

FILED
Date: 8-11-2011 By: J.C.
This survey consists of:
Map: M157-47
Narrative:
Corner Rep:
DOUGLAS COUNTY SURVEYOR

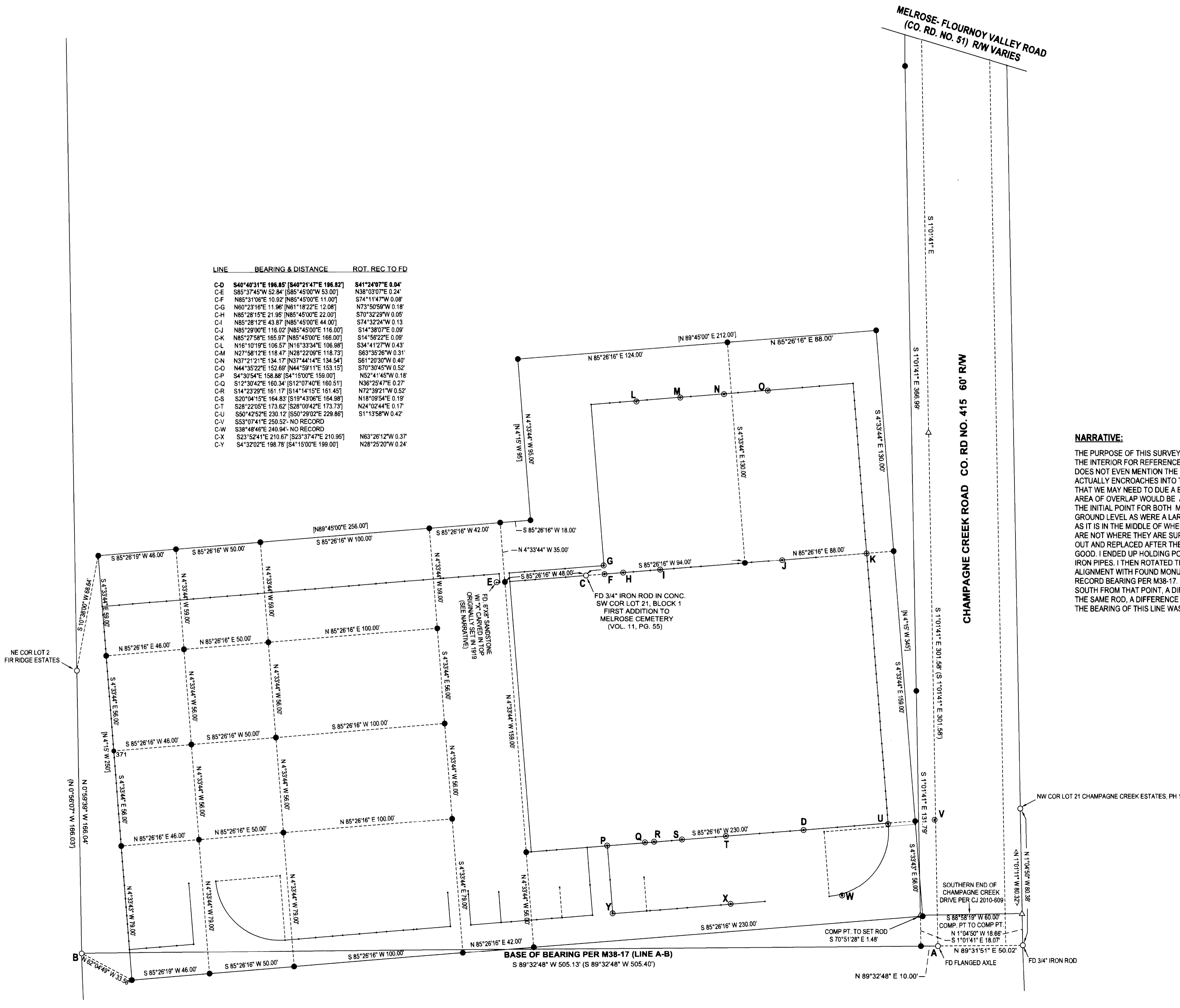


LEGEND

- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- SET 5/8"x15" IRON ROD w/CAP STAMPED "HIBBS-LS 52889"
- △ CALCULATED POSITION
- ⊙ FD 1 1/2" IRON PIPE
- () RECORD PER M38-17
- [] RECORD PER FIRST ADD. TO MELROSE CEMETERY, VOL. 11, PGS 54, 55
- { } REC. PER FIR RIDGE ESTATES, VOL. 20, PG 51
- <> REC. PER CHAMPAGNE CREEK ESTATES, PH 1 (VOL. 22, PG. 27)

FIELD CREW: NEIL HIBBS, CY HEYNIER, TRAVIS RICHARDSON, RANDY REINHART
EQUIPMENT: NIKON DTM-52Z TOTAL STATION
OFFICE: NEIL HIBBS
DRAFTING: NEIL HIBBS

LINE	BEARING & DISTANCE	ROT. REC TO FD
C-D	S40°40'31"E 196.85 [S40°21'47"E 196.87]	S41°24'07"E 0.04'
C-E	S85°37'45"W 53.94 [S85°45'00"W 53.00]	N38°03'07"E 0.24'
C-F	N85°31'06"E 10.92 [N85°45'00"E 11.00]	S74°11'47"W 0.08'
C-G	N60°23'16"E 11.96 [N61°18'22"E 12.08]	N73°50'59"W 0.18'
C-H	N85°28'15"E 21.95 [N85°45'00"E 22.00]	S70°32'29"W 0.05'
C-I	N85°28'12"E 43.87 [N85°45'00"E 44.00]	S74°32'24"W 0.13'
C-J	N85°29'00"E 116.07 [N85°45'00"E 116.00]	S14°38'07"E 0.08'
C-K	N85°27'58"E 165.97 [N85°45'00"E 166.00]	S14°56'22"E 0.08'
C-L	N16°10'19"E 106.57 [N16°33'34"E 106.98]	S34°41'27"W 0.43'
C-M	N27°58'12"E 118.47 [N28°22'09"E 118.79]	S63°35'26"W 0.31'
C-N	N37°21'21"E 134.17 [N37°44'14"E 134.54]	S61°20'30"W 0.40'
C-O	N44°35'22"E 152.69 [N44°59'11"E 153.15]	S70°30'45"W 0.52'
C-P	S4°30'54"E 158.88 [S4°15'00"E 159.00]	N52°41'45"W 0.18'
C-Q	S12°30'42"E 160.34 [S12°07'40"E 160.51]	N36°25'47"E 0.27'
C-R	S14°23'29"E 161.17 [S14°14'15"E 161.45]	N72°39'21"W 0.52'
C-S	S20°04'15"E 164.83 [S19°43'06"E 164.98]	N18°09'54"E 0.19'
C-T	S28°22'05"E 173.67 [S28°00'42"E 173.73]	N24°02'44"E 0.17'
C-U	S50°42'52"E 230.12 [S50°29'02"E 229.86]	S11°13'58"W 0.42'
C-V	S53°07'41"E 250.52 - NO RECORD	
C-W	S38°48'46"E 240.94 - NO RECORD	
C-X	S23°52'41"E 210.87 [S23°37'47"E 210.95]	N63°26'12"W 0.37'
C-Y	S4°32'02"E 198.78 [S4°15'00"E 198.00]	N28°25'20"W 0.24'



NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE PERIMETER OF THE MELROSE CEMETERY AS WELL AS TO SET SOME MONUMENTS THROUGH THE INTERIOR FOR REFERENCE. M38-17 SHOWS ONLY A ROUGH OVERLAY OF THE ORIGINAL 1919 PLAT OF THE MELROSE CEMETERY (VOL. 5, PG. 44). IT DOES NOT EVEN MENTION THE FIRST ADDITION TO MELROSE CEMETERY THAT WAS FILED IN 1959. IN LAYING OUT THE COUNTY PARCEL, M38-17 ACTUALLY ENCLOSES INTO THE CEMETERY PROPERTY. I MET WITH THE DOUGLAS COUNTY ENGINEERING DEPT. ABOUT THIS CONDITION, THINKING THAT WE MAY NEED TO DO A BOUNDARY LINE ADJUSTMENT. HOWEVER, SINCE THE ROADS AND ALLEYS HAD BEEN ACTUALLY DEDICATED IN 1959, THE AREA OF OVERLAP WOULD BE AVAILABLE FOR USE BY THE CEMETERY WITHOUT A BOUNDARY LINE ADJUSTMENT. THE ORIGINAL STONE THAT WAS THE INITIAL POINT FOR BOTH MELROSE CEMETERY AND THE FIRST ADDITION TO MELROSE CEMETERY WAS FOUND APPROXIMATELY 12' BELOW GROUND LEVEL AS WERE A LARGE NUMBER OF 1 1/2" IRON PIPES ON THE INTERIOR OF THE CEMETERY. THE POSITION OF THE STONE IS SUSPECT AS IT IS IN THE MIDDLE OF WHERE ACTUAL GRAVES ARE LOCATED. WITH ALMOST NO CONTROL IN THIS PORTION OF THE CEMETERY, SOME GRAVE SITES ARE NOT WHERE THEY ARE SUPPOSED TO BE. I BELIEVE THAT WHEN THE PERSON WAS BURIED WHERE THE STONE IS, IT MAY HAVE BEEN REFERENCED OUT AND REPLACED AFTER THE PERSON WAS BURIED. WHEN I INITIALLY HELD THE CEMETERY TO THE INITIAL POINT AS FOUND, THINGS DID NOT FIT THAT GOOD. I ENDED UP HOLDING POINT "C" WHICH IS A 3/4" IRON ROD IN CONCRETE THAT IS VERY OLD. IT COULD VERY WELL BE INSIDE ONE OF THE 1959 IRON PIPES. I THEN ROTATED THE RECORD CEMETERY PLATS AROUND POINT "C" TO BRING COMPUTED POINTS CORRESPONDING TO "C" AND "D" INTO ALIGNMENT WITH FOUND MONUMENTS "C" AND "D". MONUMENTS WERE ALSO SET ON THE WESTERN RIGHT-OF-WAY OF CHAMPAGNE CREEK DRIVE, USING RECORD BEARING PER M38-17. THE PLAT OF CHAMPAGNE CREEK ESTATES, PHASE 1 SHOWS THE 3/4" IRON ROD THAT IS EAST OF OUR POINT "A" BUT, HEADING SOUTH FROM THAT POINT, A DIFFERENCE OF ALMOST 5 MINUTES OF ANGLE IS SHOWN BETWEEN MEASURED AND RECORD. HEADING NORTHERLY FROM THE SAME ROD, A DIFFERENCE OF ONLY 30 SECONDS OF ANGLE IS SHOWN BETWEEN RECORD AND MEASURED BEARINGS WITH NO INDICATION OF HOW THE BEARING OF THIS LINE WAS ESTABLISHED.

SURVEY		REGISTERED PROFESSIONAL LAND SURVEYOR
LYING IN THE SE 1/4 SEC. 1, T27S, R7W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: MELROSE CEMETERY ASSOCIATION 3260 DOERNER CUTOFF RD. ROSEBURG, OR 97470	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC. 2781 LOCKWOOD AVE. SE ROSEBURG, OR 97471 PHONE: 541-857-3303 FAX: 541-857-3308 E-MAIL: neil@hibbsland.com	OREGON JANUARY 13, 1989 F. NEIL HIBBS 52889 EXPIRATION DATE 6/30/2013
DWG SCALE: 1"= 30'	JOB NO.: 614-02	DATE: AUGUST 2011
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