

MAP FILE 1154-34

FILED
Date: 10-15-2007 By: JC
This survey consists of:
Map: 1154-34
Narrative: _____
Corner Rpt: _____
DOUGLAS COUNTY
SURVEYOR

GARDEN VALLEY RD. RW VARIES

ROSEBURG HOME ORCHARD TRACTS, PLAT "A"
LOT 7
BLOCK 1

ROSEBURG HOME ORCHARD TRACTS, PLAT "A"
LOT 3
BLOCK 4



- LEGEND**
- FOUND BRASS CAP
 - ⊙ FOUND IRON PIPE
 - FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
 - SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
 - △ CALCULATED POSITION
 - () RECORD PER M70-42

FIELD CREW: WAYNE ROGERS, STEVE WESCOTT AND SCOTT THOMPSON
EQUIPMENT: NIKON DTM-522 TOTAL STATION
OFFICE: NEIL HIBBS

NARRATIVE:
THE PURPOSE OF THIS SURVEY WAS TO FIND AND/OR ESTABLISH THE CORNERS OF THE SUBJECT PROPERTY AND TO MARK A PORTION OF THE BOUNDARY. THE LINE BETWEEN FOUND MONUMENTS AT THE NORTHEAST AND SOUTHEAST CORNERS OF THE PROPERTY WAS USED AS A BASE OF BEARING PER THE SURVEY RECORDED AS M70-42. SURVEY M70-42 SHOWED A LARGE DISCREPANCY IN THE NORTH-SOUTH DIRECTION AS TO ORIGINAL DISTANCES PER ROSEBURG HOME ORCHARD TRACTS, PLAT "A" BUT HELD THE EAST-WEST DISTANCES OF 660 FEET PER PLAT. IN ACCORDANCE WITH THIS, POINT C WAS SET AT A RECORD DISTANCE OF 660 FEET FROM POINT "B" ON AN EXTENSION OF THE RECORD LINE "A-B". SEEING AS HOW NO MONUMENTS WERE FOUND ON M70-42 THAT PERTAINED TO THE RHOT PLAT, I DO NOT BELIEVE THE RODS FOUND AT POINTS "E" AND "G" TO BE ORIGINAL MONUMENTS BUT THEY SEEM TO FIT ALIGNMENT OF THE OTHER RODS FAIRLY WELL. POINTS "E" AND "G" SEEM TO HAVE BEEN SET PER SOME UNRECORDED SURVEY BUT WERE HELD AS THEIR POSITIONS SEEM RELATIVE TO OTHERS FOUND AND TIED. POINT "E" IS ONLY 0.59 FEET OFF OF COMPUTED LINE "C-F" AND ONLY 0.24 FEET OF COMPUTED LINE "D-G".

N89°02'21"W 782.72'

S89°00'05"E 660.65'

N0°13'38"E 653.45'

S0°11'37"W 645.47'

N0°07'27"E 647.11'

S0°10'47"W 645.36'

N89°09'08"W 660.00'

S89°09'08"E 660.00'

NW COR LOT 8, BLOCK 1
RHOT PLAT "A" - VOL. 1, PG 58 (PER M70-42)

BASE OF BEARING PER M70-42
S0°11'12"W 1290.84' (S0°11'12"W 1289.04')

SW COR LOT 2, BLOCK 4
RHOT PLAT "A", VOL. 1, PG. 58
(PER M70-42)

SURVEY		REGISTERED PROFESSIONAL LAND SURVEYOR	
LYING IN THE SE ¼ OF SEC. 18, T26S, R6W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON			
CLIENT: RICHARD AND ANGELA TUSTIN 4345 HUBBARD CREEK RD. UMPUQA, OREGON 97486		SURVEYOR: LAND SURVEYING, INC. 4739 LOOKINGGLASS ROAD ROSEBURG, OREGON 97470 phone (541) 957-9303 fax (541) 957-9306 email: neilhibbs@worldnet.net	
DWG. SCALE: 1" = 100'	JOB #: 0590-01	DWG. BY: FLB	DATE: OCTOBER 2007
		 OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2009	

MAP FILE 1154-34

