

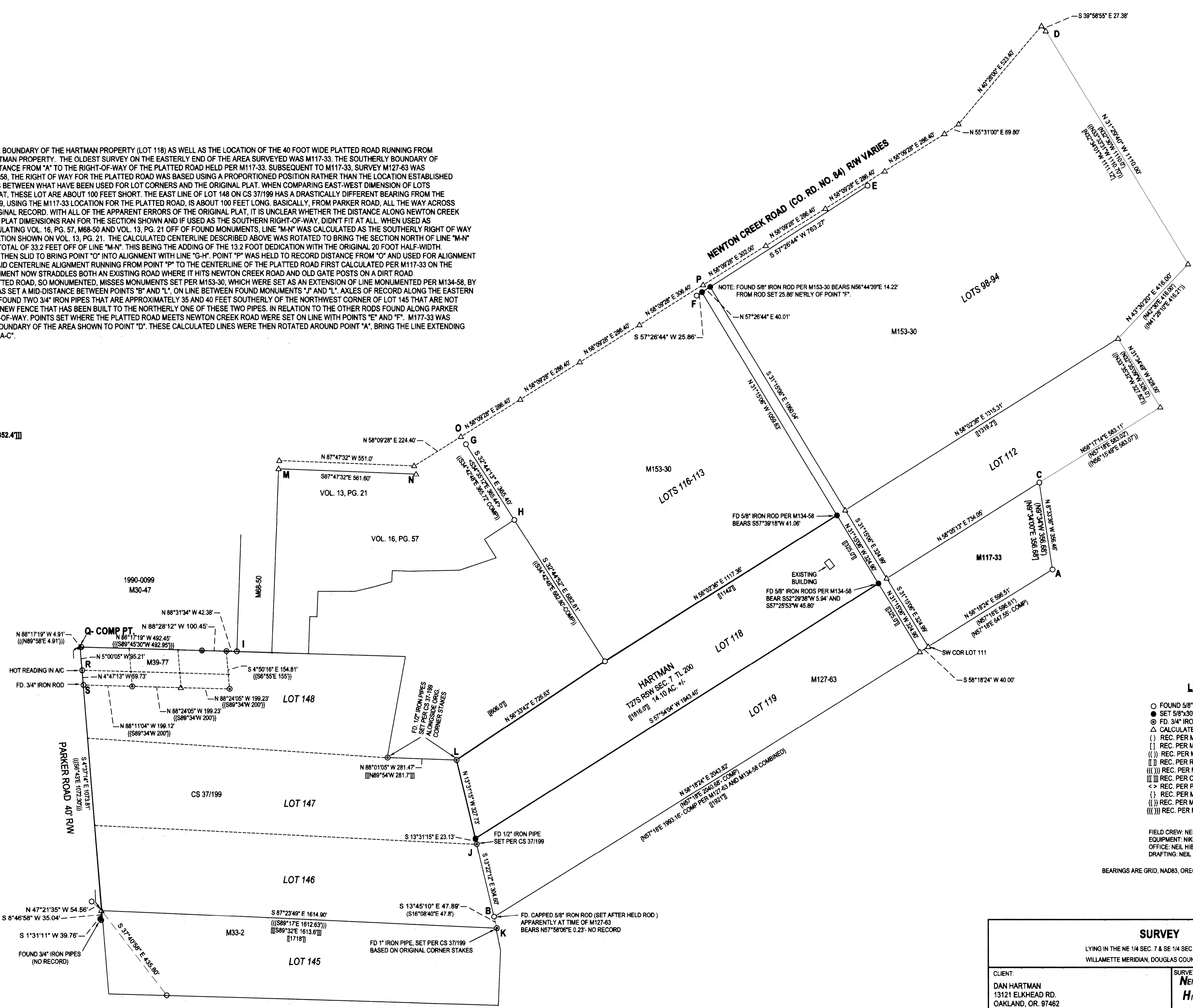
FILED
 Date: 5-6-2011 By: JC
 This survey consists of:
 Map: M157-42
 Narrative:
 Corner Rpt:
DOUGLAS COUNTY SURVEYOR

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO DETERMINE THE BOUNDARY OF THE HARTMAN PROPERTY (LOT 118) AS WELL AS THE LOCATION OF THE 40 FOOT WIDE PLATTED ROAD RUNNING FROM NEWTON CREEK ROAD, SOUTHEASTERLY PAST THE HARTMAN PROPERTY. THE OLDEST SURVEY ON THE EASTERLY END OF THE AREA SURVEYED WAS M117-33. THE SOUTHERLY BOUNDARY OF LOT 119 WAS HELD TO LINE "A-B" WITH THE RECORD DISTANCE FROM "A" TO THE RIGHT-OF-WAY OF THE PLATTED ROAD HELD PER M117-33. SUBSEQUENT TO M117-33, SURVEY M127-63 WAS FILED AND WAS USED AS A BASIS FOR M134-58. ON M134-58, THE RIGHT OF WAY FOR THE PLATTED ROAD WAS BASED USING A PROPORTIONED POSITION RATHER THAN THE LOCATION ESTABLISHED PER M117-33. THERE ARE HORRENDOUS DISCREPANCIES BETWEEN WHAT HAVE BEEN USED FOR LOT CORNERS AND THE ORIGINAL PLAT. WHEN COMPARING EAST-WEST DIMENSION OF LOTS 145-146 PER CS 37/199 AND M33-2 WITH THE ORIGINAL PLAT, THESE LOT ARE ABOUT 100 FEET SHORT. THE EAST LINE OF LOT 148 ON CS 37/199 HAS A DRAMATICALLY DIFFERENT BEARING FROM THE ORIGINAL PLAT. THE EAST-WEST COMPONENT OF LOT 119, USING THE M117-33 LOCATION FOR THE PLATTED ROAD, IS ABOUT 100 FEET LONG. BASICALLY, FROM PARKER ROAD, ALL THE WAY ACROSS TO THE PLATTED ROAD AS HELD, IS REAL CLOSE TO ORIGINAL RECORD, WITH ALL OF THE APPARENT ERRORS OF THE ORIGINAL PLAT, IT IS UNCLEAR WHETHER THE DISTANCE ALONG NEWTON CREEK ARE ALONG CENTERLINE OR ALONG THE RIGHT-OF-WAY. PLAT DIMENSIONS FOR THE SECTION SHOWN AND IF USED AS THE SOUTHERN RIGHT-OF-WAY, DIDN'T FIT AT ALL. WHEN USED AS CENTERLINE, THEY ACTUALLY FIT QUITE WELL. BY CALCULATING VOL. 16, PG. 57, M68-50 AND VOL. 13, PG. 21 OFF OF FOUND MONUMENTS, LINE "M-N" WAS CALCULATED AS THE SOUTHERLY RIGHT OF WAY OF NEWTON CREEK ROAD, AFTER THE 13.2 FOOT DEDICATION SHOWN ON VOL. 13, PG. 21. THE CALCULATED CENTERLINE DESCRIBED ABOVE WAS ROTATED TO BRING THE SECTION NORTH OF LINE "M-N" INTO ALIGNMENT WITH "M-N" AND TRANSLATED TO BE A TOTAL OF 33.2 FEET OFF OF LINE "M-N", THIS BEING THE ADDING OF THE 13.2 FOOT DEDICATION WITH THE ORIGINAL 20 FOOT HALF-WIDTH. THE CALCULATED CENTERLINE OF NEWTON CREEK WAS THEN SLID TO BRING POINT "O" INTO ALIGNMENT WITH LINE "G-H". POINT "P" WAS HELD TO RECORD DISTANCE FROM "O" AND USED FOR ALIGNMENT OF THE CENTERLINE OF THE 40 FOOT PLATTED ROAD. SAID CENTERLINE ALIGNMENT RUNNING FROM POINT "P" TO THE CENTERLINE OF THE PLATTED ROAD FIRST CALCULATED PER M117-33 ON THE SOUTHERN BOUNDARY OF LOTS 111 AND 119. THIS ALIGNMENT NOW STRADDLES BOTH AN EXISTING ROAD WHERE IT HITS NEWTON CREEK ROAD AND OLD GATE POSTS ON A DIRT ROAD NEAR THE SOUTHERLY BOUNDARY OF LOT 119. THE PLATTED ROAD, SO MONUMENTED, MISSES MONUMENTS SET PER M153-30, WHICH WERE SET AS AN EXTENSION OF LINE MONUMENTED PER M134-58, BY OVER 25 FEET. THE SOUTHWEST CORNER OF LOT 118 WAS SET A MID-DISTANCE BETWEEN POINTS "B" AND "L", ON LINE BETWEEN FOUND MONUMENTS "J" AND "L". AXLES OF RECORD ALONG THE EASTERN RIGHT-OF-WAY OF PARKER ROAD SEEM TO BE MISSING. FOUND TWO 3/4" IRON PIPES THAT ARE APPROXIMATELY 35 AND 40 FEET SOUTHERLY OF THE NORTHWEST CORNER OF LOT 145 THAT ARE NOT SHOWN ON ANY SURVEY FOUND BUT THERE IS A FAIRLY NEW FENCE THAT HAS BEEN BUILT TO THE NORTHERLY ONE OF THESE TWO PIPES. IN RELATION TO THE OTHER RODS FOUND ALONG PARKER ROAD, THE 2 PIPES ALSO SEEM TO BE OUT IN THE RIGHT-OF-WAY. POINTS SET WHERE THE PLATTED ROAD MEETS NEWTON CREEK ROAD WERE SET ON LINE WITH POINTS "E" AND "F". M117-33 WAS CALCULATED FROM POINT "A", AROUND THE EASTERLY BOUNDARY OF THE AREA SHOWN TO POINT "D". THESE CALCULATED LINES WERE THEN ROTATED AROUND POINT "A", BRING THE LINE EXTENDING NORTHEASTERLY FROM "A" INTO ALIGNMENT WITH LINE "A-C".

- J-K S13°25'19"E 352.50' ((S15°21'E 351.54')) ((S15°22'E 352.4'))
- J-L S13°31'15"E 350.86' ((S15°22'E 352.4'))
- Q-R S5°00'05"E 95.21' ((S6°55'E 95'))
- R-S S4°47'13"E 69.73' ((S6°55'E 60'))
- Q-S S4°58'08"E 154.94' ((S6°55'E 155-COMP))
- Q-I S88°19'58"E 640.18'
- I-M N13°01'28"E 761.11'
- N-H S65°02'51"E 441.47'
- L-I N63°47'29"W 998.64'
- O-G S32°44'13"E 36.62'

LINE "G-H" HELD AS EASTERLY BOUNDARY OF LOT 117 PER PONDEROSA TERRACE, PHASE I



- LEGEND**
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
 - SET 5/8"x3/4" IRON ROD W/ CAP STAMPED "HIBBS-L.S. 52989"
 - ⊙ FD. 3/4" IRON PIPE UNLESS OTHERWISE SPECIFIED
 - △ CALCULATED POSITION
 - () REC. PER M117-33
 - [] REC. PER M127-63
 - () REC. PER M153-30
 - [] REC. PER ROSEBURG ORCH. CO. TRACT 1, PLAT 1 (VOL. 4, PG. 60)
 - () REC. PER M33-2
 - [] REC. PER CS 37/199
 - <-> REC. PER PONDEROSA TERRACE, PHASE I (VOL. 16, PG. 57)
 - { } REC. PER M134-58
 - [] REC. PER M39-77
 - () REC. PER M30-47

FIELD CREW: NEIL HIBBS, SCOTT THOMPSON
 EQUIPMENT: NIKON DTM-522 TOTAL STATION
 OFFICE: NEIL HIBBS
 DRAFTING: NEIL HIBBS

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

SURVEY	
LYING IN THE NE 1/4 SEC. 7 & SE 1/4 SEC. 6, T27S, R5W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON	
CLIENT: DAN HARTMAN 13121 ELKHEAD RD. OAKLAND, OR. 97462	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC. 778 LOCKWOOD AVE. SE. DOUGLAS, OR. 97117 PHONE: 503-887-8883 FAX: 503-887-8888 E-MAIL: neil@hibbs-surveying.com
DWG SCALE: 1"= 200'	JOB NO.: 1129-01
DATE: APRIL 2011	PAGE 1 OF 1