



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 2007-111
- [] RECORD PER HUNTS TRACTS, VOL. 6, PG. 20
- ◁ RECORD PER M156-35

FIELD CREW: NEIL HIBBS, SCOTT THOMPSON AND TONY FIELDS
 EQUIPMENT: NIKON NPL-322+2" TOTAL STATION
 OFFICE: NEIL HIBBS
 DRAFTING: NEIL HIBBS

T28S R6W SEC. 2CC TL 600
 ZONING: R-1
 COMP. PLAN: RHD
 WATER: ROBERTS CREEK WATER DISTRICT
 SANITARY: GREEN SANITARY DISTRICT

NOTE: PER THE TITLE REPORT PREPARED ON JULY 26, 2019 BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 7391-3295172
 THERE ARE NO EASEMENTS OF PUBLIC RECORD SHOWN ON THE SPECIFIC EXCEPTIONS.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO 2 PARCELS AS SHOWN. THE COMPUTED LINE BETWEEN RODS "A" AND "B" WAS HELD AS A BASE OF BEARING PER LAND PARTITION 2007-111, FILED BY THIS OFFICE. POINT "I" WAS PROPORTIONED BETWEEN PIPES FOUND AT POINTS "G" AND "H". FOUND RODS "C" AND "D" SEEM TO BE THE ONES SET PER M156-35. M156-35 SHOWS TYING NOTHING ALONG THE BOUNDARY COMMON WITH THIS PROPERTY, JUST RELYING ON DEED RECORD TO SET THESE TWO PINS. ODDLY THOUGH, THE DISTANCE OF 167.70 FEET SHOWN ON M156-35 COMES MUCH CLOSER TO FITTING THE LINE BETWEEN THE FOUND AXLE-"E" AND THE ROD AT "C", THIS LINE BEING 167.71'.

PLANNING DEPT. FILE NO. 19-021

LAND PARTITION LOT 3, BLOCK 2, HUNTS TRACTS LYING IN THE SW 1/4 OF SEC. 2, T28S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR
CLIENT: DUSTIN JINKS P.O. BOX 1951 ROSEBURG, OR. 97470	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 4738 LOOKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-957-6303 fax: 541-957-6306 e-mail: neilhibbs@willblm.net	 OREGON JANUARY 12, 1989 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2021
DWG SCALE: 1"= 30'	JOB NO.: 2120-01	DATE: AUGUST 2019
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