

2016-0007 A

Douglas County Official Records 2016-005240
Patricia K. Hitt, County Clerk
NO FEE
00412653201600052400030030
03/21/2016 10:19:01 AM
PLAT-PAR Cnt=1 Stn=18 MARRIAGECOUNTER
This is a no fee document



LEGEND

- FOUND BRASS CAP
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- SET 5/8"x 30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- CALCULATED POSITION
- () RECORD PER M75-9
- [] RECORD PER M52-63
- (()) RECORD PER 1938 OSHD ROLL MAP 5B-17-17

FIELD CREW: NEIL HIBBS, SCOTT THOMPSON, ASHLEY MATIN-ELLIOTT AND LEON WOODRING
EQUIPMENT: NIKON DTM-522 AND NPL-322 TOTAL STATIONS
OFFICE: NEIL HIBBS
DRAFTING: NEIL HIBBS

NARRATIVE:

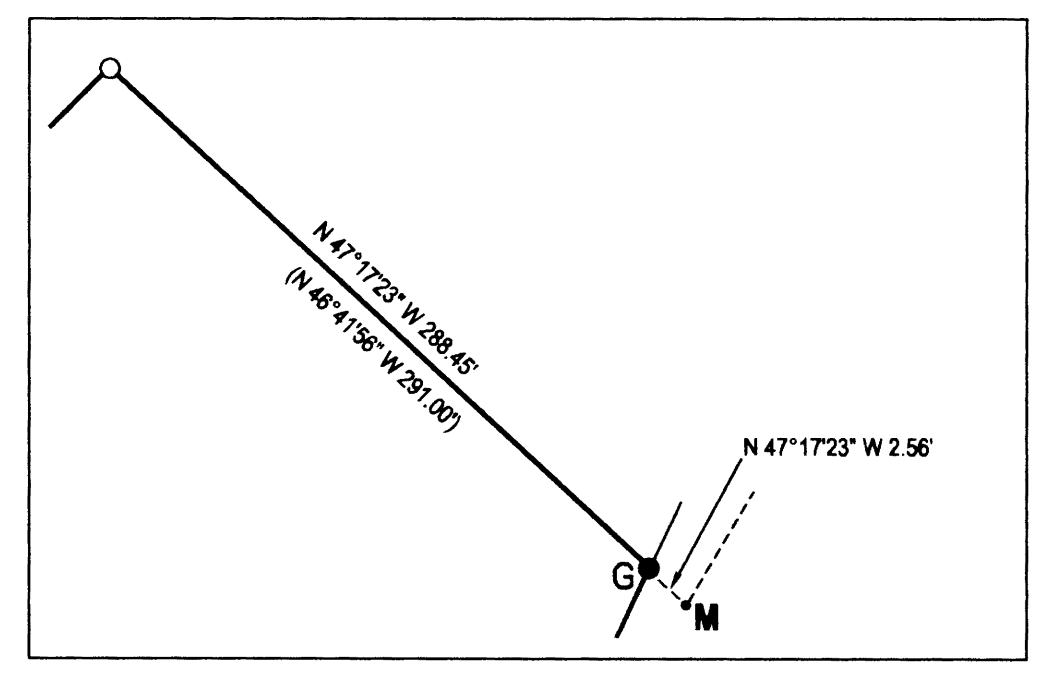
THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO 2 PARCELS, TOGETHER WITH A WATER/ WELL EASEMENT TO BENEFIT BOTH PARCELS OF THIS LAND PARTITION AND THE TAVERN PROPERTY AS SHOWN. UNFORTUNATELY, ALL SURVEYS IN THE AREA OVER THE YEARS HAVE BASICALLY IGNORED THE TRUE RIGHT-OF-WAY OF THE HIGHWAY AND SIMPLY MADE GUESSES WITHOUT ACTUALLY TYING INTO THE RIGHT-OF-WAY. THE 1938 OSHD MAP 5B-17-17 WAS USED TO CREATE THE CENTERLINE AND NORTHWESTERLY RIGHT-OF-WAY. THERE WERE A NUMBER OF BRONZE DISKS REFERENCED ON THE ROLL MAP BUT, AFTER BRINGING OUR FIELD DATA TOGETHER AT POINT "A" AND ROTATING TO USE COMPUTED LINE "A-B" AS A BASE OF BEARING, WE WERE UNABLE TO FIND ANY OF THESE DISKS. M 75-9, WHILE NOT DEALING WITH THE ACTUAL RIGHT-OF-WAY, DOES CLOSE ALMOST PERFECTLY GOING "E" TO "L", AROUND TO "M" AND BACK TO POINT "L". M75-9 WAS THEN ROTATED CLOCKWISE FROM POINT "E" TO BRING CALCULATED LINE "E-F" INTO ALIGNMENT WITH FOUND MONUMENTS. CALCULATED POINT "M" WAS HELD FOR ALIGNMENT TO POINT "F" WITH POINT "G" BEING SET ON THE TRUE RIGHT-OF-WAY AS DEFINED ABOVE AND ON LINE FROM "M" TO THE FOUND BAR NEAR "F". POINT "H" WAS ACTUALLY SET AT PROPORTIONED DISTANCE- DISTANCE INTERSECTION FROM MONUMENTS FOUND AT "F" AND "E". THIS ONLY CHANGED IT'S POSITION 0.01'. WHILE LEGAL DESCRIPTIONS OF THIS AND THE PROPERTIES TO THE SOUTH AND WEST REFER TO OLD FENCES, THE BEARINGS AND DISTANCES DO NOT MATCH. PINS WERE SET ALONG THE OLD FENCES. I TALKED WITH THE NEIGHBOR TO THE SOUTH AND THEY WERE IN AGREEMENT WITH THE BOUNDARY BEING ALONG THE OLD FENCE BUT NO FORMAL AGREEMENT WAS RECORDED. THERE WERE TWO BOUNDARY LINE AGREEMENTS, ONE INVOLVING A PARTNERSHIP AND THE OTHER INDIVIDUALLY, RECORDED ALONG THE WESTERN BOUNDARY. THESE FENCES ARE QUITE OLD AND ARE GROWN ALMOST THROUGH THE MIDDLE OF SOME VERY LARGE TREES.

NOTE: RIGHT-OF-WAY WAS BUILT GOING PI TO PI AND INSERTING THE SPIRAL AND CIRCULAR CUREVES. IN DOING SO, SOME SLIGHT DIFFERENCES IN STATIONING WERE FOUND TO EXIST. FOR EXAMPLE, BETWEEN PI STATIONS 985+68.24 AND 996+67.96, WHERE THE SPIRAL CURVES END, I COME UP WITH 44.33 FEET, RECORD IS 44.97 FEET.

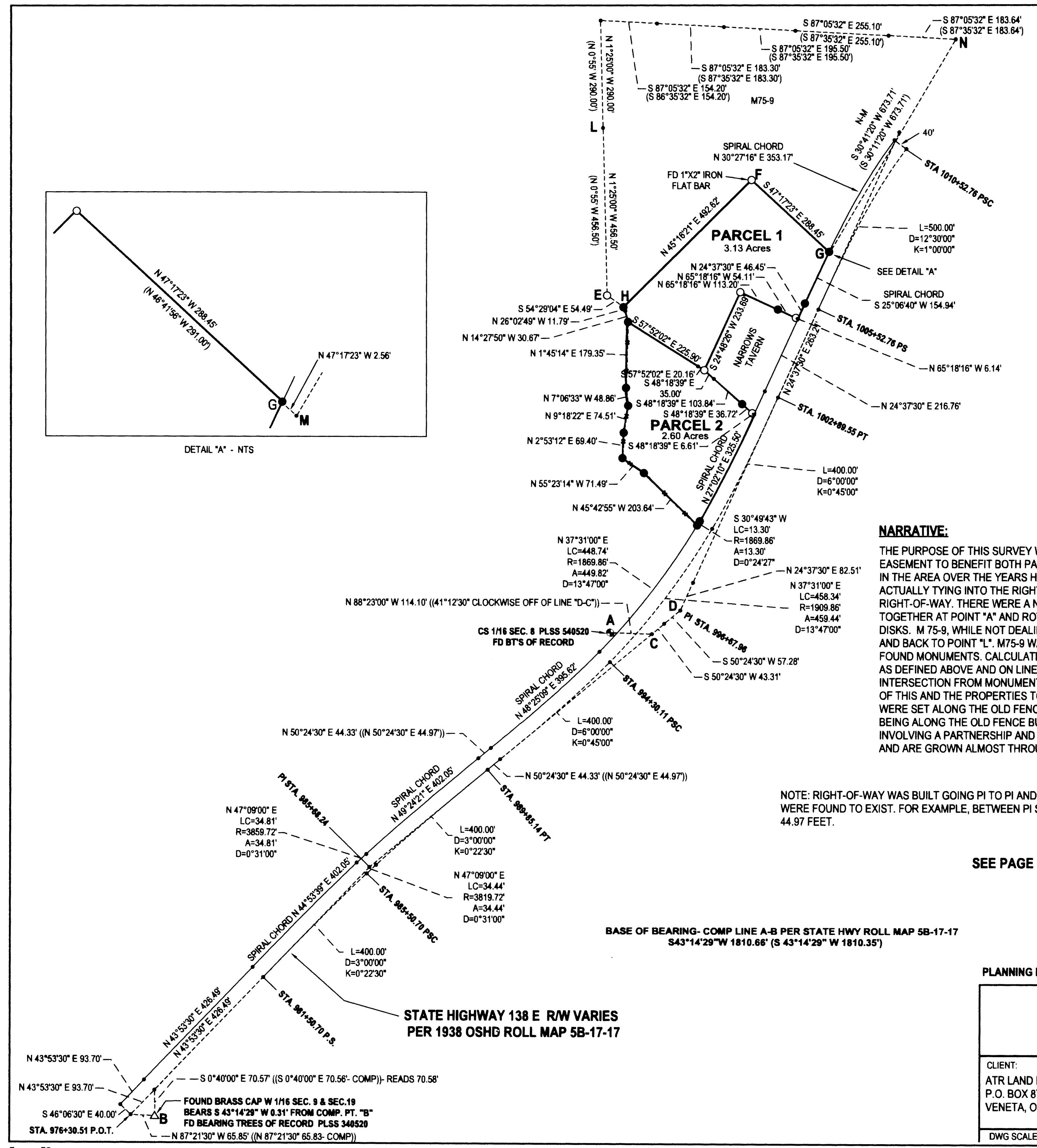
SEE PAGE 2 FOR MORE DETAIL OF PARCELS 1 AND 2

PLANNING DEPT. FILE NO. 15-005

LAND PARTITION		REGISTERED PROFESSIONAL LAND SURVEYOR	
LYING IN THE SE 1/4 SEC. 9, T26S, R3W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		NEIL HIBBS LAND SURVEYING, INC 4738 LOCKWOODLAKE RD. ROSEBURG, OR. 97171 PHONE: 541-857-6263 FAX: 541-857-6266 E-MAIL: neil@hibbsland.com	
CLIENT: ATR LAND LLC P.O. BOX 876 VENETA, OR. 97487	DWG SCALE: 1"= 200'	JOB NO.: 1575-01	DATE: MARCH 2016
		PAGE 1 OF 3	
		EXPIRATION DATE 6/30/2017	



DETAIL "A" - NTS



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