

- 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 UTILITY 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 RECID AND EXTINGUISH THE 60 FOOT WIDE ACCESS AND UTILITY EASEMENT PREVIOUSLY CREATED ON LAND PARTITION 1991-0043.

APPROVALS:

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

Kristian O. DeArnt 5-25-2017
DOUGLAS COUNTY SURVEYOR DATE

Roger Hille 5/25/17
DOUGLAS COUNTY ASSESSOR DATE

Michelle Wilson 5-25-17
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 25th DAY OF MAY, 2017 AT 3:34 O'CLOCK AM (P)

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



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. 009014

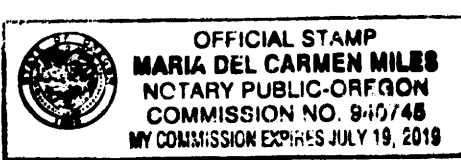
ACKNOWLEDGEMENT:

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

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 DESCRIPTION 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.

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		REGISTERED PROFESSIONAL LAND SURVEYOR OREGON JANUARY 13, 1988 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2017
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 LOCKWOOD BLVD. RD. ROSEBURG, OR. 97471 PHONE: 541-857-4363 FAX: 541-857-4366 e-mail: neil@neilhibbs.com	
DWG. SCALE: 1"= 50'	JOB NO.: 00467-07	DATE: APRIL 2017
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