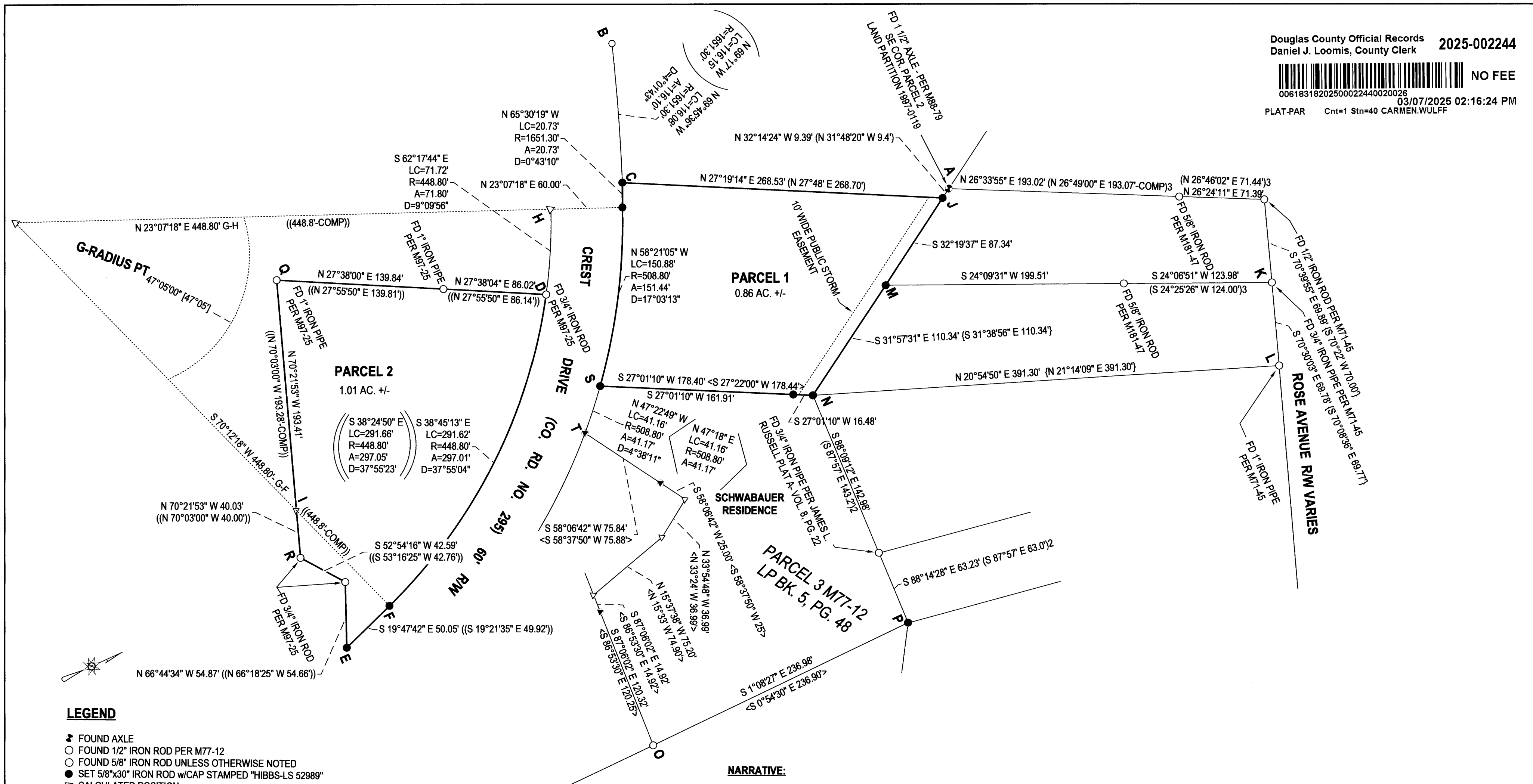


Douglas County Official Records
Daniel J. Loomis, County Clerk 2025-002244



NO FEE

00618318202500022440020026
03/07/2025 02:16:24 PM
PLAT-PAR Cnt=1 Stn=40 CARMEN.WULFF



LEGEND

- FOUND AXLE
- FOUND 1/2" IRON ROD PER M77-12
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- ▽ CALCULATED POSITION
- () RECORD PER M88-79
- [] RECORD PER MARCH PLAT "A"-VOL. 7, PG. 43
- (l) RECORD PER M97-25
- <> RECORD PER M77-12
- { } RECORD PER M71-45
- (2) RECORD PER JAMES L. RUSSELL PLAT A-VOL. 8, PG. 22
- (3) RECORD PER M181-47

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO TWO PARCELS AND CREATE A 10 FOOT WIDE PUBLIC STORM EASEMENT ACROSS PARCEL 1 AS SHOWN. POINTS "C" AND "J" WERE SET AT PROPORTIONED POSITIONS RELATIVE TO THE MONUMENTS FOUND AT POINTS "A" AND "B" PER M88-79. POINT "I" WAS CALCULATED AT PROPORTIONED POSITION BETWEEN RODS FOUND AT POINTS "Q" AND "R" PER M97-25. POINT "F" WAS SET AT PROPORTIONED POSITION RELATIVE TO POINTS "D" AND "H" PER M97-25. POINT "E" WAS SET AT THE LOCATION OF A HOT READING. POINT "G" WAS CALCULATED AT A DISTANCE-DISTANCE INTERSECTION FROM POINTS "D" AND "F" USING THE RECORD 448.80 FEET DISTANCE PER M97-25. POINT "H" WAS CALCULATED BY TURNING RECORD ANGLE OFF OF LINE "G-F" AS PER MARCH PLAT "A", VOL. 7, PG. 43. POINT "M" WAS SET AT A PROPORTIONED POSITION RELATIVE TO POINTS "A" AND "K" PER M71-45. POINT "N" WAS SET AT A DISTANCE-DISTANCE INTERSECTION FROM POINTS "M" AND "L". POINT "S" WAS SET AT AN INTERSECTION OF A RECORD DISTANCE FROM "T" AND A 508.80 FOOT DISTANCE FROM POINT "G". POINT "P" WAS SET AT A PROPORTIONED DISTANCE-DISTANCE INTERSECTION FROM POINTS "N" AND "O" PER M77-12.

FIELD CREW: KADIN BAKER, SAGE BAKER
EQUIPMENT: TRIMBLE R10 RECEIVER W / ORGN,
OFFICE: NEIL HIBBS
DRAFTING: NEIL HIBBS

- D-I BEARS S 16°16'44" E 276.16' ((276.20'))
- I-F BEARS N 70°17'19" E 111.68' ((N 70°37'40" E 111.70'))
- A-K BEARS N 40°45'55" E 281.82' ((N 41°05'30" E 281.87'-COMP))
- A-M BEARS S 32°19'07" E 96.73' ((S 31°59'26" E 96.75'))
- K-M BEARS S 24°08'30" W 323.49' ((S 24°28'04" W 323.55'))
- N-O BEARS S 40°53'18" E 322.07' <S 40°39'25" E 321.96'-COMP>
- N-P BEARS S 88°10'49" E 206.21' <S 87°57'00" E 206.14'>
- P-O BEARS S 1°08'27" E 236.98' <S 0°54'30" E 236.90'>
- G-S BEARS N 40°10'32" E 508.80'

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

PLANNING DEPT. FILE NO. 24-082

LAND PARTITION

LYING IN THE NE 1/4 OF SEC. 7 & THE NW 1/4 OF SEC. 8, T30S, R5W
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:
GLENN & RENAE SCHWABAUER
P.O. BOX 292
CANYONVILLE, OR. 97417

NEIL LAND SURVEYING, INC
HIBBS
4739 LOOKINGGLASS RD.
ROSEBURG, OR. 97471
phone: 541-957-9303

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]
OREGON
JANUARY 12, 1999
F. NEIL HIBBS
52989

EXPIRATION DATE 6/30/2025

DWG SCALE: 1"= 60' JOB NO.: 3156-01 DATE: FEBRUARY 2025 PAGE 1 OF 2

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE TRI-CITY BAPTIST CHURCH OF MYRTLE CREEK AND GLENN L. AND RENAE M. SCHWABAUER 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. ADDITIONALLY, A 10 FOOT WIDE PUBLIC STORM DRAINAGE EASEMENT IS HEREBY CREATED ALONG THE NORTHERN BOUNDARY OF PARCEL 1 AS SHOWN.

Glenn L Schwabauer 3-6-25
GLENN L. SCHWABAUER DATE

Renae M. Schwabauer 3-6-25
RENAE M. SCHWABAUER DATE

Michael Bormuth 3-6-25
TRI-CITY BAPTIST CHURCH OF MYRTLE CREEK
MICHAEL BORMUTH, CHAIRMAN OF THE BOARD OF ELDERS DATE

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 6 DAY OF March, 2025, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED GLENN L. AND RENAE M. SCHWABAUER, WHO DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

PRINTED NAME: Shawna Gibson

COMMISSION #: 1052446

MY COMMISSION EXPIRES ON: 11 13 2028

SIGNATURE: [Signature]

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 6 DAY OF March, 2025, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED MICHAEL BORMUTH, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

PRINTED NAME: Kati Carter Mead

COMMISSION #: 1053717

MY COMMISSION EXPIRES ON: 11/10/2028

SIGNATURE: [Signature]

APPROVALS:

[Signature] 3/6/25
DOUGLAS COUNTY PLANNING DIRECTOR DATE

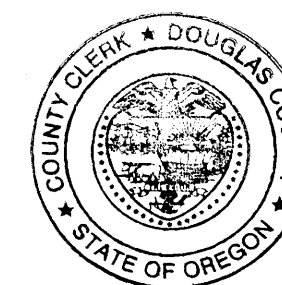
[Signature] 3-6-25
DOUGLAS COUNTY SURVEYOR DATE

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

[Signature] 3/6/25
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 7th DAY OF March, 2025, 2:12 O'CLOCK AM/PM

[Signature] Deputy Clerk 3/7/2025
DOUGLAS COUNTY CLERK DATE



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.

LOT 43 OF MARCH PLAT A, RECORDED IN VOLUME 7, PAGE 43 OF THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON, TOGETHER WITH THAT LAND DESCRIBED IN INSTRUMENT NO. 2023-2224 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

ALSO THAT LAND DESCRIBED IN INST. NO. 1984-14387 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

LESS THAT RIGHT-OF-WAY TAKEN PER INST. NOS. 1967-5345, 1967-5348 AND 1967-7388 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

T30S R5W SEC. 7AD TL 400, 501 AND 700
WATER: TRI-CITY WATER AND SANITARY AUTHORITY
SEWER: TRI-CITY WATER AND SANITARY AUTHORITY
ZONE: RS, R-1 AND PR
COMP. PLAN: RMD AND PSP

PLANNING DEPT. FILE NO. 24-082

LAND PARTITION LYING IN THE NE 1/4 OF SEC. 7 & THE NW 1/4 OF SEC. 8, T30S, R5W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR <u>[Signature]</u> OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2025
CLIENT: GLENN & RENAE SCHWABAUER P.O. BOX 292 CANYONVILLE, OR. 97417	NEIL LAND SURVEYING, INC HIBBS 4739 LOOKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-957-9303 neilhibbslandsurv@gmail.com	
DWG SCALE: N/A	JOB NO.: 3156-01	DATE: FEBRUARY 2025
PAGE 2 OF 2		