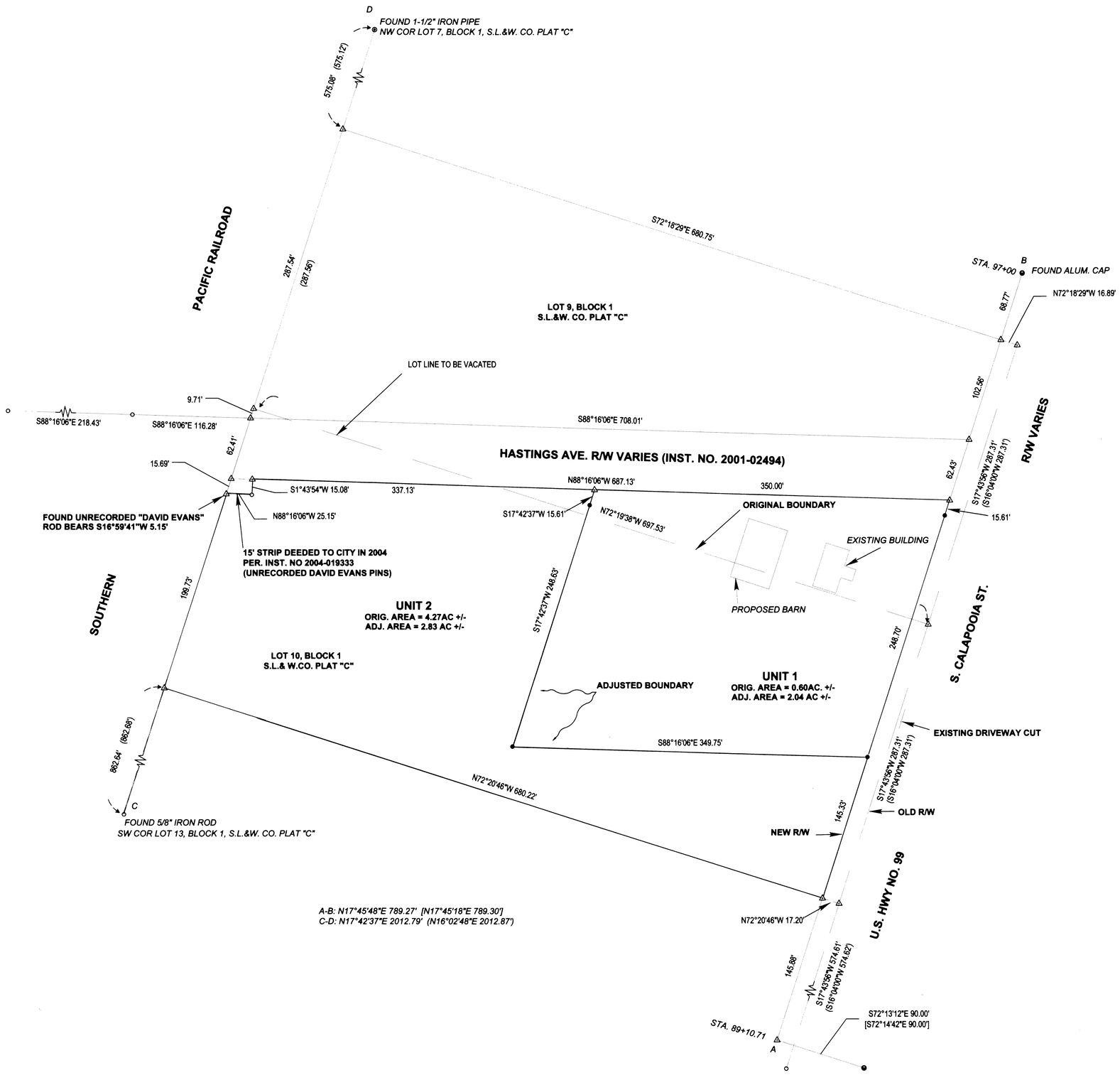
MAP FILE M157-51

COUNTY SURVEYORS FILE DATA
DO NOT REMOVE FROM OFFICE

FILED
Date: 9/23/2010 By: JC
This survey consists of:
Map: M157-31
Narrative:
Corner Rpt:
DOUGLAS COUNTY
SURVEYOR



LEGEND

- ● FOUND BRASS CAP
- ● FOUND ALUMINUM 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 M125-59
- [ ] RECORD PER UNRECORDED 2009 COUNTY RD. PLANS S. CALAPOOIA ST. # 388

FIELD CREW: NEIL HIBBS & SCOTT THOMPSON
EQUIPMENT: NIKON DTM -522 TOTAL STATION, TRIMBLE R8 BASE AND RECEIVER
OFFICE: NEIL HIBBS
DRAFTING: ERIC HIBBS

T28S R6W SEC. 21DA TL 7000, TL 7001

WATER: CITY OF SUTHERLIN
SEWER: CITY OF SUTHERLIN
ZONING: M1
COMP. PLAN: LIGHT INDUSTRIAL

NOTE:
BEARINGS ARE GRID, NAD83, OREGON SOUTH ZONE. DISTANCES CONVERTED TO GROUND

NARRATIVE:
THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARIES OF THE SUBJECT PROPERTIES AS SHOWN. THE NORTHEAST CORNER OF ADJUSTED UNIT 1 ACTUALLY LANDS IN THE ASPHALT OF THE NEW APPROACH TO HASTINGS OFF OF CALAPOOIA BUILT BY DOUGLAS COUNTY. THERE WAS SOME WORK DONE BY DAVID EVANS & ASSOCIATES ALONG HASTINGS, INCLUDING SOME UNRECORDED MONUMENTS BEING SET ON THE SOUTHERN SIDE OF HASTINGS ALONG THE WESTERN SIDE OF THE PROPERTY. THESE MONUMENTS REFLECT A 15 FOOT WIDE STRIP OF LAND DEEDED TO THE CITY IN 2004. PRESUMABLY, AT THE SAME TIME, DAVID EVANS & ASSOCIATES HAD PREPARED A PROPOSED PLAN FOR FUTURE DEVELOPMENT OF HASTINGS THAT SHOWED A 75 FOOT WIDE RIGHT-OF-WAY EXTENDING ALL THE WAY THROUGH THE PROPERTY TO CALAPOOIA. THIS PROPOSED PLAN WAS USED BY THE COUNTY TO MATCH THEIR CONSTRUCTION OF THE HASTINGS APPROACH. UNFORTUNATELY, THE ADDITIONAL 15 FEET STILL BELONGS TO YOUNG'S MANAGEMENT COMPANY.

APPROVAL:
9-22-10
CITY OF SUTHERLIN PLANNING DIRECTOR — DATE

PLANNING DEPT. FILE NO. BLA-10-07

BOUNDARY LINE ADJUSTMENT

LYING IN THE NW 1/4 AND SW 1/4 SEC. 20, T25S, R5W
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:
YOUNGS MANAGEMENT CO.
2460 NE STEPHENS
ROSEBURG, OR. 97471

SURVEYOR:
NEIL HIBBS
LAND SURVEYING, INC.
4739 LOOKINGGLASS ROAD
ROSEBURG, OREGON 97470
phone (541) 957-9303
fax (541) 957-9306
email: neilhibbs@wildblue.net

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JANUARY 12, 1999
F.NEIL HIBBS
52989
6/30/2011

DWG. SCALE: 1" = 50'	JOB #: 0227-05	DWG. BY: EBH	PAGE: 1 OF 1	DATE: AUGUST-2010

MAP FILE M157-31