



NO FEE

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 PLAT-SUB Cnt=1 Stn=33 HAJOHNST
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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'
C2	S89°45'36"W	28.27'	470.00'	28.27'
C3	N4°26'57"W	26.54'	18.00'	29.85'
C4	N78°03'16"E	28.68'	25.00'	30.54'
C5	S74°12'49"E	32.12'	127.00'	32.21'
C6	S84°43'51"E	14.41'	127.00'	14.42'
C7	N81°44'08"E	45.34'	127.00'	45.58'
C8	N59°25'09"E	52.96'	127.00'	53.35'
C9	N46°21'57"E	4.51'	127.00'	4.51'
C10	N78°58'30"E	27.69'	25.00'	29.34'
C11	N81°00'32"E	52.39'	50.00'	55.14'
C12	N28°03'25"E	36.42'	50.00'	37.28'
C13	N26°25'57"W	54.65'	50.00'	57.82'
C14	S53°00'15"W	13.32'	50.00'	13.36'
C15	N67°27'46"W	51.18'	73.00'	52.29'
C16	N23°53'25"W	19.58'	25.00'	20.12'
C17	N14°41'27"W	23.94'	50.00'	24.18'
C18	N55°34'23"W	45.44'	50.00'	47.18'
C19	S75°26'29"W	37.39'	50.00'	38.32'
C20	S30°31'32"W	39.01'	50.00'	40.07'
C21	S12°38'55"E	34.55'	50.00'	35.28'
C22	S62°57'21"E	50.14'	50.00'	52.52'
C23	S69°59'45"E	19.58'	25.00'	20.12'
C24	S1°56'35"E	35.36'	25.00'	39.27'
C25	S88°03'25"W	25.46'	18.00'	28.27'
C26	N0°49'51"W	36.03'	25.00'	40.24'
C27	S1°56'35"E	18.38'	13.00'	20.42'
C28	S38°47'16"W	19.35'	130.00'	19.37'
C29	N67°43'08"W	106.41'	150.00'	108.78'
C30	S67°27'46"E	70.11'	100.00'	71.63'
C31	N68°40'58"E	79.22'	100.00'	81.45'
C32	N60°07'42"E	51.02'	100.00'	51.59'
C33	N89°27'04"W	49.83'	50.00'	52.17'
C34	N70°13'30"W	75.24'	120.00'	76.53'
C35	S55°12'28"W	25.00'	73.00'	25.12'
C36	S78°32'32"W	34.02'	73.00'	34.34'

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.

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

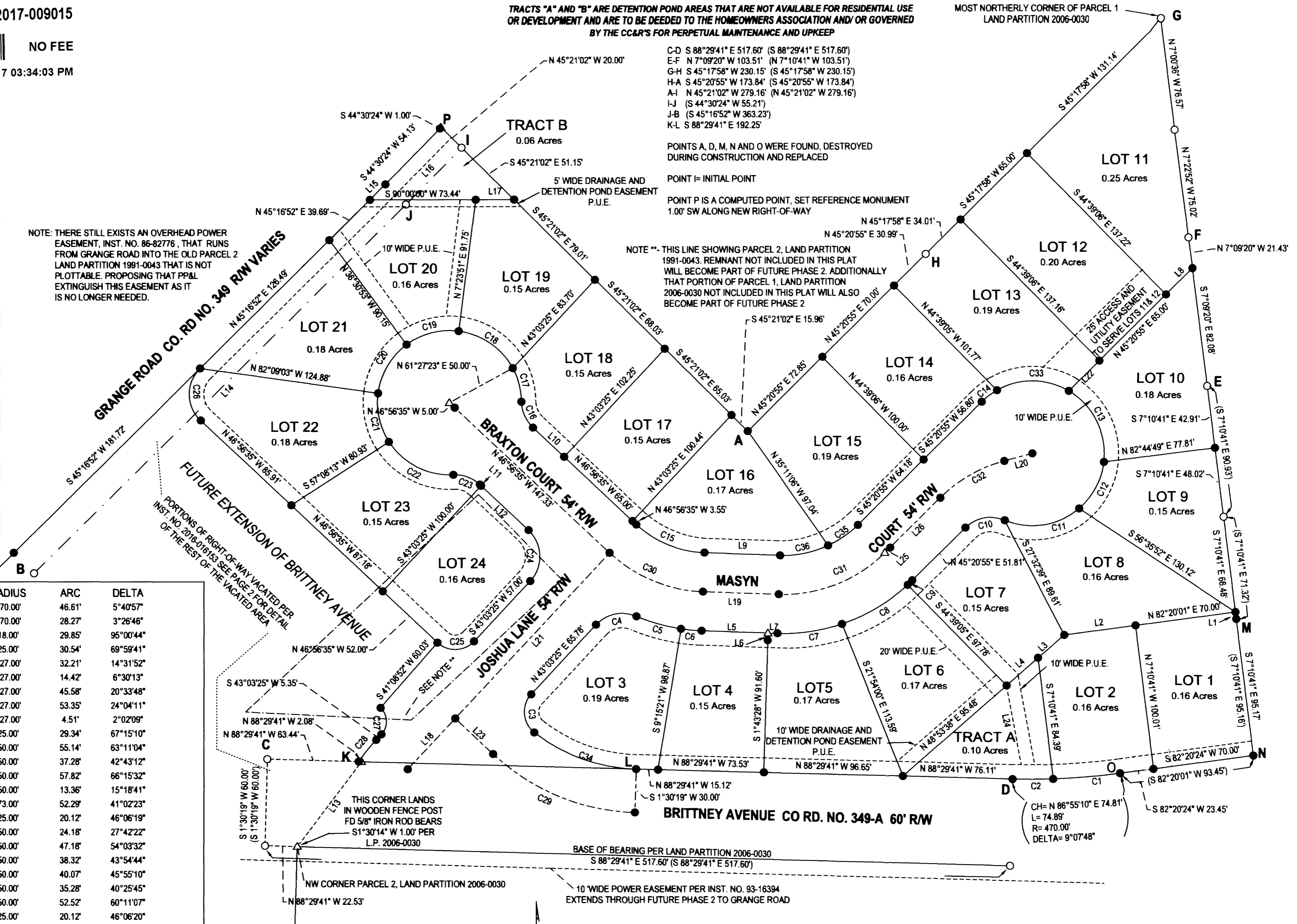
C-D S 88°29'41" E 517.60' (S 88°29'41" E 517.60')
 E-F N 7°09'20" W 103.51' (N 7°10'41" W 103.51')
 G-H S 45°17'58" W 230.15' (S 45°17'58" W 230.15')
 H-A S 45°20'55" W 173.84' (S 45°20'55" W 173.84')
 A-I N 45°21'02" W 279.16' (N 45°21'02" W 279.16')
 I-J (S 44°30'24" W 55.21')
 J-B (S 45°16'52" W 363.23')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



THIS CORNER LANDS IN WOODEN FENCE POST FD 5/8" IRON ROD BEARS S1°30'14" W 1.00' PER L.P. 2006-0030

NW CORNER PARCEL 2, LAND PARTITION 2006-0030

BASE OF BEARING PER LAND PARTITION 2006-0030 S 88°29'41" E 517.60' (S 88°29'41" E 517.60')

10' WIDE POWER EASEMENT PER INST. NO. 93-16394 EXTENDS THROUGH FUTURE PHASE 2 TO GRANGE ROAD

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 UMPUQA, OR. 97486	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 4738 LOOKINGGLASS RD. ROSEBURG, OR. 97171 PHONE: 541-857-8303 FAX: 541-857-8388 E-MAIL: neil@neilhobby.com		
DWG SCALE: 1"= 50'	JOB NO.: 0067-07	DATE: APRIL 2017	PAGE 1 OF 2

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 JANUARY 12, 1989
 F. NEIL HIBBS
 52989

EXPIRATION DATE 6/30/2017

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