

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

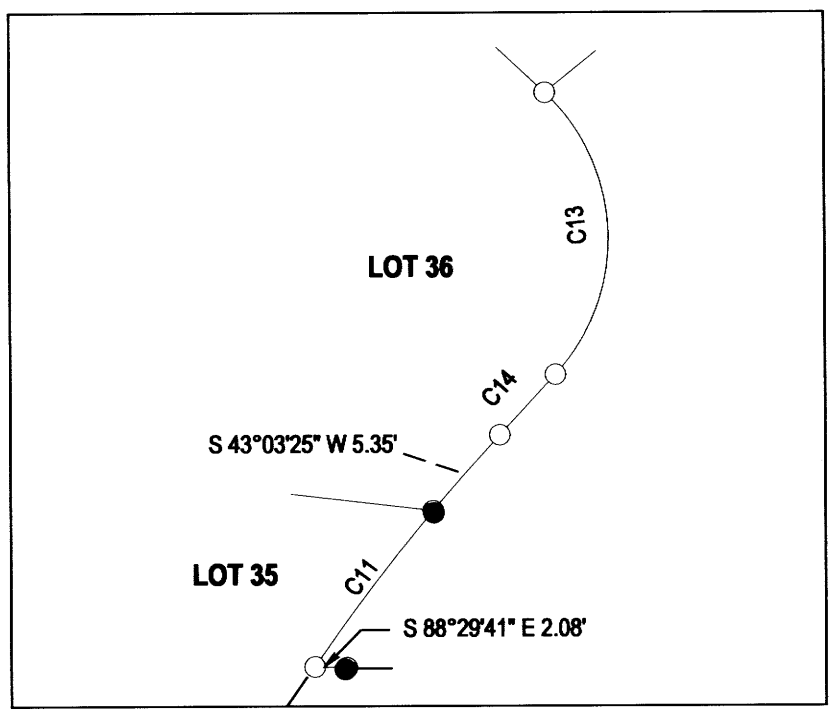
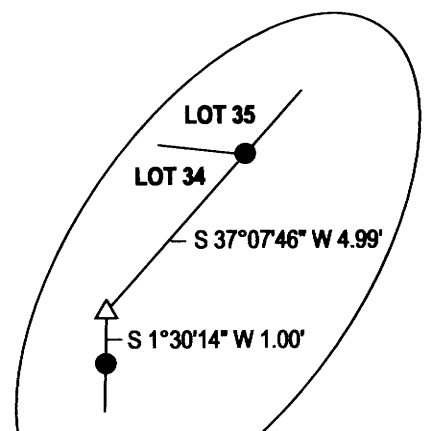


NO FEE
 05/14/2020 10:50:29 AM
 PLAT-SUB Cnt=1 Stn=33 HAJOHNST
 This is a no fee document

FIELD CREW: NEIL HIBBS, SCOTT THOMPSON,
 TONY FIELDS, ASHLEY ELLIOTT
 EQUIPMENT: NIKON NPL-322+2" TOTAL STATION
 TRIMBLE R10 GPS BASE AND RECEIVER
 OFFICE: NEIL HIBBS
 DRAFTING: NEIL HIBBS

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.
 SEASIDE, OR. 97138
 phone: 541-857-2303
 fax: 541-857-2308
 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