Douglas County Official Records
Patricia K. Hitt, County Clerk

2017-009015

NO FEE

00440835201700090150020026

05/25/2017 03:34:03 PM

PLAT-SUB Cnt=1 Stn=33 HAJOHNST
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TRACTS "A" AND "B" ARE DETENTION POND AREAS THAT ARE NOT AVAILABLE FOR RESIDENTIAL USE OR DEVELOPMENT AND ARE TO BE DEEDED TO THE HOMEOWNERS ASSOCIATION AND/ OR GOVERNED BY THE CC&R'S FOR PERPETUAL MAINTENANCE AND UPKEEP

C-D S 88°29'41" E 517.60' (S 88°29'41" E 517.60')
E-F N 7°09'20" W 103.51' (N 7°10'41" W 103.51')
G-H S 45°17'58" W 230.15' (S 45°17'58" W 230.15')
H-A S 45°20'55" W 173.84' (S 45°20'55" W 173.84')
A-I N 45°21'02" W 279.16' (N 45°21'02" W 279.16')
I-J (S 44°30'24" W 55.21')
J-B (S 45°16'52" W 363.23')
K-L S 88°29'41" E 192.25'

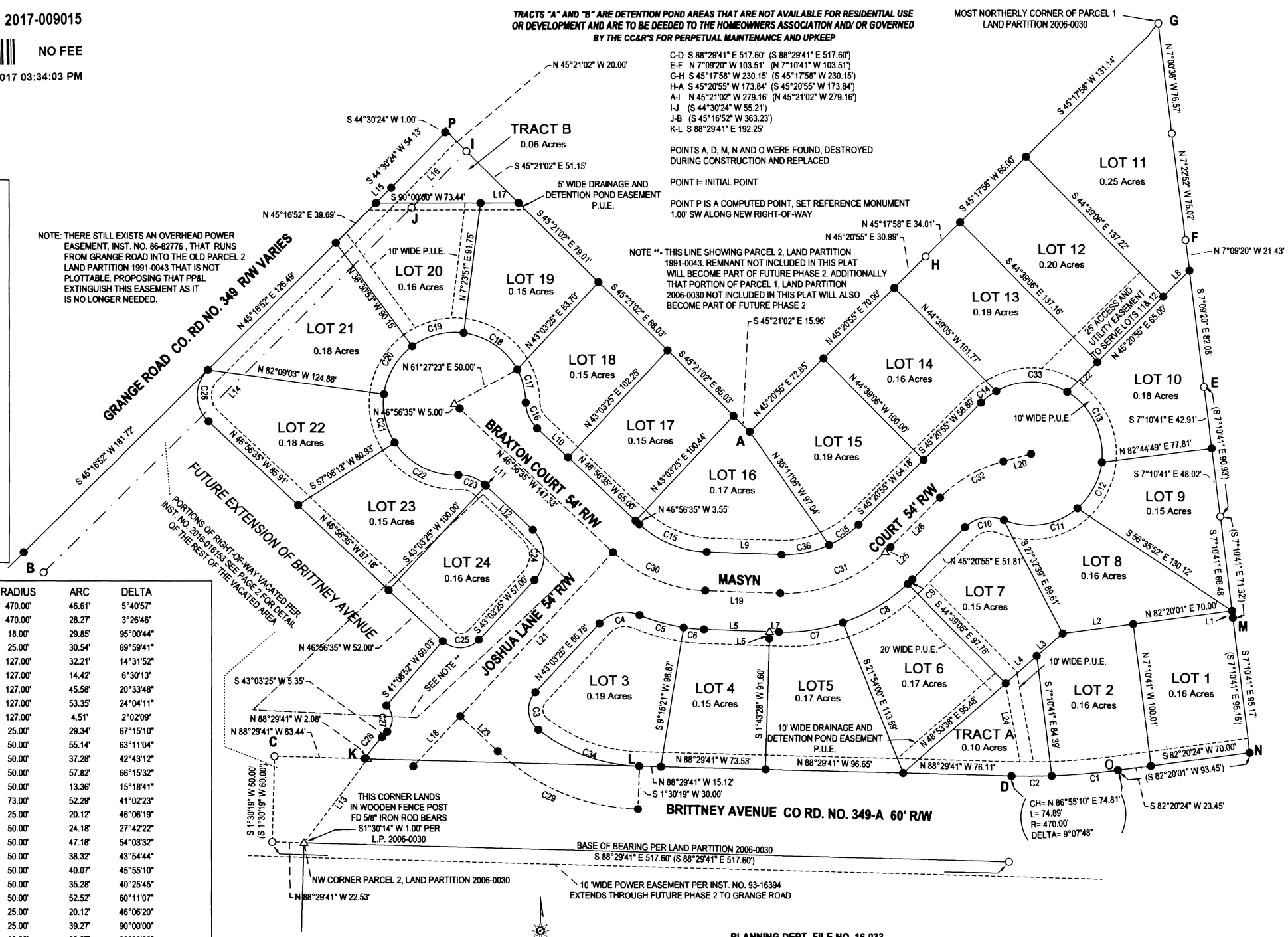
POINTS A, D, M, N AND O WERE FOUND, DESTROYED DURING CONSTRUCTION AND REPLACED

POINT I= INITIAL POINT

POINT P IS A COMPUTED POINT, SET REFERENCE MONUMENT 1.00' SW ALONG NEW RIGHT-OF-WAY

NOTE: THERE STILL EXISTS AN OVERHEAD POWER EASEMENT, INST. NO. 86-82776 , THAT RUNS FROM GRANGE ROAD INTO THE OLD PARCEL 2 LAND PARTITION 1991-0043 THAT IS NOT PLOTTABLE. PROPOSING THAT PP&L EXTINGUISH THIS EASEMENT AS IT IS NO LONGER NEEDED.

NOTE **- THIS LINE SHOWING PARCEL 2, LAND PARTITION 1991-0043. REMNANT NOT INCLUDED IN THIS PLAT WILL BECOME PART OF FUTURE PHASE 2. ADDITIONALLY THAT PORTION OF PARCEL 1, LAND PARTITION 2006-0030 NOT INCLUDED IN THIS PLAT WILL ALSO BECOME PART OF FUTURE PHASE 2



LINE	BEARING	HORIZ DIST
L1	S7°10'41"E	4.84'
L2	N82°20'01"E	50.00'
L3	N48°53'38"E	24.10'
L4	N48°53'38"E	29.02'
L5	S87°58'58"E	46.19'
L6	S1°43'28"W	5.00'
L7	S87°58'59"E	6.48'
L8	N45°20'55"E	25.91'
L9	N87°58'58"W	52.67'
L10	N46°56'35"W	29.73'
L11	S46°56'35"E	1.29'
L12	S46°56'35"E	45.00'
L13	S37°07'46"W	73.81'
L14	N45°16'52"E	363.23'
L15	N45°16'52"E	15.19'
L16	N44°30'24"E	55.21'
L17	S90°00'00"W	26.61'
L18	S43°03'25"W	48.35'
L19	S87°58'58"E	52.67'
L20	N74°54'30"E	20.24'
L21	N43°03'25"E	157.00'
L22	N45°20'55"E	29.89'
L23	N46°56'35"W	36.09'
L24	S10°34'06"E	55.84'
L25	N45°20'55"E	5.00'
L26	N45°20'55"E	49.04'

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA
C1	S85°11'45"W	46.59'	470.00'	46.61'	5°40'57"
C2	S89°45'36"W	28.27'	470.00'	28.27'	3°26'46"
C3	N4°26'57"W	26.54'	18.00'	29.85'	95°00'44"
C4	N78°03'16"E	28.68'	25.00'	30.54'	69°59'41"
C5	S74°12'49"E	32.12'	127.00'	32.21'	14°31'52"
C6	S84°43'51"E	14.41'	127.00'	14.42'	6°30'13"
C7	N81°44'08"E	45.34'	127.00'	45.58'	20°33'48"
C8	N59°25'09"E	52.96'	127.00'	53.35'	24°04'11"
C9	N46°21'57"E	4.51'	127.00'	4.51'	2°02'09"
C10	N78°58'30"E	27.69'	25.00'	29.34'	67°15'10"
C11	N81°00'32"E	52.39'	50.00'	55.14'	63°11'04"
C12	N28°03'25"E	36.42'	50.00'	37.28'	42°43'12"
C13	N26°25'57"W	54.65'	50.00'	57.82'	66°15'32"
C14	S53°00'15"W	13.32'	50.00'	13.36'	15°18'41"
C15	N67°27'46"W	51.18'	73.00'	52.29'	41°02'23"
C16	N23°53'25"W	19.58'	25.00'	20.12'	46°06'19"
C17	N14°41'27"W	23.94'	50.00'	24.18'	27°42'22"
C18	N55°34'23"W	45.44'	50.00'	47.18'	54°03'32"
C19	S75°26'29"W	37.39'	50.00'	38.32'	43°54'44"
C20	S30°31'32"W	39.01'	50.00'	40.07'	45°55'10"
C21	S12°38'55"E	34.55'	50.00'	35.28'	40°25'45"
C22	S62°57'21"E	50.14'	50.00'	52.52'	60°11'07"
C23	S69°59'45"E	19.58'	25.00'	20.12'	46°06'20"
C24	S1°56'35"E	35.36'	25.00'	39.27'	90°00'00"
C25	S88°03'25"W	25.46'	18.00'	28.27'	90°00'00"
C26	N0°49'51"W	36.03'	25.00'	40.24'	92°13'27"
C27	S1°56'35"E	18.38'	13.00'	20.42'	90°00'00"
C28	S38°47'16"W	19.35'	130.00'	19.37'	8°32'11"
C29	N67°43'08"W	106.41'	150.00'	108.78'	41°33'06"
C30	S67°27'46"E	70.11'	100.00'	71.63'	41°02'24"
C31	N68°40'58"E	79.22'	100.00'	81.45'	46°40'07"
C32	N60°07'42"E	51.02'	100.00'	51.59'	29°33'36"
C33	N89°27'04"W	49.83'	50.00'	52.17'	59°46'42"
C34	N70°13'30"W	75.24'	120.00'	76.53'	36°32'22"
C35	S55°12'28"W	25.00'	73.00'	25.12'	19°43'07"
C36	S78°32'32"W	34.02'	73.00'	34.34'	26°57'00"

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LEGEND

- ○ 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 2006-0030

FIELD CREW: NEIL HIBBS, SCOTT THOMPSON, GARRETT GOODWIN, LEON WOODRING
EQUIPMENT: NIKON DTM-522 TOTAL STATION
TRIMBLE R10 GPS BASE AND RECEIVER
OFFICE: NEIL HIBBS
DRAFTING: NEIL HIBBS

PLANNING DEPT. FILE NO. 16-033

GRANGE SUBDIVISION, PHASE 1

LYING IN THE SW 1/4 SEC. 11, T28S, R6W
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

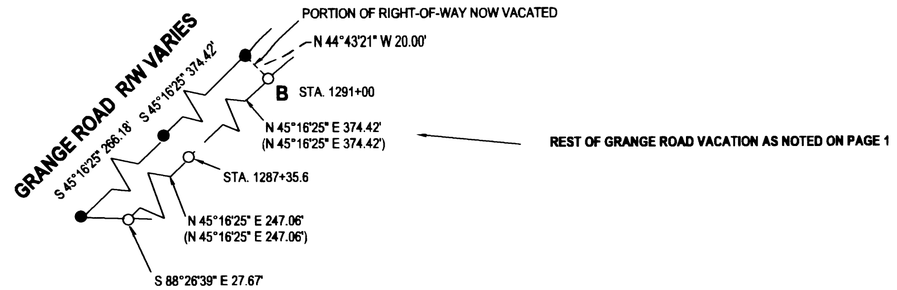
CLIENT:
JERRY TABOR BUILDING, INC
P.O. BOX 145
UMPQUA, OR. 97486

SURVEYOR:
NEIL HIBBS LAND SURVEYING, INC
4738 LOOKINGGLASS RD.
ROSEBURG, OR. 97471
phone: 541-957-8303
fax: 541-957-8306
e-mail: neilhibbs@wildblue.net

DWG SCALE: 1"= 50' | JOB NO.: 0067-07 | DATE: APRIL 2017 | PAGE 1 OF 2

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JANUARY 12, 1988
F.NEIL HIBBS
52989
EXPIRATION DATE
6/30/2017

Traverse PC



LEGEND

- ○ 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 2006-0030

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT JERRY L. TABOR BUILDING INC IS THE OWNER, WITH B.T.L. PROPERTIES LLC BEING THE TRUST DEED BENEFICIARY, OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO 24 LOTS AND 2 TRACTS WITH PUBLIC UTILTY EASEMENTS, ~~A RECIPROCAL ACCESS EASEMENT FOR LOTS 1 AND 2 AS WELL AS~~ AN ACCESS AND UTILITY EASEMENT FOR LOTS 11 AND 12, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES, AS SHOWN AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS SHOWN HEREON. ADDITIONALLY, WE DO HEREBY RECIND AND EXTINGUISH THE 60 FOOT WIDE ACCESS AND UTILTY EASEMENT PREVIOUSLY CREATED ON LAND PARTITION 1991-0043.

SEE CONSENT AFFIDAVIT

B.T.L. PROPERTIES, LLC AS TRUST DEED BENEFICIARY — DATE

Jerry L Tabor — 5/24/17

JERRY L. TABOR AS PRESIDENT OF JERRY L. TABOR BUILDING INC. — DATE

CONSENT AFFIDAVIT FILED AS INSTRUMENT NO. 2017-009014

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 24 DAY OF May, 2017, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JERRY L, TABOR, AS PRESIDENT OF JERRY L, TABOR BUILDING, INC., 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:

COMMISSION #

MY COMMISSION EXPIRES ON:

SIGNATURE: Carmen Miles

OFFICIAL STAMP
MARIA DEL CARMEN MILES
NOTARY PUBLIC-OREGON
COMMISSION NO. 940748
MY COMMISSION EXPIRES JULY 19, 2019

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.

BEGINNING AT A 5/8" IRON ROD THAT IS THE MOST NORTHERLY POINT ON THE GRANGE ROAD RIGHT-OF-WAY OF PARCEL 1, LAND PARTITION 2006-0030 AS RECORDED IN THE SURVEY RECORDS OF DOUGLAS COUNTY, OREGON; THENCE S 45°21'02" E 279.16 FEET TO A 5/8" IRON ROD; THENCE N 45°20'55" E 173.84 FEET TO A 5/8" IRON ROD; THENCE N 45°17'58" E 230.15 FEET TO A 5/8" IRON ROD , SAID ROD BEING THE MOST NORTHERLY POINT OF SAID PARCEL 1, LAND PARTITION 2006-0030; THENCE S 7°00'36" E 76.57 FEET TO A 5/8" IRON ROD; THENCE S 7°22'52" E 75.02 FEET TO A 5/8" IRON ROD; THENCE S 7°09'20" E 103.51 FEET TO A 5/8" IRON ROD; THENCE S 7°10'41" E 257.42 FEET TO A 5/8" IRON ROD; THENCE S 82°20'24" W 93.45 FEET TO A 5/8" IRON ROD; THENCE 74.88 FEET ALONG THE ARC OF A 470.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS S 86°55'08" W 74.80 FEET TO A 5/8" IRON ROD; THENCE N 88°29'41" W 454.16 FEET TO A 5/8" IRON ROD; THENCE 19.37 FEET ALONG THE ARC OF A 130.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS N 38°47'16" E 19.35 FEET TO A 5/8" IRON ROD; THENCE N 43°03'25" E 5.35 FEET TO A 5/8" IRON ROD; THENCE 20.42 FEET ALONG THE ARC OF A 13 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS N 1°56'35" W 18.38 FEET TO A 5/8" IRON ROD; THENCE N 41°08'52" E 60.03 FEET TO A 5/8" IRON ROD; THENCE N 46°56'35" W 225.10 FEET TO A 5/8" IRON ROD; THENCE 40.24 FEET ALONG THE ARC OF A 25 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS N 0°49'51" W 36.03 FEET TO A 5/8" IRON ROD; THENCE N 45°16'52" E 181.37 FEET TO A 5/8" IRON ROD; THENCE N 44°30'24" E 54.13 FEET TO A 5/8" IRON ROD; THENCE N 44°30'24" E 1.00 FEET TO A POINT; THENCE S 45°21'02" E 20.00 FEET TO A 5/8" IRON ROD, THE PLACE OF BEGINNING.

CONTAINING 5.37 ACRES, MORE OR LESS.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE SUBJECT PROPERTY INTO 24 LOTS , TWO TRACTS AND ROADWAYS AS SHOWN. PERIMETER MONUMENTS OF LAND PARTITION 2006-0030 WERE TIED AND HELD. LOT CORNERS WERE SET BETWEEN FOUND MONUMENTS. PORTIONS OF THE BRITTNEY AVENUE RIGHT-OF-WAY AND GRANGE ROAD RIGHT-OF-WAY HAVE BEEN VACATED AND THOSE HAVE BEEN MONUMENTED AS WELL WITH THE EXCEPTION OF THE NORTHEAST AND SOUTHEAST CORNERS OF THE VACATED PORTION OF THE BRITTNEY RIGHT-OF-WAY WHICH IS SHOWN AS A CALCULATED POINT. THE DECSRIPTION USED IN THE VACATION OF A PORTION OF BRITTNEY AVENUE ERRANTLY CALLS OUT SOUTHWEST FROM THE POINT OF BEGINNING AND IT SHOULD BE NORTHEAST. THE TWO TRACTS CREATED ARE SURROUNDING DETENTION PONDS- SEE SEPARATE NOTE ON PAGE 1.

APPROVALS:

Keith L. Cubic — MAY 25, 2017
DOUGLAS COUNTY PLANNING DIRECTOR — DATE

Kristian O. DeFrost — 5-25-2017
DOUGLAS COUNTY SURVEYOR — DATE

Roger A. Hall — 5/25/17
DOUGLAS COUNTY ASSESSOR — DATE

Michele Nelson Chief Deputy — 5-25-17
DOUGLAS COUNTY TAX COLLECTOR — DATE

FILED THIS 25th DAY OF ~~APRIL~~ MAY, 2017 AT 3:34 O'CLOCK AM/PM

Patricia K. Hitt — 5/25/17
DOUGLAS COUNTY CLERK — DATE

COUNTY CLERK ★ DOUGLAS COUNTY ★ STATE OF OREGON

28-06-11CC TL 600 AND TL 700

ZONE: R-1
COMP. PLAN: RMD
WATER: ROBERTS CREEK WATER DISTRICT
SEWR: GREEN SANITARY

FIELD CREW: NEIL HIBBS, SCOTT THOMPSON, GARRETT GOODWIN, LEON WOODRING
EQUIPMENT: NIKON DTM-522 TOTAL STATION
TRIMBLE R10 BASE AND RECEIVER
OFFICE: NEIL HIBBS
DRAFTING: NEIL HIBBS

CC&R'S RECORDED PER INST. NO. 2017-009013

PLANNING DEPT. FILE NO. 16-033

GRANGE SUBDIVISION, PHASE 1

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e-mail: neilhibbs@wildblue.net

DWG SCALE: 1"= 50' | JOB NO.: 00467-07 | DATE: APRIL 2017 | PAGE 2 OF 2

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OREGON
JANUARY 12, 1988
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Traverse PC