

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 31ST DAY OF October, 2024, 3:49 O'CLOCK AM/PM

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



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

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]

OREGON
JANUARY 12, 1889
F. NEIL HIBBS
52989

EXPIRATION DATE
6/30/2025