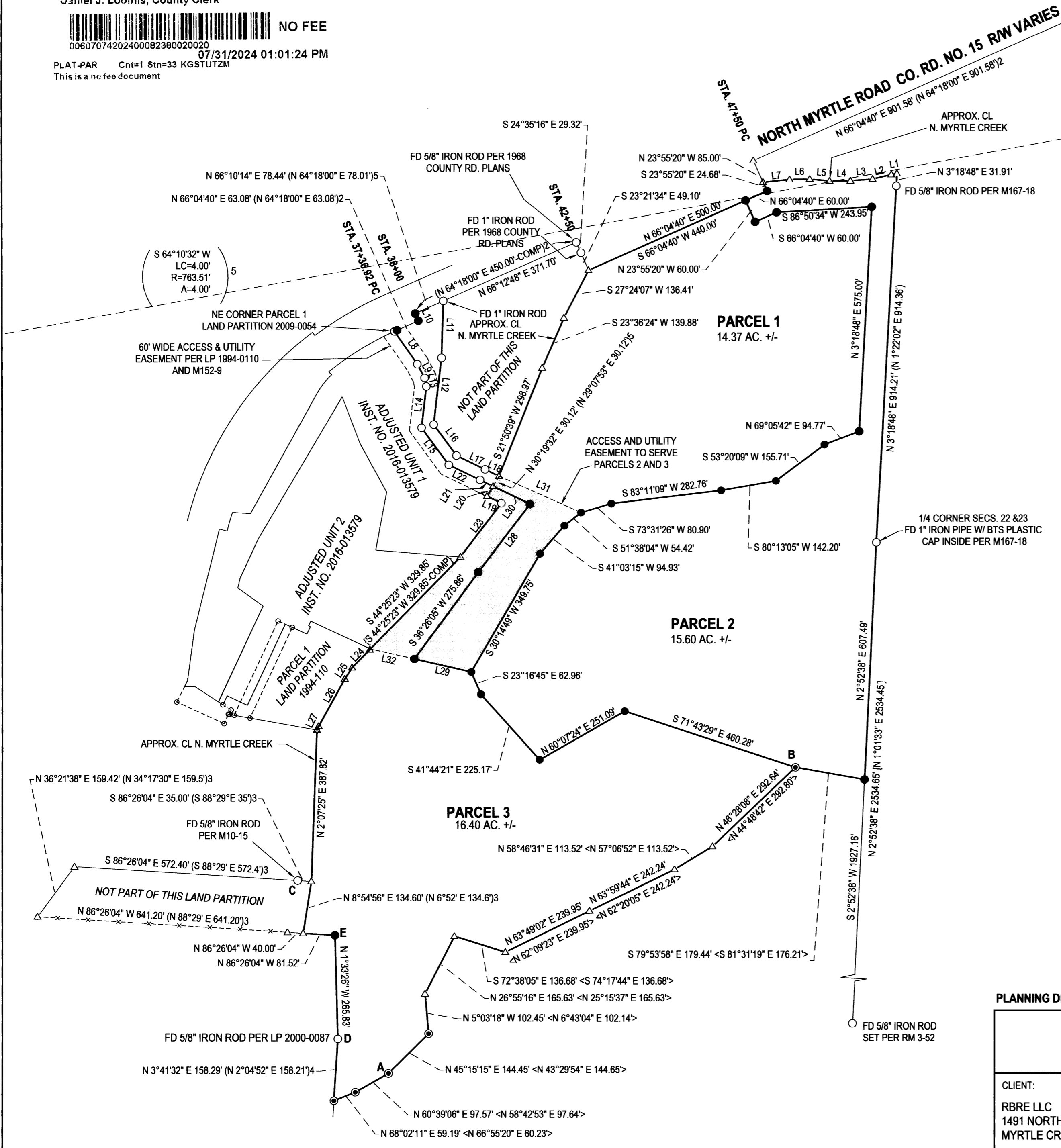


NO FEE
00607074202400082380020020
07/31/2024 01:01:24 PM
PLAT-PAR Crnt=1 Stn=33 KGSTUTZM
This is a no fee document

2024-0022 A



LEGEND

- FOUND 5/8" IRON ROD PER M152-9 UNLESS OTHERWISE NOTED
 - FOUND 5/8" IRON ROD PER M79-66
 - SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
 - △ CALCULATED POSITION
 - () RECORD PER M167-18
 - [] RECORD PER RM 3-52
 - <> RECORD PER M 79-66
 - { } RECORD PER LAND PARTITION 2009-0054
 - (2) RECORD PER 1968 DOUGLAS COUNTY ROAD PLANS, CO. RD 15
 - (3) RECORD PER M10-15
 - (4) RECORD PER LAND PARTITION 2000-0087
 - (5) RECORD PER M152-9
 - (6) RECORD PER LAND PARTITION 1994-0110
 - - - EXISTING FENCE
- FIELD CREW: NEIL HIBBS, KADIN BAKER
EQUIPMENT: NIKON NPL-322+2" TOTAL STATION, TRIMBLE R10 BASE AND RECEIVER
OFFICE: NEIL HIBBS
DRAFTING: NEIL HIBBS

BEARING ARE GRID, NAD 83(CONUS), OREGON SOUTH ZONE. DISTANCES CONVERTED TO GROUND.
CONVERGENCE: -1°53'38"
COMBINED SCALE FACTOR: 1.0000002334

LINE	BEARING	HORIZ DIST	RECORD
L1	S80°08'05"W	14.37'	
L2	S76°32'16"W	49.49'	
L3	S85°34'41"W	56.86'	
L4	S89°24'27"W	53.44'	
L5	N84°11'48"W	50.93'	
L6	S88°47'24"W	51.92'	
L7	S84°14'18"W	68.33'	
L8	S34°44'47"E	102.05'	{S 34°46'33" E 102.02'}
L9	S27°43'14"E	39.94'	{S 27°42'29" E 39.93'}
L10	N23°55'20"W	20.01'	{N 25°42' W 20.00'}
L11	N1°55'27"E	145.39'	{N 0°09'14" W 145.18'}
L12	N6°46'36"E	172.00'	{N 4°55'13" E 171.86'}
L13	S11°31'43"E	22.65'	{S 11°39'18" E 22.59'}
L14	S6°44'16"W	106.49'	{S 6°50'03" W 106.42'}
L15	S36°03'51"E	117.75'	{S 36°03'41" E 117.94'}
L16	N36°10'22"W	98.67'	{N 37°59'29" W 98.66'}
L17	N64°08'09"W	80.99'	{S 66°00'50" E 81.41'}
L18	N63°58'00"W	39.87'	{S 66°00'50" E 39.87'}
L19	S64°14'22"E	40.38'	{N 66°00'50" W 40.38'}
L20	S31°04'22"W	29.87'	{N 29°07'53" E 29.87'}
L21	S64°04'21"E	37.18'	{N 64°06'27" W 37.18'}
L22	S64°07'07"E	88.90'	{N 64°06'27" W 88.90'}
L23	S37°13'28"W	172.44'	{S 37°13'28" W 172.44'}
L24	S44°25'23"W	66.71'	{S 42°32'03" W 66.71'-COMP}
L25	N32°32'58"E	34.32'	{S 30°25'01" W 36.26'}
L26	N28°48'59"E	138.57'	{S 26°41'40" W 138.57'}
L27	N26°00'18"E	10.88'	{S 24°02'59" W 10.88'}
L28	S37°13'27"W	218.53'	
L29	S77°09'16"E	149.30'	
L30	S64°08'06"E	104.83'	
L31	S66°00'51"E	229.69'	
L32	N77°09'16"W	115.43'	

PLANNING DEPT. FILE NO. 2024-MC004

LAND PARTITION		REGISTERED PROFESSIONAL LAND SURVEYOR OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2025
LYING IN THE NE 1/4 AND SE 1/4 OF SEC. 22, T29S, R5W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: RBRE LLC 1491 NORTH MYRTLE RD. MYRTLE CREEK, OR. 97457	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC <small>4739 LOOKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-857-9303 fax: 541-857-9306 e-mail: neil@hillsandsurvey@gmail.com</small>	
DWG SCALE: 1"= 200' JOB NO.: 0712-57 DATE: JULY 2024 PAGE 1 OF 2		

2024-0022 A

2024-0022 B

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT RBRE LLC 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 THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES.

112
R. TODD THEISS, MANAGER
7/30/24
DATE

APPROVALS:

[Signature] 07/30/24
CITY ADMINISTRATOR DATE
[Signature] 7-31-24
DOUGLAS COUNTY SURVEYOR DATE

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

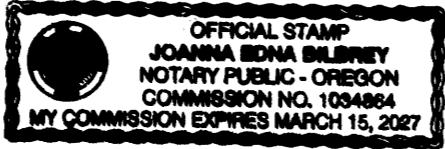
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 30 DAY OF July, 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED R. TODD THEISS, AS MANAGER OF RBRE LLC, WHO DID SAY THAT HE IS THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

PRINTED NAME: Joanna Bilbrey

COMMISSION #: 1034864

MY COMMISSION EXPIRES ON: March 15, 2027

SIGNATURE: [Signature]



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

[Signature] 7-31-24
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 31st DAY OF JULY, 2024, 1:02 O'CLOCK AM (PM)

[Signature] 7/31/24
DOUGLAS COUNTY CLERK DATE



SURVEYOR'S CERTIFICATE:

I, F. NEIL HIBBS, DO 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 LAND DESCRIBED BY INSTRUMENT NO. 2024-6141 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO 3 PARCELS AS SHOWN. A NUMBER OF MONUMENTS ALONG THE SOUTHERN BOUNDARY WERE MISSING SO THAT PORTION OF THE SOUTHERN BOUNDARY BETWEEN POINTS "A" AND "B" WAS COMPUTED, PER M79-66. THIS COMPUTED SECTION WAS HELD AT FOUND ROD "A" AND ROTATED AROUND POINT "A", BRINGING THE COMPUTED SEGMENT INTO ALIGNMENT WITH THE LINE BETWEEN FOUND MONUMENTS "A" AND "B". THE MISSING POINTS IN BETWEEN ARE SHOWN AT POSITIONS CALCULATED ABOVE. POINT "C" WAS FOUND PER M10-15. WITH THE OTHER MONUMENTS OF M10-15 HAVING BEEN DESTROYED, M10-15 WAS CALCULATED PER RECORD AND THEN ROTATED AROUND POINT "C" TO BRING THE COMPUTED SOUTHERLY BOUNDARY INTO ALIGNMENT WITH THE EXISTING FENCE. THIS COMPUTED SOUTHERN BOUNDARY WAS EXTENDED SOUTHEASTERLY TO A POINT OF INTERSECTION WITH THE EXISTING FENCE RUNNING NORTHERLY FROM THE ROD FOUND AT POINT "D". A ROD WAS SET AT THIS LOCATION, NOTED AS POINT "E".

PLANNING DEPT. FILE NO. 2024-MC004

LAND PARTITION LYING IN THE NE 1/4 AND SE 1/4 OF SEC. 22, T28S, R5W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR <u>[Signature]</u> OREGON JANUARY 13, 1989 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2025	
CLIENT: RBRE LLC 1491 NORTH MYRTLE RD. MYRTLE CREEK, OR. 97457	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 4739 LOOKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-957-5303 fax: 541-957-9306 e-mail: neilhibbslandsurv@gmail.com		
DWG SCALE: N/A	JOB NO.: 0712-57	DATE: JULY 2024	PAGE 2 OF 2

2024-0022 B