



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 INST. NO. 2020-014655
- [] RECORD PER M106-56
- (()) RECORD PER M158-77
- { } RECORD PER 1950 DOUGLAS CO. PUBLIC WORKS SKETCH FOR CO. RD. NO.16 - M.P. 10.82 TO 10.92

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

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO TWO PARCELS, TOGETHER WITH EASEMENTS, AS SHOWN. LINE "A-B" WAS USED AS A BASE OF BEARING PER M158-77. FOUND ROD "A" IS IN THE EXISTING FENCE AND WAS HELD AS BEING ON THE COUNTY RIGHT-OF-WAY PER M106-56. RODS SHOWN AS SET AS BEING 15 FOOT INSET RIGHT-OF-WAY PER M158-77 WERE NOT FOUND. THE RIGHT-OF-WAY ON THE SUBJECT PROPERTY DOES NOT SEEM TO AGREE WITH POINT "A" BEING ON THE RIGHT-OF-WAY. COMPUTING THE SUBJECT PROPERTY, PER INST. NO. 2020-014655, AND ROTATING THE WESTERN BOUNDARY TO COINCIDE WITH LINE "A-B", THEN SLIDING THE CALCULATED PROPERTY SO THAT THE NORTHERN BOUNDARY RUNS THROUGH THE 1" IRON PIPE FOUND AT POINT "C". THIS ENDS UP WITH THE RIGHT-OF-WAY COMING BACK INTO THE WESTERN BOUNDARY 9.94 FEET SOUTHERLY OF POINT "A". THE CENTERLINE OF ROBERTS CREEK WAS BASED MOSTLY ON A SKETCH RECEIVED FROM JOSH HEACOCK WITH PUBLIC WORKS. SOME ELEMENTS DO NOT WORK AND THE DEEDS UPON WHICH IT IS BASED DO NOT CLOSE BUT THIS SEEMED TO BE THE BEST INFORMATION AVAILABLE. BOTH MONUMENTS AT "F" AND "H" WERE IN ROCK AND HAD TO BE DRILLED. USED 12" IRON RODS.

NOTE: NO STRUCTURE OTHER THAN A FENCE OR SIGN SHALL BE LOCATED CLOSER THAN A VARYING WIDTH OF UP TO 45 FEET FROM THE RIGHT-OF-WAY OF ROBERTS CREEK ROAD WHICH IS LESS THAN 70 FEET IN RIGHT-OF-WAY WIDTH

N 0°28'53" W 1065.10' ((N 0°28'53" W 1065.08'))
BASE OF BEARING- LINE "A-B" PER M158-77

T28S R6W SEC. 13D TL 1500

WATER: ROBERTS CREEK WATER
SEWER: ON-SITE SEPTIC
ZONE: RR
COMP. PLAN: RC2

PRELIMINARY TITLE REPORT PER ORDER NO. 7391-37019999
DATED MARCH 18, 2021
PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY

PLANNING DEPT. FILE NO. 20-071

LAND PARTITION

LYING IN THE SE 1/4 OF SEC. 13, T28S, R6W
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:
HAD PROPERTIES, LLC
P.O. BOX 1951
ROSEBURG, OR. 97470

SURVEYOR:
NEIL HIBBS
LAND SURVEYING, INC
4738 LOOKINGGLASS RD.
ROSEBURG, OR. 97471
PHONE: 541-957-9303
FAX: 541-957-9306
E-MAIL: neilhibbs@wildblue.net

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 13, 1999
F. NEIL HIBBS
52989

EXPIRATION DATE
6/30/2021

DWG SCALE: 1"= 60' JOB NO.: 2120-03 DATE: MAY 2021 PAGE 1 OF 2

