

**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

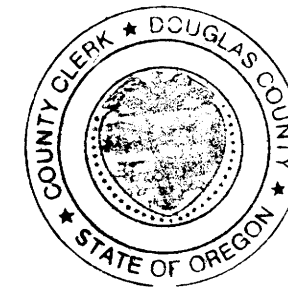
[Signature] 5/14/2020  
DOUGLAS COUNTY ASSESSOR DATE

**TAX COLLECTOR STATEMENT**

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

FILED THIS 14<sup>th</sup> 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

<b>GRANGE SUBDIVISION, PHASE 2</b> 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: <b>NEIL HIBBS</b> 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