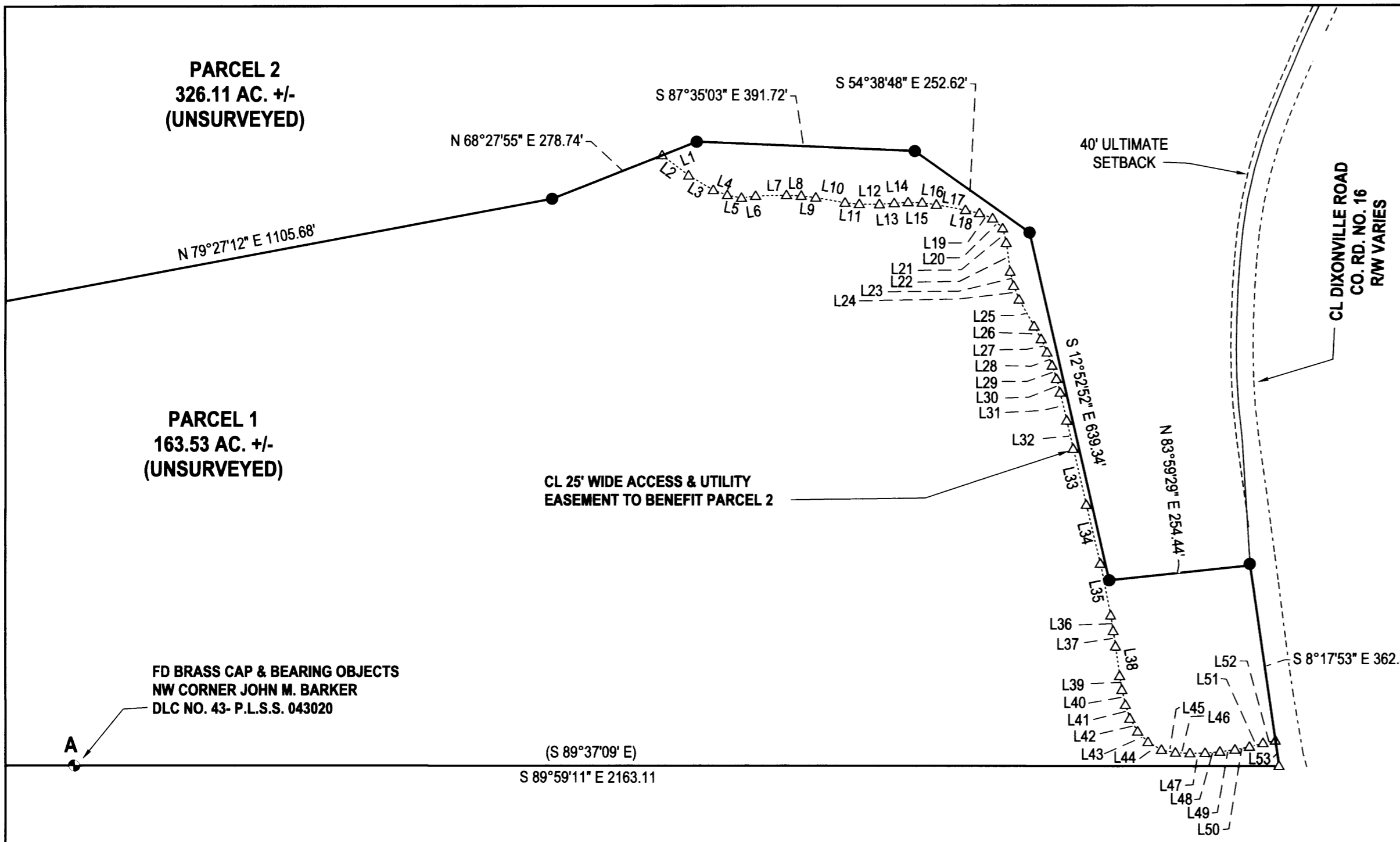




PLAT-PAR Cnt=1 Stn=33 TYLER.NICHOLS  
This is a no fee document

2026-0014A



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N68°27'55"E	66.29'	L28	N20°53'31"W	25.28'
L2	N52°39'40"W	59.84'	L29	N18°24'24"W	25.07'
L3	N59°15'31"W	51.46'	L30	N14°37'37"W	25.60'
L4	N69°50'54"W	26.78'	L31	N13°06'38"W	51.55'
L5	N79°23'12"W	26.01'	L32	N13°05'30"W	52.25'
L6	S82°08'52"W	25.53'	L33	N13°03'51"W	103.25'
L7	S88°36'46"W	55.27'	L34	N13°25'32"W	108.43'
L8	N87°26'34"W	26.63'	L35	N11°20'24"W	94.54'
L9	N82°47'03"W	26.46'	L36	N9°25'45"W	28.04'
L10	N80°18'09"W	52.93'	L37	N8°40'46"W	27.72'
L11	N84°19'42"W	25.86'	L38	N8°02'39"W	53.27'
L12	N89°49'09"W	36.14'	L39	N9°01'13"W	25.14'
L13	S86°00'42"W	26.48'	L40	N13°01'14"W	27.57'
L14	S86°23'22"W	25.11'	L41	N18°20'35"W	25.86'
L15	N88°25'23"W	25.40'	L42	N31°07'43"W	27.01'
L16	N81°30'06"W	25.58'	L43	N44°26'19"W	26.41'
L17	N79°48'53"W	53.24'	L44	N59°56'50"W	27.80'
L18	N77°01'24"W	25.65'	L45	N78°29'03"W	25.76'
L19	N68°55'51"W	25.34'	L46	N87°54'11"W	25.99'
L20	N45°06'21"W	25.26'	L47	S89°04'00"W	27.20'
L21	N14°00'38"W	26.91'	L48	S85°06'20"W	26.64'
L22	N7°47'11"W	51.68'	L49	S82°12'41"W	27.29'
L23	N13°36'21"W	26.12'	L50	S78°45'28"W	26.59'
L24	N21°43'26"W	26.61'	L51	S75°07'07"W	25.19'
L25	N29°30'12"W	54.44'	L52	S78°43'34"W	22.63'
L26	N28°51'42"W	26.35'	L53	N8°17'53"W	45.84'
L27	N24°02'27"W	25.88'			

**DECLARATION**

KNOW ALL PEOPLE BY THESE PRESENTS THAT RICK A. POLAND IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN, HAVE CAUSED THE SAME TO BE SURVEYED, REPLATTED AND PARTITIONED INTO TWO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES, TOGETHER WITH THE 25 FOOT WIDE ACCESS & UTILITY EASEMENT AS SHOWN.

*[Signature]* 5/18/26  
RICK A. POLAND DATE

**ACKNOWLEDGEMENT**

STATE OF OREGON  
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENT, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED RICK A. POLAND WHO DID SAY THAT HE WAS THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

PRINTED NAME: Kayla R. Calvert  
COMMISSION #: 1057006  
MY COMMISSION EXPIRES ON: March 13, 2029  
SIGNATURE: *[Signature]*

**NARRATIVE:**  
THE PURPOSE OF THIS SURVEY WAS TO REPLAT LAND PARTITION 1998-0090. PROPERTY WAS DIVIDED INTO 2 NEW PARCELS AS REQUESTED BY THE CLIENT. NO SURVEY MONUMENTATION EXISTS FOR THE COUNTY ROAD RIGHT-OF-WAY. MONUMENT SET AT NORTHEAST CORNER OF PARCEL 1 WAS SET IN EXISTING RIGHT-OF-WAY FENCE.

**APPROVALS**

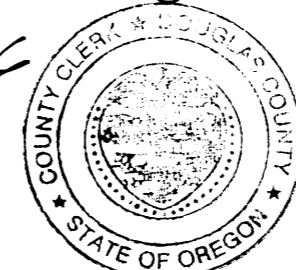
*[Signature]* 4/29/2026  
DOUGLAS COUNTY PLANNING DIRECTOR DATE  
*[Signature]* 4-28-26  
DOUGLAS COUNTY SURVEYOR DATE

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

*[Signature]* 5-19-26  
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 19 DAY OF May, 2026, 10 O'CLOCK AM P.M.

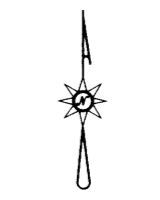
*[Signature]* 5-19-26  
DOUGLAS COUNTY CLERK DATE



**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 AS PARCELS 1 AND 2 OF LAND PARTITION 1998-0090 OF THE SURVEY RECORDS OF DOUGLAS COUNTY, OREGON.



**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 LAND PARTITION 1998-0090

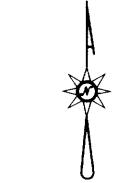
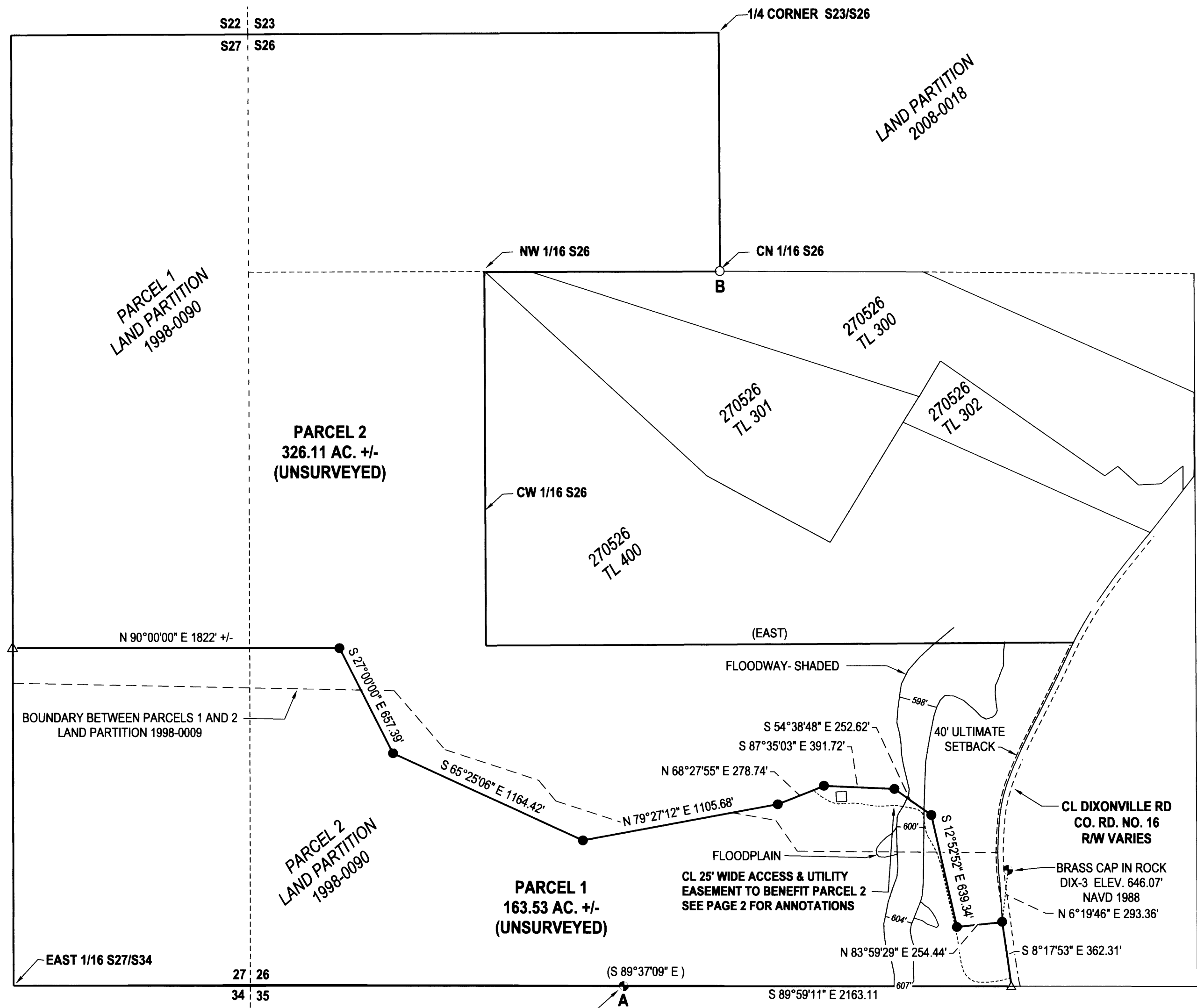
FIELD CREW: NEIL HIBBS, KADIN BAKER & SAGE BAKER  
EQUIPMENT: TRIMBLE R10 RECEIVER W/ ORGN  
OFFICE: NEIL HIBBS  
DRAFTING: NEIL HIBBS

PLANNING DEPT. FILE NO. M25-033

<b>REPLAT AND LAND PARTITION</b> LYING IN THE NW 1/4, SW 1/4 & SE 1/4 OF SEC. 26 & NE 1/4 & SE 1/4 OF SEC. 27, T27S, R5W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		<b>REGISTERED PROFESSIONAL LAND SURVEYOR</b> <i>[Signature]</i>
CLIENT: RICK A. POLAND P.O. BOX 161 ROSEBURG, OR. 97470	<b>NEIL HIBBS</b> LAND SURVEYING, INC 4739 LOOKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-957-9303 neilhbslandsurv@gmail.com	
DWG SCALE: 1"= 200'	JOB NO.: 0109-26	DATE: APRIL 2026
		PAGE 1 OF 2

<b>REGISTERED PROFESSIONAL LAND SURVEYOR</b> <i>[Signature]</i>
<b>OREGON</b> JANUARY 12, 1999 F. NEIL HIBBS 52989
EXPIRATION DATE 6/30/2027

2026-0014A



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


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

FD BRASS CAP & BEARING OBJECTS  
 NW CORNER JOHN M. BARKER  
 DLC NO. 43- P.L.S.S. 043020

A-B BEARS N 7°40'21" E 4021.14'

PLANNING DEPT. FILE NO. M25-033

<b>REPLAT AND LAND PARTITION</b> LYING IN THE NW 1/4, SW 1/4 & SE 1/4 OF SEC. 26 & NE 1/4 & SE 1/4 OF SEC. 27, T27S, R5W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON			
CLIENT: RICK POLAND P.O. BOX 161 ROSEBURG, OR. 97470	<b>NEIL HIBBS</b> LAND SURVEYING, INC 4739 LOOKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-957-9303 neilhibbslandsurv@gmail.com		
DWG SCALE: 1"= 500'	JOB NO.: 0109-26	DATE: APRIL 2026	PAGE 2 OF 2

REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON JANUARY 12, 1988 F. NEIL HIBBS 52989
EXPIRATION DATE 6/30/2027