

CURVE BEARING	HORIZ DIST	RADIUS	ARC	DELTA	
C1	N88°11'15"E	34.05'	25.00'	37.45'	85°49'41"
C2	S57°59'23"E	39.50'	125.00'	39.67'	18°10'58"
C3	S77°30'01"E	45.21'	125.00'	45.46'	20°50'18"
C4	N82°05'21"W	10.56'	52.00'	10.58'	11°39'39"
C5	S66°39'15"E	17.35'	52.00'	17.43'	19°12'33"
C6	N27°31'13"E	39.54'	68.00'	40.12'	33°48'16"
C7	N7°47'32"W	42.95'	68.00'	43.70'	36°49'14"
C8	N12°13'56"W	25.11'	52.00'	25.36'	27°56'27"
C9	N29°32'44"E	23.32'	25.00'	24.27'	55°36'52"
C10	N28°11'15"E	48.73'	50.00'	50.90'	58°19'49"
C11	S37°20'07"W	12.77'	130.00'	12.78'	5°37'55"
C12	N19°38'50"W	32.01'	50.00'	32.58'	37°20'22"
C13	S1°56'35"E	18.38'	13.00'	20.42'	90°00'00"
C14	S41°36'15"W	6.59'	130.00'	6.59'	2°54'22"
C15	N59°38'01"W	36.35'	50.00'	37.20'	42°37'59"
C16	S77°21'16"W	36.97'	50.00'	37.87'	43°23'28"
C17	S24°33'55"W	51.64'	50.00'	54.27'	62°11'14"
C18	N6°35'16"W	39.33'	25.00'	45.26'	103°43'21"
C19	N73°11'04"W	36.12'	71.00'	36.52'	29°28'14"
C20	S66°20'39"E	72.07'	98.00'	73.81'	43°09'03"
C21	N8°04'33"E	22.08'	100.00'	22.12'	12°40'31"
C22	S46°54'34"W	32.62'	23.00'	36.27'	90°20'32"
C23	S15°36'57"E	14.91'	25.00'	15.14'	34°42'29"
C24	S19°44'57"E	22.87'	50.00'	23.07'	26°26'28"
C25	N89°10'11"E	34.66'	25.00'	38.30'	87°46'35"
C26	N0°49'51"W	36.03'	25.00'	40.24'	92°13'27"
C27	S88°03'25"W	25.46'	18.00'	28.27'	90°00'00"
C28	N46°54'34"E	70.92'	50.00'	78.84'	90°20'32"
C29	S80°21'04"E	53.80'	68.00'	55.31'	46°36'12"
C30	N60°23'05"E	37.40'	68.00'	37.89'	31°55'29"

TRACTS "C" AND "D" 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. INST. NO. 2017-009013

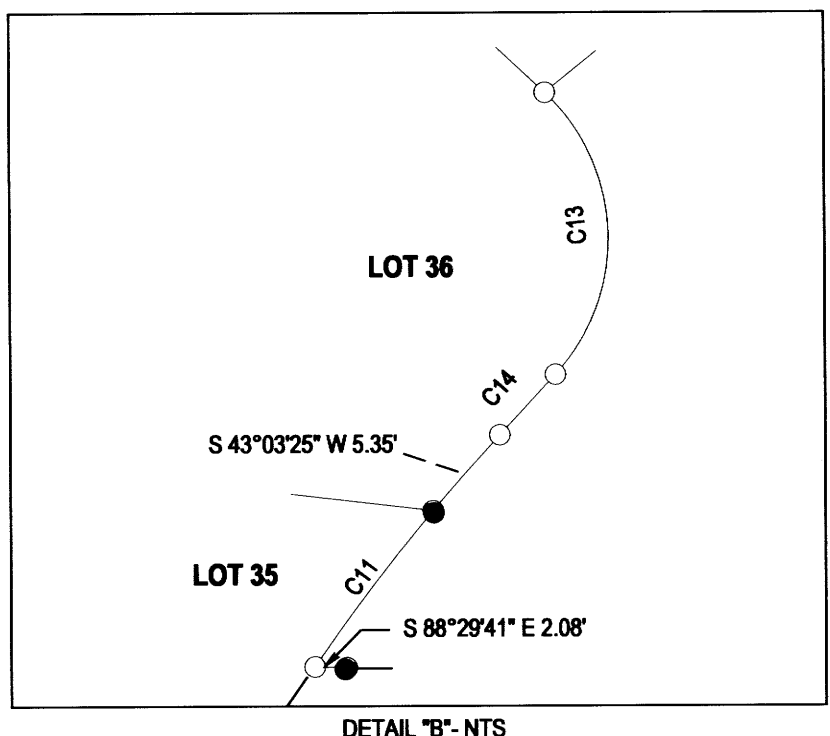
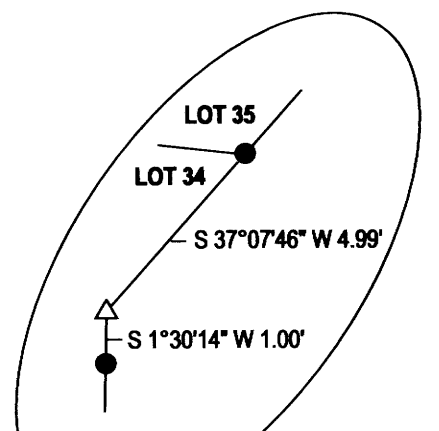
NOTE: APPROX CENTERLINE OVERHEAD POWER EASEMENT, INST. NO. 86-8278, THAT RUNS FROM GRANGE ROAD INTO THE OLD PARCEL 2 LAND PARTITION 1991-0043. PROPOSING THAT PP&L EXTINGUISH THIS EASEMENT AS IT IS NO LONGER NEEDED. I KNOW THAT THERE HAS BEEN SOME DISCUSSION BUT THE EASEMENT IS STILL SHOWING ON THE PUBLIC RECORDS REPORT.

A-B N 88°26'39" W 312.73' [N 88°26'39" W 312.73']
 A-C S 88°28'58" E 305.00' [S 88°24'00" E 305.00']
 C-D N 0°30'14" E 263.89' [N 0°30'14" E 263.91'-COMP]
 E-F N 45°16'25" E 640.60' [N 45°16'25" E 640.60']
 F-G N 45°16'52" E 181.72' [N 45°16'52" E 181.72']

Douglas County Official Records
 Daniel J. Loomis, County Clerk
 2020-008440
 NO FEE
 05/14/2020 10:50:29 AM
 PLAT-SUB Cnt=1 Stn=33 HAJOHNST
 This is a no fee document

POINT "H" LANDS IN A WATER METER. SET REFERENCE MONUMENT N 44°46'08" W 1.00 FEET FROM COMP. PT.

NORTH LINE 30' TEMPORARY CONSTRUCTION EASEMENT PER INST. NO. 93-16394. CENTERLINE OF FORMER BRITNEY AVENUE



NOTE ** - THIS LINE SHOWING PARCEL 2, LAND PARTITION 1991-0043. A PORTION WAS INCLUDED IN PHASE 1, REMAINDER NOW BECOMING PART OF THIS SUBDIVISION. ADDITIONALLY, THAT PORTION OF PARCEL 1, LAND PARTITION 2006-0030 NOT INCLUDED IN PHASE 1 WILL NOW BECOME PART OF THIS SUBDIVISION. BOTH PHASE 1 AND PHASE 2 OF GRANGE SUBDIVISION ARE REPLATS OF PARCEL 2, LAND PARTITION 1991-0043 AND PARCEL 1 OF LAND PARTITION 2006-0030 PER ORS 92.100(13)

PUBLIC RECORDS REPORT BY WESTERN TITLE AND ESCROW, DATED FEBRUARY 7, 2020
 ORDER NO. WT0184821
 -POWER EASEMENT PER INST. NO. 86-8278- SEE NOTE
 -POWER EASEMENT PER INST. NO. 93-16394- SEE NOTE
 -WAIVER OF OBJECTION PER INST. NO. 2006-006423
 -EASEMENTS, CONDITIONS, RESTRICTIONS AND NOTES AS DELINEATED PER L.P. 2006-0030
 -ANY EASEMENTS OR RIGHTS OF WAY FOR EXISTING UTILITIES OR OTHER RIGHTS OF WAY OVER THOSE PORTIONS OF SAID LAND LYING WITHIN THE PUBLIC RIGHT OF WAY VACATED BY RESOLUTION OR ORDINANCE RECORDED AS INST. NO. 2016-016153 AND RE-RECORDED AS INST. NO. 2016-016585- ON OVERHEAD POWER LINE RUNS ALONG GRANGE ROAD THAT IS WITHIN THE 10' PUE SHOWN.
 -CC&R'S PER INST. NO. 2017-00913

- 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 GRANGE SUBDIVISION, PHASE 1 (VOL. 23, PG. 43)
 - [] RECORD PER LAND PARTITION 2006-0030

PLANNING DEPT. FILE NO. 16-033

GRANGE SUBDIVISION, PHASE 2

LYING IN THE SE 1/4 SEC. 10 AND 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
 679 LOOMIS BLVD. S.W.
 ROSELAND, OR. 97131
 phone: 541-857-2303
 fax: 541-857-8388
 email: neil@neilhibbs.com

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 JANUARY 17, 1989
F. NEIL HIBBS
 52989

EXPIRATION DATE
 6/30/2021

DWG SCALE: 1"= 50' JOB NO.: 0067-07 DATE: MARCH 2020 PAGE 1 OF 2

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT GRANGE SUBDIVISION, LLC, AN OREGON LIMITED LIABILITY COMPANY, 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 22 LOTS AND 2 TRACTS WITH PUBLIC UTILITY EASEMENTS, A 15 FOOT WIDE STORM AND SEWER P.U.E. BEING CREATED ACROSS LOTS 37, 38 AND TRACT C, 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.

SEE CONSENT AFFIDAVIT

B.T.L. PROPERTIES, LLC AS TRUST DEED BENEFICIARY DATE 5/13/2020
JERRY L. TABOR AS MEMBER OF GRANGE SUBDIVISION, LLC DATE
BEN H. TATONE

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF DOUGLAS

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 13 DAY OF May, 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JERRY L. TABOR, AS MEMBER OF GRANGE SUBDIVISION, LLC., 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: Marquita Brown BEN H. TATONE

COMMISSION # 968987

MY COMMISSION EXPIRES ON: 11/26/2021

SIGNATURE: [Signature]

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 SOUTHWEST CORNER OF PARCEL 2, LAND PARTITION 2006-0030 AS RECORDED IN THE SURVEY RECORDS OF DOUGLAS COUNTY, OREGON; THENCE N 88°28'58" W 120.02 FEET TO A 5/8" IRON ROD; THENCE N 88°28'58" W 83.78 FEET TO A 5/8" IRON ROD; THENCE N 88°28'58" W 70.33 FEET TO A 5/8" IRON ROD; THENCE N 88°28'58" W 30.87 FEET TO A BRASS CAP AT THE SECTION CORNER COMMON TO SECTIONS 10, 11, 14 AND 15; THENCE N 88°26'39" W 38.93 FEET TO A 5/8" IRON ROD; THENCE N 88°26'39" W 60.30 FEET TO A 5/8" IRON ROD; THENCE N 88°26'39" W 110.96 FEET TO A 5/8" IRON ROD; THENCE N 88°26'39" W 102.54 FEET TO A 5/8" IRON ROD; THENCE N 88°26'39" W 27.67 FEET TO A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY OF GRANGE ROAD; THENCE N 45°16'25" E 95.91 FEET TO A 5/8" IRON ROD; THENCE N 45°16'25" E 81.52 FEET TO A 5/8" IRON ROD; THENCE N 45°16'25" E 51.59 FEET TO A POINT IN THE CENTER OF BRADY LANE; THENCE N 45°16'25" E 53.32 FEET TO A 5/8" IRON ROD; THENCE N 45°16'25" E 65.90 FEET TO 5/8" IRON ROD; THENCE N 45°16'25" E 67.00 FEET; THENCE N 45°16'25" E 67.00 FEET TO A 5/8" IRON ROD; THENCE N 45°16'25" E 75.32 FEET TO A 5/8" IRON ROD; THENCE N 45°16'25" E 69.26 FEET TO A 5/8" IRON ROD; THENCE N 45°16'25" E 13.77 FEET TO A 5/8" IRON ROD; THENCE N 45°16'52" E 25.00 FEET TO A 5/8" IRON ROD; THENCE N 45°16'52" E 46.64 FEET TO A 5/8" IRON ROD; THENCE N 45°16'52" E 54.07 FEET TO A POINT IN THE CENTER OF BRITTNEY AVENUE; THENCE N 45°16'52" E 56.01 FEET TO A 5/8" IRON ROD; THENCE 40.24 FEET ALONG A 25.00 FOOT RADIUS ARC TO THE LEFT, THE CHORD OF WHICH BEARS S 0°49'51" E 36.03 FEET, TO A 5/8" IRON ROD; THENCE S 46°56'35" E 85.91 FEET TO A 5/8" IRON ROD; THENCE S 46°56'35" E 87.18 FEET TO A 5/8" IRON ROD; THENCE S 46°56'35" E 52.00 FEET TO A 5/8" IRON ROD; THENCE S 41°08'52" W 60.03 FEET TO A 5/8" IRON ROD; THENCE 20.42 FEET ALONG THE ARC OF A 13.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS S 1°56'35" E 18.38 FEET, TO A 5/8" IRON ROD; THENCE S 43°03'25" W 5.35 FEET TO A 5/8" IRON ROD; THENCE 6.59 FEET ALONG THE ARC OF A 130.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS S 41°36'15" W 6.59 FEET TO A 5/8" IRON ROD; THENCE 12.78 FEET ALONG THE ARC OF A 130.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS S 37°20'07" W 12.77 FEET, TO A 5/8" IRON ROD; THENCE S 88°29'41" E 2.08 FEET TO A 5/8" IRON ROD; THENCE S 37°07'46" W 68.82 FEET TO A 5/8" IRON ROD; THENCE S 37°07'46" W 4.99 FEET TO A POINT; THENCE S 1°30'14" W 1.00 FEET TO A 5/8" IRON ROD; THENCE S 1°30'14" W 58.08 FEET TO A 5/8" IRON ROD; THENCE S 1°30'14" W 80.00 FEET TO A 5/8" IRON ROD; THENCE S 1°30'14" W 125.81 FEET TO A 5/8" IRON ROD, THE PLACE OF BEGINNING.

CONTAINING 5.04 ACRES, MORE OR LESS.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE SUBJECT PROPERTY INTO 22 LOTS, TWO TRACTS AND ROADWAYS AS SHOWN. PERIMETER MONUMENTS OF LAND PARTITION 2006-0030 WERE TIED AND HELD, AS WERE THE CORNERS OF GRANGE SUBDIVISION, PHASE 1. LOT CORNERS WERE SET BETWEEN FOUND MONUMENTS WITH THE EXCEPTION OF A FEW THAT COULD NOT BE SET, IN WHICH CASE REFERENCE MONUMENTS WERE SET ON LINE. THE TWO TRACTS CREATED ARE SURROUNDING DETENTION PONDS- SEE SEPARATE NOTE ON PAGE 1.

APPROVALS:

[Signature] 5/13/2020
DOUGLAS COUNTY PLANNING DIRECTOR DATE

[Signature] 5/14/2020
DOUGLAS COUNTY SURVEYOR DATE

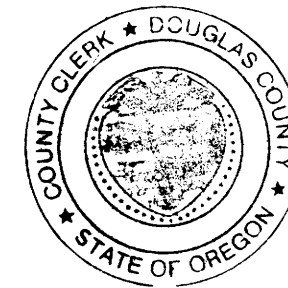
[Signature] 5/14/2020
DOUGLAS COUNTY ASSESSOR DATE

TAX COLLECTOR STATEMENT

[Signature] 5/14/2020
DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 14th DAY OF MAY, 2020 AT 10:50 O'CLOCK AM PM

Douglas County Clerk [Signature], Deputy 5/14/2020
DOUGLAS COUNTY CLERK DATE



28-06-11CC TL 600 AND TL 700

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

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

PLANNING DEPT. FILE NO. 16-033

GRANGE SUBDIVISION, PHASE 2 LYING IN THE SE 1/4 SEC. 10 AND THE SW 1/4 SEC. 11, T28S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR <u>[Signature]</u>
CLIENT: JERRY TABOR BUILDING, INC. P.O. BOX 145 UMPQUA, OR. 97486	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 4728 LINDENHOLM AVE. S.W. ROSEBURG, OR. 97131 PHONE: 541-957-8303 FAX: 541-957-8306 E-MAIL: neil@neilhibbs.com	OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2021
DWG. SCALE: N/A	JOB NO.: 0067-07	DATE: MARCH 2020 PAGE 2 OF 2