

NARRATIVE:
THIS SURVEY STARTED OUT TO DETERMINE THE BOUNDARIES OF THE HACKLER PROPERTY TO THE WEST OF OLD GARDEN VALLEY ROAD, ON THE NORTH SIDE OF HESS LANE. BEFORE THAT SURVEY WAS FILED, I WAS CONTACTED BY MR. OLDFIELD TO MARK THE SOUTHERN BOUNDARY OF LOT 1, BLOCK 3 OF PLAT 181, ROSEBURG HOME ORCHARD TRACTS. ADDITIONAL MONUMENTS WERE FOUND AND TIED TO DO THIS. BEFORE FILING THE MAP, I WAS CONTACTED BY MR. HESS CONCERNING MARKING HIS PROPERTY ALONG HESS LANE AND THE VACATED EXTENSION THEREOF ON THE EASTERLY SIDE OF OLD GARDEN VALLEY ROAD. THIS MAP IS A COMPILATION OF ALL THAT WORK, ORIGINALLY, ON THE HACKLER PROPERTY. THE LINE BETWEEN MONUMENTS "E" AND "F", FOUND PER M90-40, WAS TAKEN TO BE IN COMMON WITH THE NORTHERN BOUNDARY OF THE HACKLER PROPERTY. NOW THAT SEEMS NOT TO BE THE CASE AND THIS WILL BE EXPLAINED FURTHER AT A LATER TIME. SURVEY M101-12 WAS COMPUTED AND BROUGHT TOGETHER WITH THE FIELD TRAVERSE AT POINT "A". COMPUTED M101-12 WAS THEN ROTATED AROUND POINT "A", BRINGING COMPUTED LINE "A-B" INTO ALIGNMENT WITH THE LINE BETWEEN MONUMENTS FOUND AT THOSE POSITIONS. SURVEY M90-50 WAS COMPUTED AND BROUGHT TOGETHER WITH THE ABOVE DATA AT THE ROD FOUND AT POINT "G" AND ROTATED AROUND POINT "G" TO BRING COMPUTED LINE "G-H" INTO ALIGNMENT WITH THE LINE BETWEEN MONUMENTS FOUND AT THOSE POSITIONS. POINT "I", APPARENTLY HAVING BEEN DESTROYED, WAS HELD AS COMPUTED ABOVE AS THE CENTER OF THE 20 FOOT ROADWAY PER COURT DECREE E83-0944. BOTH M101-12 AND M90-50 REFERENCE THE SAME POINT BUT M90-50 IS EASIER TO FOLLOW AS THE EXACT LOCATION OF THIS POINT RELATIVE TO ACTUAL MONUMENTS IN THE FIELD, HAVING SOME ERROR FLOATING AROUND, THAT PORTION OF M90-50 LYING TO THE EAST OF POINT "C" WAS TAKEN AS A SEPARATE ENTITY AND ROTATED AROUND POINT "C" TO BRING COMPUTED LINE "C-D" INTO ALIGNMENT WITH THE LINE BETWEEN MONUMENTS FOUND AT THOSE POSITIONS. USING THE LINE BETWEEN POINTS "J" AND "K" AS THE EASTERN BOUNDARY OF LOT 8, BLOCK 2, WITH EVERYTHING ELSE WE HAVE TIED, MAY NOT BE QUITE CORRECT BUT HAS BEEN MONUMENTED AS SUCH FOR ALMOST 27 YEARS AND IS ONLY A LITTLE OVER A FOOT FROM WHERE IT MAY OTHERWISE CALCULATE OUT. THE ORIGINAL PLAT CALLED FOR OLD GARDEN VALLEY ROAD TO HAVE A 40 FOOT WIDE RIGHT-OF-WAY BUT HAS SINCE BEEN WIDENED 10 FEET ON EITHER SIDE IN THE AREA OF THE OLDFIELD AND HESS PROPERTIES. MONUMENTS SET AT POINTS "K" AND "L" WERE SET ON THE NEW RIGHT-OF-WAY. THE SURVEY FILED AS M41-41 SHOWS THE POINT FROM WHICH HESS LANE WAS VACATED TO THE EAST OF PER VOL. 845, PAGE 564. THIS POINT WAS MONUMENTED AND RODS SET ALONG THE CENTERLINE OF THE VACATED PORTION TO THE EAST, BETWEEN LOTS 2 AND 7, BLOCK 4. POINT "M" IS THE CALCULATED CENTERLINE OF HESS LANE. CALCULATED MID-POINT BETWEEN THE TWO FOUND MONUMENTS SHOWN, THE ROD FOUND AT POINT "A" SEEMS TO REPRESENT SOMETHING OTHER THAN THE ACTUAL NORTHWEST CORNER OF LOT 3, BLOCK 3. POINT "O" WAS CALCULATED AT PROPORTIONED DISTANCE FROM SURVEY M101-12 FROM THE COMPUTED SOUTHWEST CORNER OF LOT 3, BLOCK 3, IN LINE WITH POINT "A". LINE "O-W", USED AS THE ALIGNMENT OF THE NORTHERN BOUNDARY OF BLOCK 3 AND BEING OFFSET 960 FEET NORTHERLY, SHOWS WHERE I BELIEVE THE NORTHERN BOUNDARY OF THE HACKLER PROPERTY SHOULD BE. THAT IS, WITHOUT FURTHER INVESTIGATING FOUND MONUMENTS TO THE NORTH BUT IT LOOKS LIKE THERE MAY NOT BE MUCH ACCORDING TO LAND PARTITION 2004-0038. AS NOTED ON LAND PARTITION 2004-0038, BASED ON THE WORK DESCRIBED ABOVE, I ALSO BELIEVE THAT THE ROD SET BY KIMBERLING ON M90-40, POINT "E", IS SUBSTANTIALLY OFF IN ITS NORTH-SOUTH POSITION AS IS POINT "F". POINT "F" BEING OVER 32 FEET SOUTHERLY OF THE LINE OFFSET 960 FEET NORTHERLY FROM LINE "O-W". WE SET A ROD ON LINE E-F, ORIGINALLY, THAT IS GOOD FOR THE HACKLER EASTERN BOUNDARY BUT BOUNDARY LINE AGREEMENTS ARE RECOMMENDED ON HACKLER'S NORTHERN BOUNDARY. BASED ON WHAT WE HAVE TIED, AND WITHOUT FURTHER EVIDENCE TO PROPERLY PROPORTION BLOCK 2, THE RODS SET PER LAND PARTITION 2004-0038 WOULD LEAVE A GAP OF OVER 5 FEET TO THE NORTH OF THE HACKLER PROPERTY. I BELIEVE THAT IS, AT LEAST IN PART, DUE TO USING THE MONUMENTS ALONG HESS LANE, CALLED OUT ON M101-12, AS BEING RELATIVE TO THE ORIGINAL LOT LINES OF VOL. 1C, PG. 56 WHEN THEY ARE NOT. THE TWO POINTS USED ON LAND PARTITION 2004-0038 AS BEING 10 FEET SOUTHERLY OF THE OLD LOT LINE (INFERRED BY THE PROPORTIONING USED) WERE ACTUALLY 10 FEET SOUTHERLY OF THE COURT DEFINED CENTERLINE OF HESS LANE WHICH IS NOT THE SAME. THE POINTS SHOWN NEAR THE JUNCTION OF LOTS 1, 2, 8 AND 9 ON LAND PARTITION 2004-0038 ARE NOT ON EITHER THE EAST-WEST OR NORTH-SOUTH LINES AS CALCULATED PER WHAT WE HAVE TIED. ON SURVEY M101-12, THE LINE SHOWN BETWEEN LOTS 2 AND 3 OF BLOCK 3 IS SHOWN TO HAVE A DISTANCE OF 658.56 FEET BETWEEN FOUND MONUMENTS. AS SHOWN ON THE MAP, OUR DISTANCE BETWEEN FOUND MONUMENTS WAS 654.30 FEET. POINT "R", BEING COMPUTED ON LINE BETWEEN POINTS "O" AND "W", LIES 6.13 FEET NORTHERLY OF THE FOUND MONUMENT "M" WITH THE FOUND MONUMENT BEING RIGHT ON THE COMPUTED LOT ALIGNMENT.

- 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 M101-12
 - () RECORD PER M90-40
 - () RECORD PER M44-35
 - () RECORD PER M90-50
 - () RECORD PER LAND PARTITION 2004-0038
 - <> RECORD PER M41-41
 - <<<> RECORD PER COURT DECREE E83-0944
- NOTE:**
BEARINGS ARE GRID, NAD 83, OREGON SOUTH ZONE. DISTANCES CONVERTED TO GROUND
- A-B 881°19'27" 1480.07 (S63°16'38"E 1480.17)
E-F 189°39'58" 1772.77 (S69°25'34"W 1772.91)
A-M 887°51'43"E 264.85 (S89°48'20"E 264.86) COMP
C-D 886°50'06"E 1322.62 (S88°56'58"E 1322.92) COMP
G-H 887°55'20" 745.53 (S89°59'54"W 745.53) COMP
O-N 887°53'15"E 264.85
O-R 887°53'15"E 661.16
R-T 887°53'15"E 661.16
T-N 887°53'15"E 1322.53

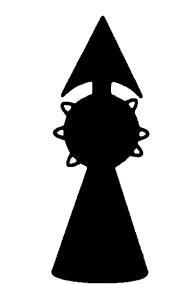
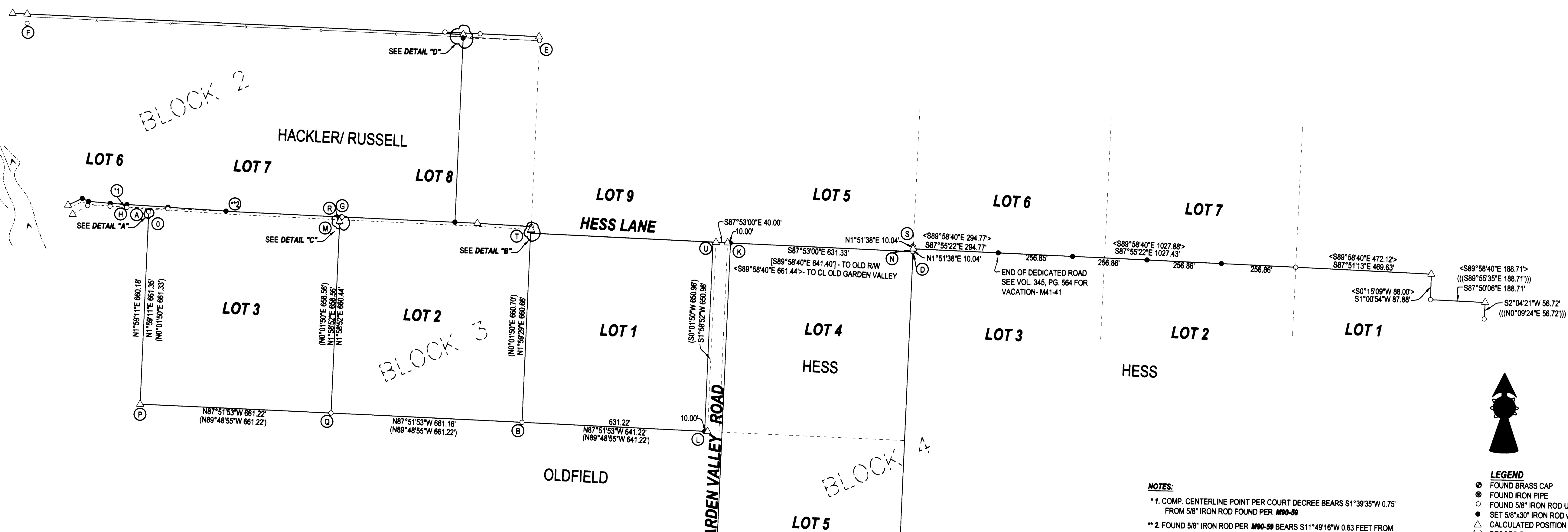
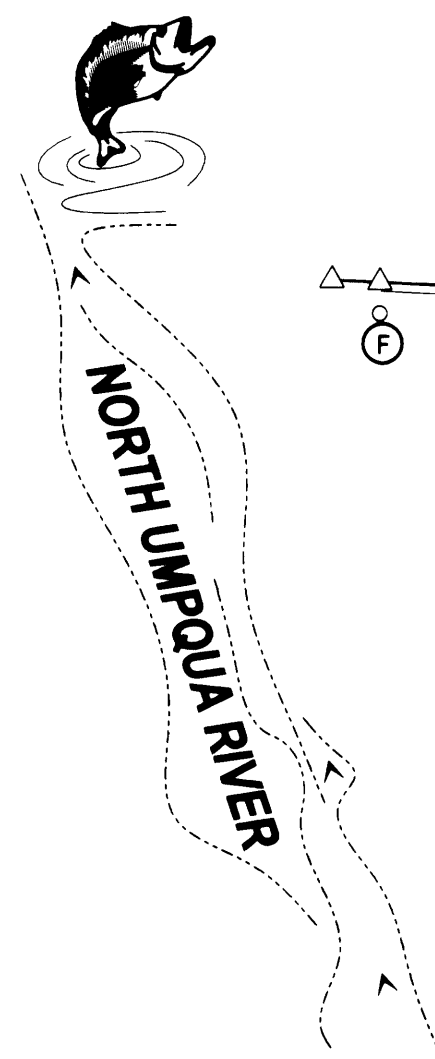
HENRY RUSSEL AND DEBBIE HACKLER
1532 ECHO DRIVE
ROSEBURG, OREGON 97470

JIMMIE OLDFIELD
1942 OLD GARDEN VALLEY ROAD
ROSEBURG, OREGON 97471

ED AND SHARON HESS
P.O. BOX 713
WILBUR, OREGON 97484

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| SURVEY | |
| LYING IN THE SE ¼ OF SEC. 30 AND THE SW ¼ OF SEC. 28, T26S, R6W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON | |
| CLIENT: HACKLER, OLDFIELD, HESS SEE ADDRESSES ABOVE | SURVEYOR: F. NEIL HIBBS REG. NO. 52989 EXPIRATION DATE 8/30/2011 |
| DWG. SCALE: 1" = 80' | JOB #: 0318-0978-0995 DATE: MARCH 2010 PAGE: 1 OF 2 |

FILED
Date: 3-17-2010 By: JK
This survey consists of:
Map: M157-21 A-B
North of:
Corner Fcpt:
DOUGLAS COUNTY
SURVEYOR



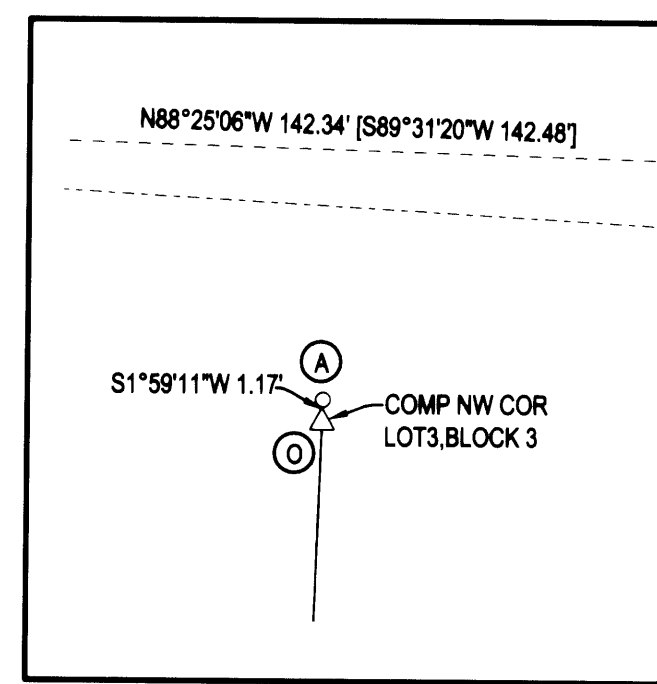
NOTES:
* 1. COMP. CENTERLINE POINT PER COURT DECREE BEARS S1°39'35"W 0.75' FROM 5/8" IRON ROD FOUND PER M90-50
** 2. FOUND 5/8" IRON ROD PER M90-50 BEARS S11°49'16"W 0.63 FEET FROM SET MONUMENT- NOT MEANT TO BE SAME POINT
3. FOUND 5/8" IRON ROD, "G" PER M90-50 BEARS S7°09'01"W 0.14' FROM SET MONUMENT- NOT MEANT TO BE SAME POINT
4. ACTUAL LOT LINES (O-R, R-T, T-N) NOT SHOWN FOR SAKE OF CLARITY
5. PT. "U" COMPUTED AT RECORD ANGLE AND DISTANCE FROM COMPUTED SOUTHERN BOUNDARY. THIS POINT IS 9.99 FOOT OFFSET
6. FROM COMPUTED LINE "O-N". LINE "U-D" HELD AS ALIGNMENT FOR NORTHERN BOUNDARY OF LOT 4, BLOCK 4 ROSEBURG HOME ORCHARD TRACTS

LEGEND
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○ FOUND IRON PIPE
○ FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
● SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
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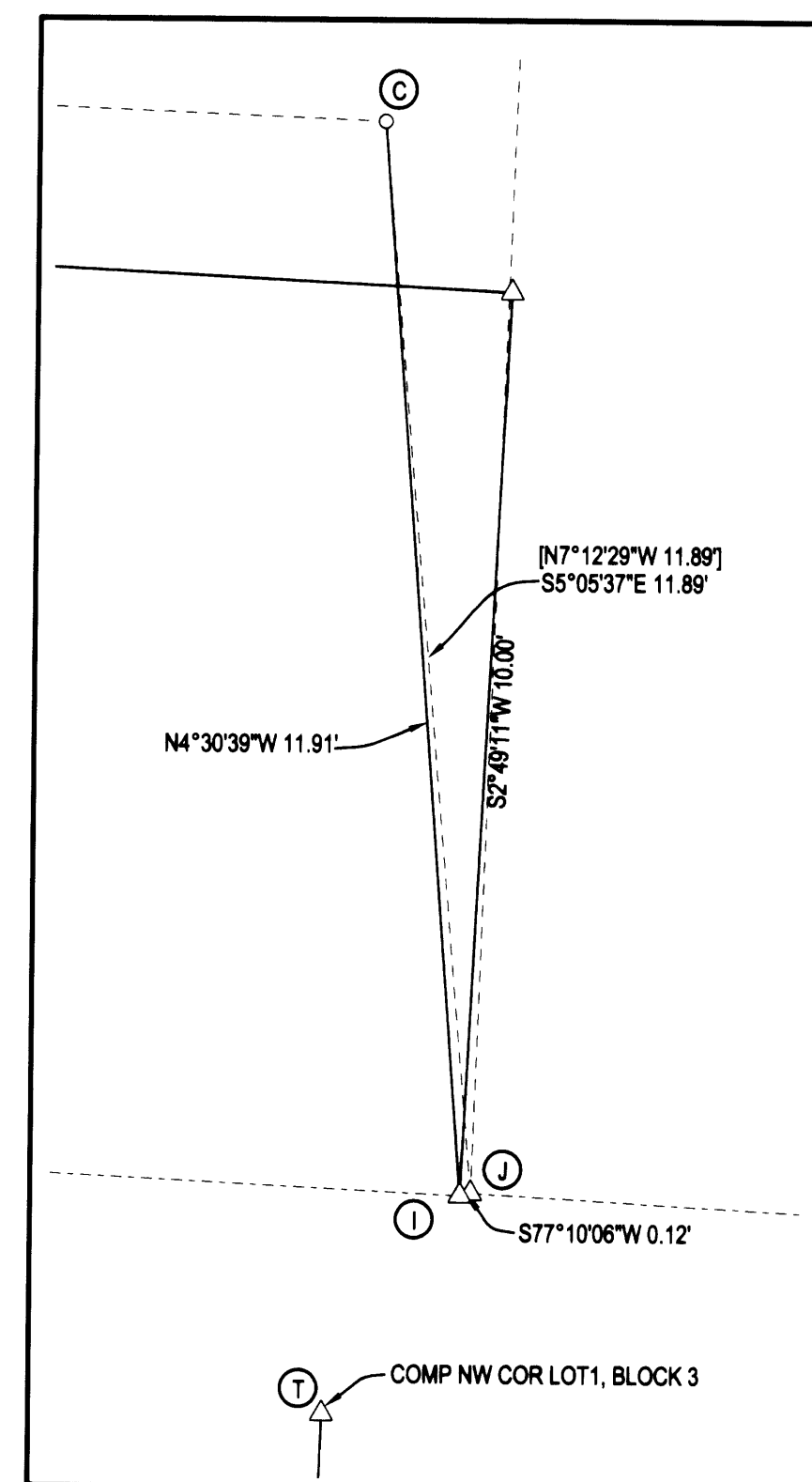
NOTE:
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A-B S61°19'27"E 1480.07' (S63°16'38"E 1480.17')
E-F N88°39'56"W 1772.77' ((S89°25'34"W 1772.91'))
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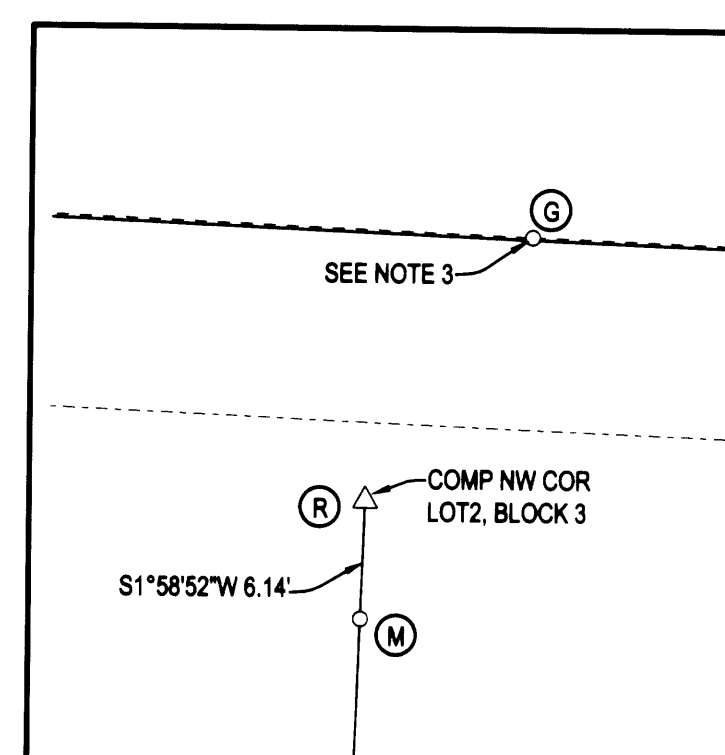
FIELD CREW: NEIL & ERIC HIBBS, SCOTT THOMPSON & AUSTIN GRIMES
EQUIPMENT: NIKON DTM-522 TOTAL STATION, TRIMBLE R6 BASE AND RECEIVERS
OFFICE: NEIL HIBBS



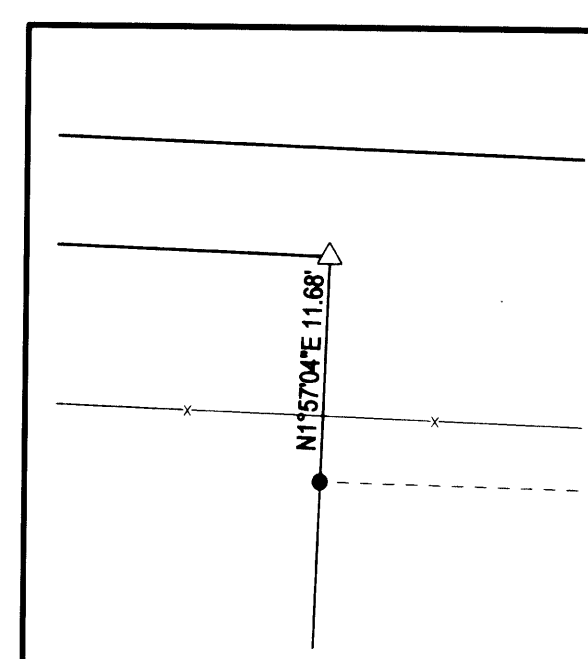
DETAIL "A"
NO SCALE



DETAIL "B"
NO SCALE



DETAIL "C"
NO SCALE



DETAIL "D"
NO SCALE

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| LYING IN THE SE 1/4 OF SEC. 30 AND THE SW 1/4 OF SEC. 29, T26S, R6W, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON | |
| CLIENT: HACKLER, OLDFIELD, HESS SEE ADDRESSES ABOVE | SURVEYOR: NEIL HIBBS LAND SURVEYING, INC. 4739 LOOKINGGLASS ROAD ROSEBURG, OREGON 97470 phone (541) 851-6303 fax (541) 857-9308 email: neil@hibbs-land.com |
| DWG. SCALE: 1"=200' | JOB #: 0318-0976-0995 DATE: MARCH 2010 PAGE: 2 OF 2 |
| REGISTERED PROFESSIONAL LAND SURVEYOR | OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2011 |