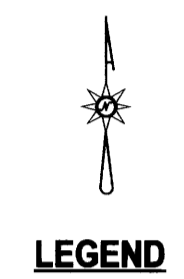
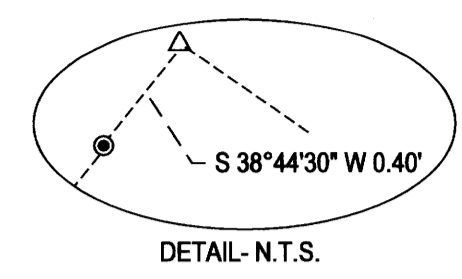
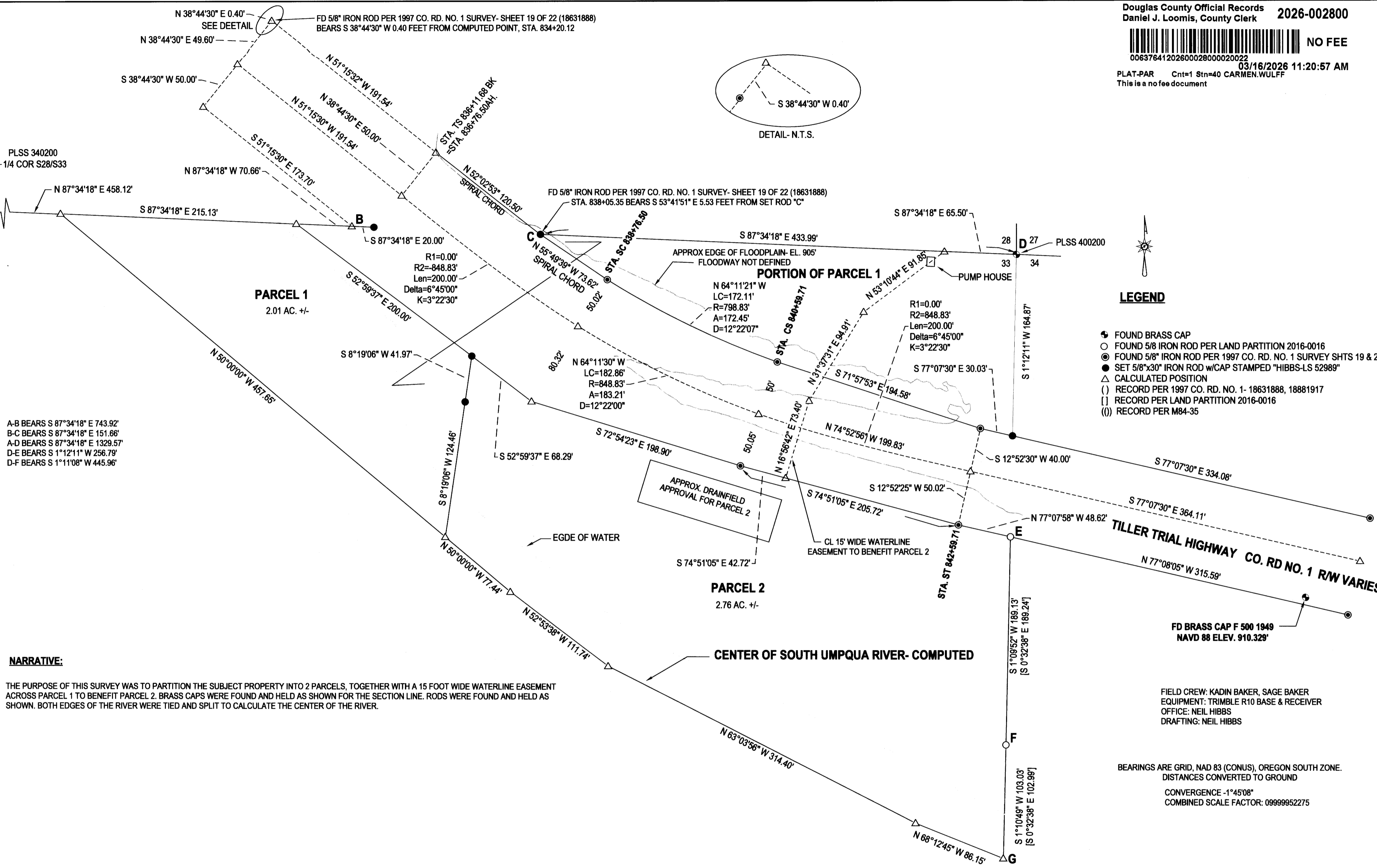


2026-0010 A

Douglas County Official Records
Daniel J. Loomis, County Clerk 2026-002800
NO FEE
00637641202600028000020022
03/16/2026 11:20:57 AM
PLAT-PAR Cnt=1 Stn=40 CARMEN.WULFF
This is a no fee document



- FOUND BRASS CAP
- FOUND 5/8 IRON ROD PER LAND PARTITION 2016-0016
- FOUND 5/8 IRON ROD PER 1997 CO. RD. NO. 1 SURVEY SHTS 19 & 20
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- △ CALCULATED POSITION
- () RECORD PER 1997 CO. RD. NO. 1- 18631888, 18881917
- [] RECORD PER LAND PARTITION 2016-0016
- (()) RECORD PER M84-35



- A-B BEARS S 87°34'18" E 743.92'
- B-C BEARS S 87°34'18" E 151.66'
- A-D BEARS S 87°34'18" E 1329.57'
- D-E BEARS S 1°12'11" W 256.79'
- D-F BEARS S 1°11'08" W 445.96'

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO 2 PARCELS, TOGETHER WITH A 15 FOOT WIDE WATERLINE EASEMENT ACROSS PARCEL 1 TO BENEFIT PARCEL 2. BRASS CAPS WERE FOUND AND HELD AS SHOWN FOR THE SECTION LINE. RODS WERE FOUND AND HELD AS SHOWN. BOTH EDGES OF THE RIVER WERE TIED AND SPLIT TO CALCULATE THE CENTER OF THE RIVER.

FIELD CREW: KADIN BAKER, SAGE BAKER
EQUIPMENT: TRIMBLE R10 BASE & RECEIVER
OFFICE: NEIL HIBBS
DRAFTING: NEIL HIBBS

BEARINGS ARE GRID, NAD 83 (CONUS), OREGON SOUTH ZONE.
DISTANCES CONVERTED TO GROUND
CONVERGENCE -1°45'08"
COMBINED SCALE FACTOR: 0.9999952275

PLANNING DEPT. FILE NO. 25-012

LAND PARTITION LYING IN THE NE 1/4 OF SEC. 33, T30S, R3W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR NEIL HIBBS	
CLIENT: JOHN & KEELY RIGGS 85865 HWY 99 SOUTH EUGENE, OR. 97405	NEIL LAND SURVEYING, INC HIBBS 4739 LOOKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-957-9363 neilhibbslandsurv@gmail.com		
DWG SCALE: 1"= 60'	JOB NO.: 3339-01	DATE: JANUARY 2026	PAGE 1 OF 2

EXPIRATION DATE
6/30/2027

2026-0010 A

2026-0010 B

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT JOHN & KEELY RUTH RIGGS 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, TOGETHER WITH THE 15 FOOT WIDE WATERLINE EASEMENT AS SHOWN.

John Riggs 3-11-2026
JOHN RIGGS DATE

Keely Ruth Riggs 3-11-2026
KEELY RUTH RIGGS DATE

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 11th DAY OF March, 2026, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JOHN & KEELY RUTH RIGGS WHO DID SAY THAT THEY WERE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

PRINTED NAME: Kayla R. Calvert
COMMISSION #: 1057066
MY COMMISSION EXPIRES ON: March 13, 2029
SIGNATURE: Kayla R. Calvert

APPROVALS:

[Signature] 3/12/2026
DOUGLAS COUNTY PLANNING DIRECTOR DATE

Rochelle Riley 3-16-26
DOUGLAS COUNTY SURVEYOR DATE

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

Tina Deen (Chief Deputy Tax Collector) 3/16/26
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 16th DAY OF March, 2026, 11:20 O'CLOCK AM

Carmen Wulff, Deputy 3/16/26
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.

THAT LAND DESCRIBED IN INSTRUMENT NO. 2021-16866 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON.

PLANNING DEPT. FILE NO. 25-012

LAND PARTITION LYING IN THE NE 1/4 OF SEC. 33, T30S, R3W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON				
CLIENT: JOHN & KEELY RIGGS 85865 HWY. 99 SOUTH EUGENE, OR. 97405		NEIL HIBBS LAND SURVEYING, INC 4739 LOOKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-857-9303 neilhibbslandsurv@gmail.com		
DWG SCALE: N/A	JOB NO.: 3339-01	DATE: JANUARY 2026	PAGE 2 OF 2	

2026-0010 B