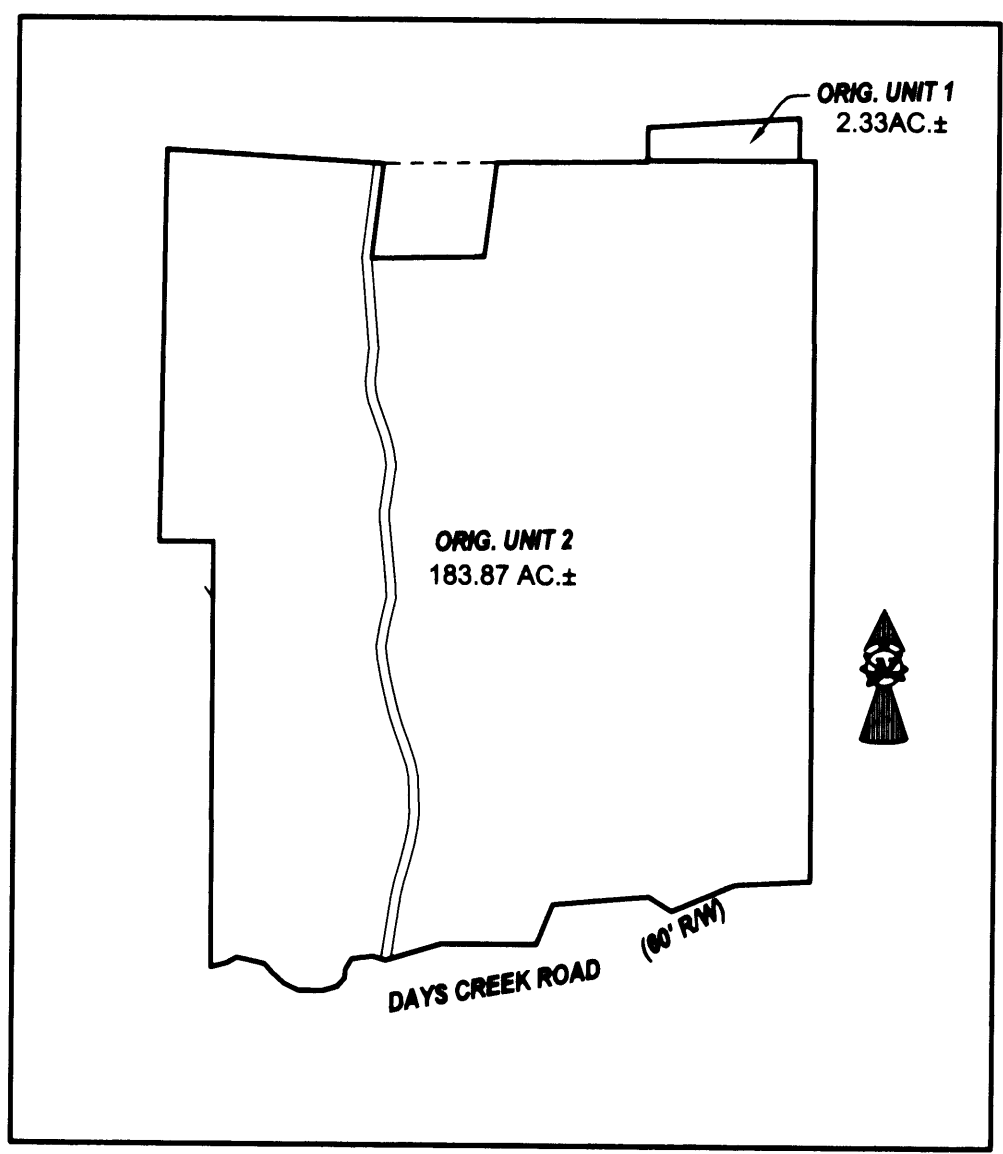
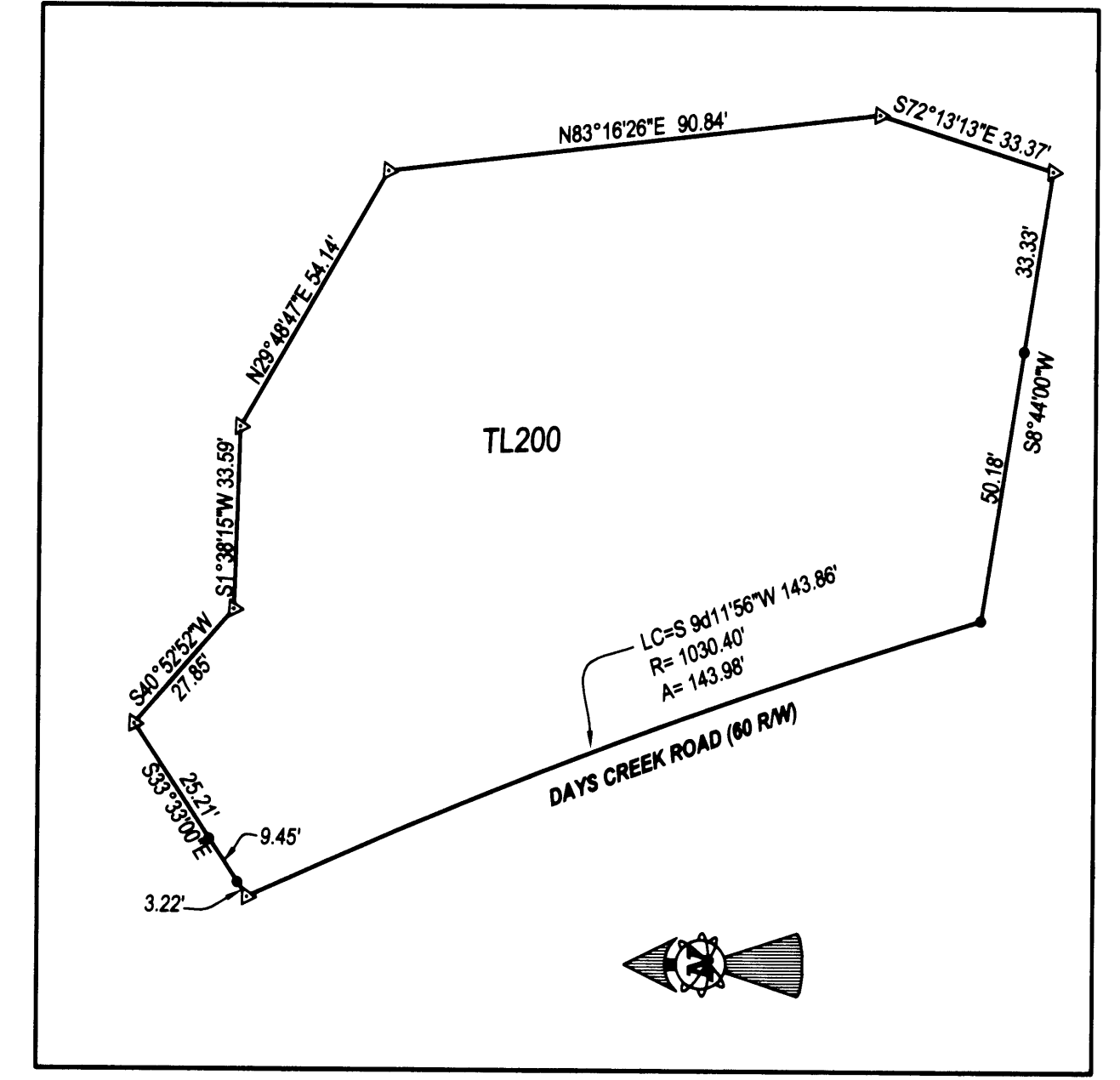
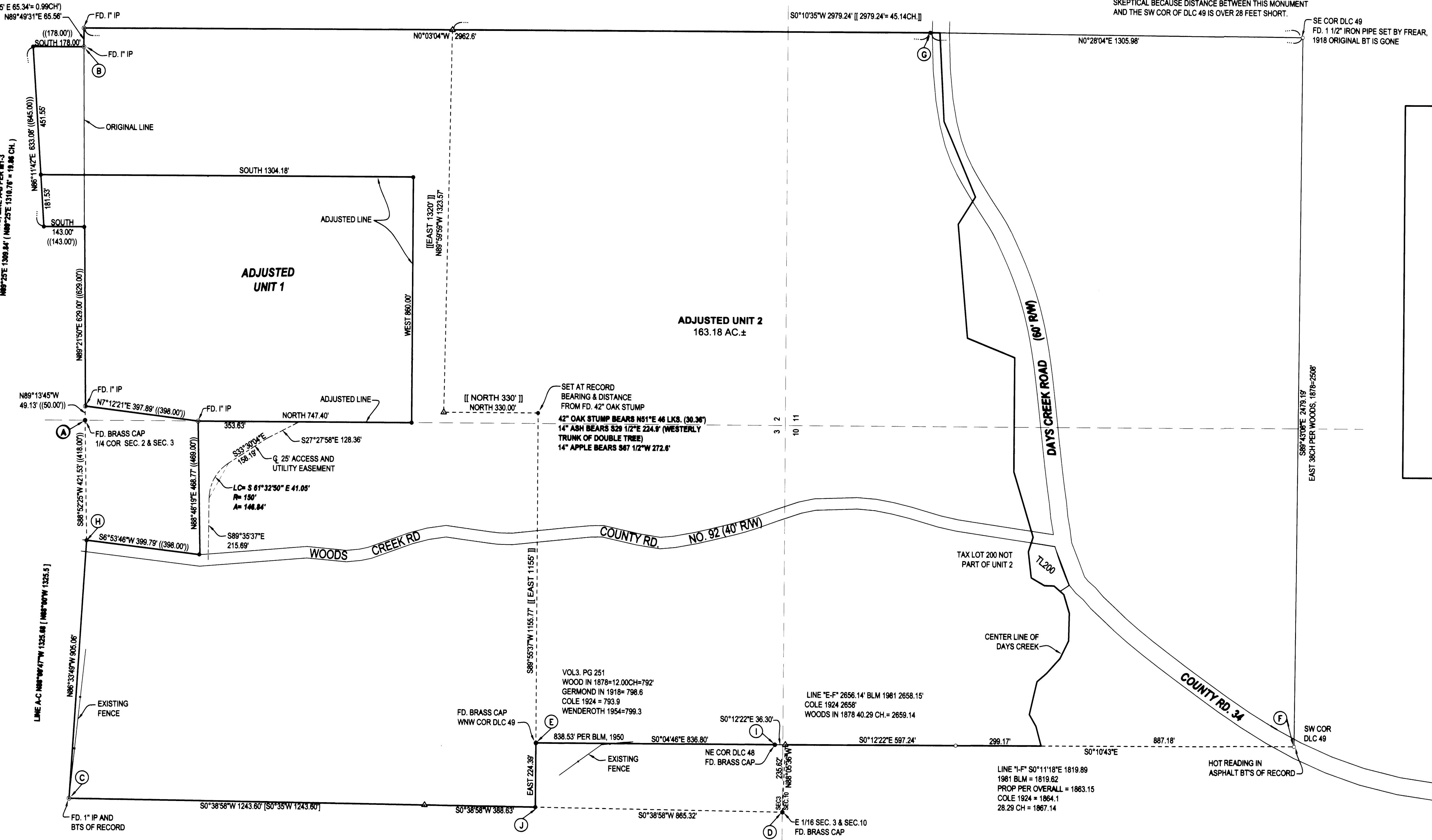


FILED
Date: 6/18/2003 By: JLP
This survey consists of:
Map: M137-63
Narrative:
Corner Rpt:
DOUGLAS COUNTY SURVEYOR

NOTE:
FOUND 1 1/2" IP LOOKS TO BE OF SAME AGE AS OTHER MONUMENTS OF FREAR THAT WERE FOUND BUT IS STICKING UP OUT OF GROUND, UNLIKE THE OTHERS THAT WERE FOUND FLUSH WITH THE GROUND SURFACE. LOCATION IS ALSO SKEPTICAL BECAUSE DISTANCE BETWEEN THIS MONUMENT AND THE SW COR OF DLC 49 IS OVER 28 FEET SHORT.



NARRATIVE:
THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARIES OF UNITS 1 AND 2 AS SHOWN AS WELL AS TO MONUMENT A NUMBER OF PROPERTY CORNERS THAT WERE MISSING. LINE "A" - "B" WAS USED AS A BASE OF BEARING PER M1-3. THE SOUTHWEST CORNER OF ORIGINAL UNIT 1 WAS SET AT RECORD DISTANCE FROM POINT "A", ON LINE WITH POINTS "A" AND "B". THE NORTHWEST CORNER OF ORIGINAL UNIT 1 WAS SET DUE NORTH, RECORD DISTANCE FROM THE SOUTHWEST CORNER OF SAME. THE NORTHEAST CORNER OF ORIGINAL UNIT 1 WAS SET DUE NORTH, RECORD DISTANCE FROM POINT "B". BOTH M19-60 AND M3-14, AS WELL AS THE DEED FOR THIS PROPERTY, MAKE IT LOOK LIKE POINT "H" SHOULD BE ON THE LINE BETWEEN SECTIONS 3 AND 10. RATHER, THERE SEEMS TO BE A SIGNIFICANT ANGLE IN THE LINE USING POINT "H" SINCE THE DEED DISTANCES SEEM TO FIT ITS LOCATION. IT WAS USED. POINT "H" WAS TIED AS A HOT READING WITH A METAL DETECTOR THAT FIT BEARING TREES PER M3-14 VERY WELL. THE MADRONE BEARING TREE FOUND PER M3-14 STILL HAS VISIBLE SCRIBING. THE OAK BEARING TREE IS NOW A STUMP WITH A HEALED FACE. THERE WAS A 1 1/2" IRON PIPE FOUND THAT SEEMED TO BE THE SOUTHEAST CORNER OF DLC 49, NO EVIDENCE OF THE ORIGINAL BEARING TREE REMAINS. THE PIPE LIES IN A FENCE CORNER BUT NOTHING REMAINS OF ANY OF THE POINTS NORTHERLY OF THIS CORNER FOR A CHECK ON DISTANCE. EVERYTHING ELSE TIED ON THIS JOB SEEMED TO FIT THE OLD RECORDS VERY WELL EXCEPT THE DISTANCE FROM THE SOUTHWEST CORNER OF DLC 49 TO THE PIPE FOUND AT THE SOUTHEAST CORNER OF DLC 49. THIS DISTANCE BEING OFF BY ALMOST 30 FEET. FOR THIS REASON, POINT "G" WAS SET IN THE EXISTING FENCE, SAID FENCE SEEMING TO BE THE BEST EVIDENCE OF THE LOCATION OF THE TRUE DLC LINE. ALL OTHER MONUMENTATION OF THE EAST LINE OF DLC 49 APPARENTLY BEING LONG SINCE DESTROYED. THE PIECE OF LAND SHOWN AS TAX LOT 200 IS OWNED BY WAGNERS BUT IS A SEPARATE LOT OF RECORD, NOT BEING A PORTION OF UNIT 2. THIS PARCEL WAS CREATED BY TAKING THE RECORD PARCEL, AND ROTATING IT SLIGHTLY AROUND THE SOUTHWEST CORNER OF DLC 49. THE NORTHERLY SIDE OF TAX LOT 200 WAS THEN ADJUSTED TO FIT THE CENTERLINE OF DAYS CREEK AS WAS CALLED FOR. THE SOUTHERLY SIDE OF TAX LOT 200 WAS THEN ADJUSTED TO BE 30 FEET OFF OF THE TRAVELED CENTERLINE OF DAYS CREEK RD. POINT "D" WAS SET IN A 1981 BLM SURVEY WHICH MADE NO MENTION OF THE PIPE THAT HAD BEEN SET THERE PER M81-14. ACCORDING TO THE RECORD DISTANCE BETWEEN POINTS "C" AND "D" PER M81-14, THERE MUST HAVE BEEN ABOUT A 10 FOOT DIFFERENCE BETWEEN THE TWO POINTS. NOT SURE WHAT HAPPENED TO POINT "I". BLM SET IN 1981, SUPPOSEDLY PROPORTIONED BETWEEN POINTS "E" AND "F" BASED ON COLES MEASUREMENTS IN 1924. THE PROBLEM IS THAT THE 1981 BLM MEASUREMENT OF THE OVERALL DISTANCE FIT WITHIN 0.15 FEET OF COLES' POINT "I" IS, HOWEVER, OVER 44 FEET TOO FAR SOUTH ACCORDING TO BOTH THE BLM MEASUREMENTS AND MY OWN. FOR THE PURPOSE OF THE EAST-WEST LOCATION OF THE BOUNDARY OF UNIT 2, THIS MAKES ALMOST NO DIFFERENCE. POINT "J" WAS SET AT A RECORD DUE WEST OF POINT "E" PER INSTRUMENT NO 95-21834 OF THE DEED RECORDS OF DOUGLAS COUNTY AND ON LINE BETWEEN POINTS "C" AND "D". THE APPROXIMATELY 5 ACRE AREA BOUNDED BY POINTS "D", "I", "E" AND "J" IS AN AREA THAT HAS APPARENTLY EXISTED AS A DEED OVERLAP SINCE 1983 WHEN THE WAGNER PROPERTY WAS STILL OWNED BY AN AL PETERSON. THE ERROR WAS IN THE DEED OF PETERSON, WAGNER'S PREDECESSOR, AND THE OTHER DEED HAS BEEN THE SAME SINCE BEFORE THE ERROR IN PETERSON'S OCCURRED. THEREFORE THIS AREA DOES NOT BELONG TO WAGNERS AS THEIR DEED SUGGESTS. A CORRECTION TO THIS EFFECT WILL BE FILED SHORTLY WITH THE CLERK'S OFFICE.

LEGEND
○ FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
● SET 5/8"x30" IRON ROD W/ CAP STAMPED "HIBBS-LS 52989"
△ CALCULATED POSITION
● FOUND BRASS CAP
○ FOUND IRON PIPE
() REC. PER M1-3
() REC. PER M19-60
() REC. PER M81-14
[] REC. PER 1889 NOTES, PGS. 717-719 OF THE DOUGLAS COUNTY SURVEY RECORDS FOR T30S, R4W, CLAIM NO. 49
FIELD CREW: NEIL & ERIC HIBBS & WAYNE ROGERS
EQUIPMENT: NIKON NPL-350
OFFICE: NEIL HIBBS

APPROVAL:
Keith L. Cubic 6/19/03
DOUGLAS COUNTY PLANNING DIRECTOR DATE

NOTE:
DAYS CREEK WAS TIED TO THE WEST OF WOODS CREEK ROAD, EAST OF WOODS CREEK ROAD, DEED BEARINGS AND DISTANCES WERE BROUGHT FROM THE EAST.

PLANNING DEPT. NO. 02-M081
BOUNDARY LINE ADJUSTMENT
LYING IN THE SECTION 2,3,10, AND 11, T30S, R4W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON
CLIENT:
DOUGLAS WAGNER
P.O. BOX 3100
SONORA, CA. 95370-3100
REGISTERED PROFESSIONAL LAND SURVEYOR
NEIL HIBBS
739 LOOKINGGLASS ROAD
ROSEBURG, OREGON 97470
phone (541) 957-9303
fax (541) 957-9306
email: NeilHibbs@aol.com
JUNE 12, 1988
F. NEIL HIBBS
52989
6/30/2003
EXPIRATION DATE
DWG. SCALE: 1" = 200' JOB #: 0061-01 DATE: MAY 2003 PAGE: 1 OF 1

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