



**LEGEND**

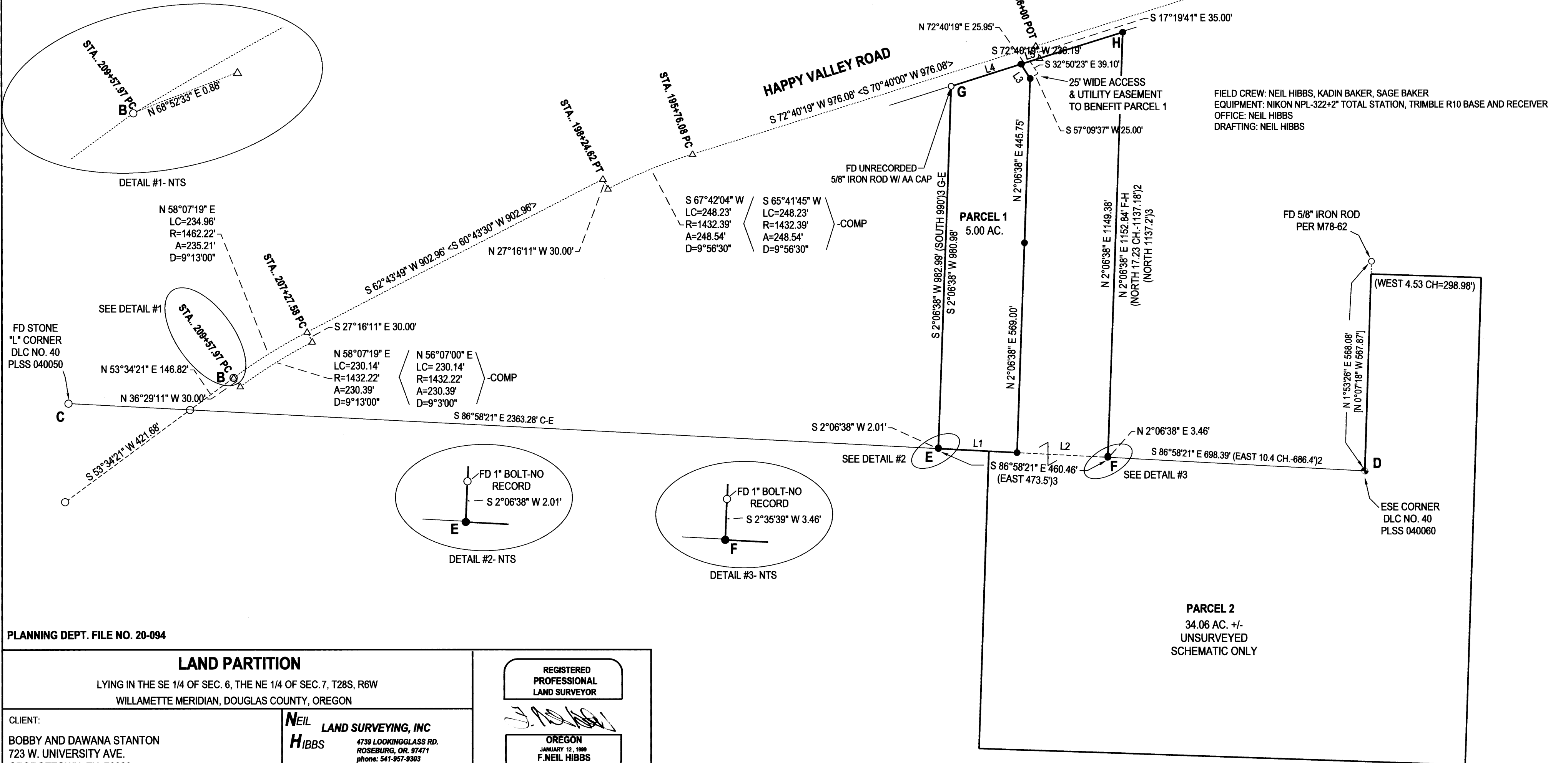
- ◆ FOUND BRASS CAP
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- △ CALCULATED POSITION
- ( ) RECORD PER COUNTY DLC RECORDS
- [ ] RECORD PER M78-62
- (()) RECORD PER M163-24
- ◇ RECORD PER CO. RD. NO. 26 - 1961 COUNTY RD. PLANS SHEETS 02960353, 03530410
- (J) RECORD PER INST. NO. 2019-5067
- (J3) RECORD PER INST. NO. 2022-7133

BEARINGS ARE GRID, NAD 83 (CONUS), OREGON SOUTH ZONE, DISTANCES CONVERTED TO GROUND  
 CONVERGENCE: -2°01'02"  
 COMBINED SCALE FACTOR: 0.9999962449

LINE	BEARING	DISTANCE
L1	S86°58'21"E	213.63'
L2	S86°58'21"E	246.83'
L3	N32°50'23"W	46.03'
L4	S72°40'19"W	198.55'
L5	S72°40'19"W	53.50'

Douglas County Official Records  
 Daniel J. Loomis, County Clerk 2024-012949  
 NO FEE  
 00612692202400129490020028  
 10/31/2024 02:47:18 PM  
 PLAT-PAR Cnt=1 Stn=17 JLGODWI  
 This is a no fee document

A-B BEARS S 68°52'33" W 3654.28' <S 66°52'14" W 3653.40>  
 C-D BEARS S 86°58'21" E 3522.13' ((S 88°58'53" E 3522.47'-COMP)) (EAST 53.00 CH.- 3498)  
 G-H BEARS N 72°40'19" E 488.23' (N 70°E 500')3



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

2024-0029 A

2024-0029 A

PLANNING DEPT. FILE NO. 20-094

<b>LAND PARTITION</b>	
LYING IN THE SE 1/4 OF SEC. 6, THE NE 1/4 OF SEC. 7, T28S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON	
CLIENT: BOBBY AND DAWANA STANTON 723 W. UNIVERSITY AVE. GEORGETOWN, TX. 78626	<b>NEIL HIBBS</b> LAND SURVEYING, INC 4739 LOOKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-957-9303 e-mail: neilhillsandsurv@gmail.com
DWG SCALE: 1"= 200'	JOB NO.: 2529-01
DATE: SEPTEMBER 2024	PAGE 1 OF 2

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989
EXPIRATION DATE 6/30/2025

**DEDICATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT BOBBY G. AND DAWANA L. STANTON ARE THE OWNERS OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO TWO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES. A 25 FOOT WIDE ACCESS AND UTILITY EASEMENT ALSO BEING CREATED ACROSS PARCEL 2 FOR THE BENEFIT OF PARCEL 1.

**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 LAND DESCRIBED IN INSTRUMENT NO. 2022-7133 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

**ACKNOWLEDGEMENT:**

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BEFORE ME BOBBY G. & DAWANA L. STANTON, WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

BEARINGS ARE GRID, NAD 83 (CONUS), OREGON SOUTH ZONE, DISTANCES CONVERTED TO GROUND  
CONVERGENCE: -2°01'02"  
COMBINED SCALE FACTOR: 0.9999962449

SEE CONSENT AFFIDAVIT RECORDED PER INST. NO. 2024-12948

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO TWO PARCELS, TOGETHER WITH AN ACCESS EASEMENT AS SHOWN. ALMOST ALL OF THE RIGHT-OF-WAY MONUMENTS ALONG HAPPY VALLEY ROAD HAVE BEEN DESTROYED. THE ONLY ONES FOUND IN THIS SECTION ARE AS SHOWN. THE MONUMENT FOUND AT POINT "A" WAS HELD WITH THE COMPUTED ROAD BEING ROTATED AROUND POINT "A" TO BRING THE CORRESPONDING COMPUTED ROAD POINTS INTO ALIGNMENT WITH LINE "A-B" BETWEEN FOUND MONUMENT. THIS RESULTS IN AN ERROR OF ALMOST 0.9 FEET OVER THE 3600+ FEET SECTION. THE SUBJECT PROPERTY IS MUCH CLOSER TO POINT "A" SO THE COMPUTED RECORD ALIGNMENT WAS HELD AT THE SUBJECT PROPERTY. UNRECORDED ROD FOUND AT POINT "G" WAS HELD. UNRECORDED PIPES NEAR POINTS "E" AND "F" WERE HELD FOR EAST-WEST POSITION ONLY AS BOTH WERE SUBSTANTIALLY NORTH OF THE DLC LINE. POINT "H" WAS SET ON THE RIGHT-OF-WAY AS COMPUTED ABOVE AND ON A LINE EXTENDED FROM THE UNRECORDED PIPE NEAR POINT "F", PARALLEL TO LINE "E-G" AS PER INST. NO. 2022-7133.

COMP. PLAN: FFT  
ZONE: AW & FF  
SEWER: SEPTIC SYSTEMS  
WATER: UM|QUA BASIN WATER ASSOC.

**APPROVALS:**

*[Signature]* 10/29/2024  
~~8/29/2024~~  
DOUGLAS COUNTY PLANNING DIRECTOR DATE

*[Signature]* 10/29/24  
DOUGLAS COUNTY SURVEYOR Deputy DATE

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

*[Signature]* 10-31-24  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 31<sup>ST</sup> DAY OF October, 2024, 3:49 O'CLOCK AM/PM

*[Signature]* Deputy 10/31/24  
DOUGLAS COUNTY CLERK DATE



REGISTERED PROFESSIONAL LAND SURVEYOR

*[Signature]*

OREGON  
JANUARY 12, 1889  
F. NEIL HIBBS  
52989

EXPIRATION DATE  
6/30/2025

PLANNING DEPT. FILE NO. 20-094

**LAND PARTITION**

LYING IN THE SE 1/4 OF SEC. 6, THE NE 1/4 OF SEC. 7, T28S, R6W  
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:  
BOBBY AND DAWANA STANTON  
723 W. UNIVERSITY AVE.  
GEORGETOWN, TX. 78626

NEIL LAND SURVEYING, INC  
HIBBS 4739 LOOKINGGLASS RD.  
ROSEBURG, OR. 97471  
phone: 541-957-9303  
e-mail: neilhibbslandsurv@gmail.com

DWG SCALE: N/A | JOB NO.: 2529-01 | DATE: SEPTEMBER 2024 | PAGE 2 OF 2