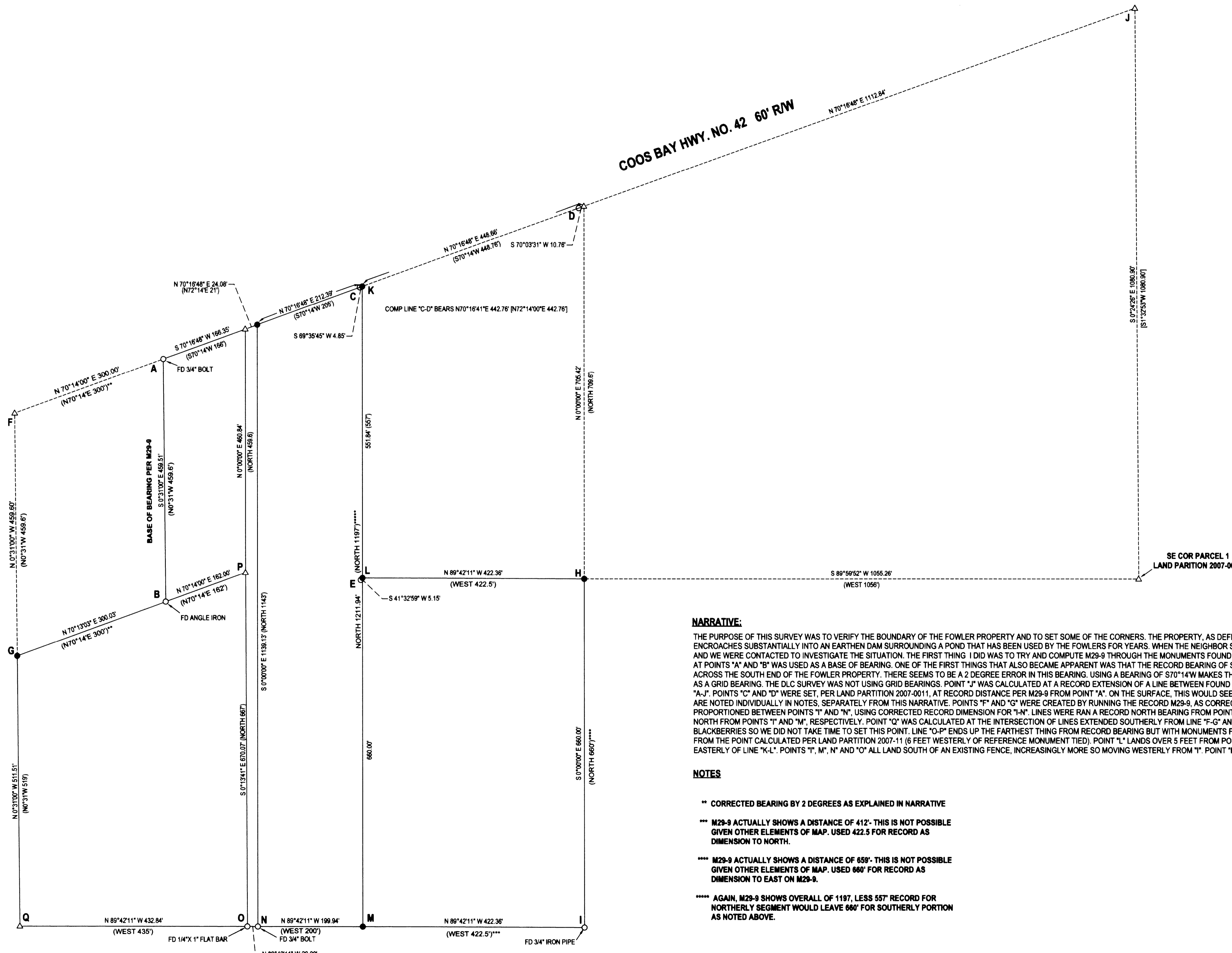


FILED
 Date: 1-5-2012 By: JC
 This survey consists of:
 Map: M157-52
 Narrative:
 Corner Rept.:
 DOUGLAS COUNTY
 SURVEYOR

COOS BAY HWY. NO. 42 60' R/W



LEGEND

- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- SET 5/8"x15" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- △ CALCULATED POSITION
- () RECORD PER M29-9
- [] RECORD PER LAND PARTITION 2007-0011

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

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO VERIFY THE BOUNDARY OF THE FOWLER PROPERTY AND TO SET SOME OF THE CORNERS. THE PROPERTY, AS DEFINED BY THE MONUMENTS SET PER LAND PARTITION 2007-0011 TO REPRESENT THE WESTERN BOUNDARY OF PARCEL 2, ENCROACHES SUBSTANTIALLY INTO AN EARTHEN DAM SURROUNDING A POND THAT HAS BEEN USED BY THE FOWLERS FOR YEARS. WHEN THE NEIGHBOR STARTED TO CONSTRUCT A FENCE ON THIS ALIGNMENT, IT BROUGHT THE SITUATION TO THE FOWLER'S ATTENTION AND WE WERE CONTACTED TO INVESTIGATE THE SITUATION. THE FIRST THING I DID WAS TO TRY AND COMPUTE M29-9 THROUGH THE MONUMENTS FOUND PER LAND PARTITION 2007-11 AND FOUND THERE TO BE LARGE DISCREPANCIES. THE LINE BETWEEN MONUMENTS FOUND AT POINTS "A" AND "B" WAS USED AS A BASE OF BEARING. ONE OF THE FIRST THINGS THAT ALSO BECAME APPARENT WAS THAT THE RECORD BEARING OF S72°14'W FOR THE HWY. 42 RIGHT-OF-WAY DOES NOT FIT WITH THE EAST-WEST ORIENTATION OF THE DLC LINE ACROSS THE SOUTH END OF THE FOWLER PROPERTY. THERE SEEMS TO BE A 2 DEGREE ERROR IN THIS BEARING. USING A BEARING OF S70°14'W MAKES THE MAP, M29-9 CLOSE MUCH BETTER. THE HIGHWAY MAP DOES CALL THE RIGHT-OF-WAY OF HWY. 42 AS HELD TO LINE "A-J". POINTS "C" AND "D" WERE SET, PER LAND PARTITION 2007-0011, AT RECORD DISTANCE PER M29-9 FROM POINT "A". ON THE SURFACE, THIS WOULD SEEM REASONABLE BUT THE ERRORS MENTIONED ABOVE MAKE THAT METHOD INVALID. SOME OF THE OTHER ERRORS ARE NOTED INDIVIDUALLY IN NOTES, SEPARATELY FROM THIS NARRATIVE. POINTS "F" AND "G" WERE CREATED BY RUNNING THE RECORD M29-9, AS CORRECTED ABOVE, COUNTERCLOCKWISE FROM POINT "A". RESULTANT LINE "G-B" FITS QUITE WELL. POINT "M" WAS PROPORTIONED BETWEEN POINTS "I" AND "N". USING CORRECTED RECORD DIMENSION FOR "I-M". LINES WERE RUN A RECORD NORTH BEARING FROM POINTS "I", "M" AND "N" TO INTERSECTIONS WITH THE RIGHT-OF-WAY OF HWY. 42. POINTS "H" AND "L" WERE SET AT 660 FEET NORTH FROM POINTS "I" AND "M", RESPECTIVELY. POINT "O" WAS CALCULATED AT THE INTERSECTION OF LINES EXTENDED SOUTHERLY FROM LINE "F-G" AND WESTERLY FROM LINE "I-O". POINT "Q" LANDS VERY CLOSE TO THE EXISTING OLD FENCE POLE. LOTS OF WIRE AND BLACKBERRIES SO WE DID NOT TAKE TIME TO SET THIS POINT. LINE "O-P" ENDS UP THE FARTHEST THING FROM RECORD BEARING BUT WITH MONUMENTS FOUND AND DISCREPANCIES ALREADY FOUND, ACCEPTED AS SUCH. POINT "K" ENDED UP BEING NORTHEAST 10.85 FEET FROM THE POINT CALCULATED PER LAND PARTITION 2007-11 (6 FEET WESTERLY OF REFERENCE MONUMENT TIED). POINT "L" LANDS OVER 5 FEET FROM POINT "E". AN EASEMENT AGREEMENT HAS BEEN PROPOSED FOR THAT PORTION OF THE EARTHEN DAM THAT STILL LIES EASTERLY OF LINE "K-L". POINTS "I", "M", "N" AND "O" ALL LAND SOUTH OF AN EXISTING FENCE, INCREASINGLY MORE SO MOVING WESTERLY FROM "I". POINT "H" LANDS JUST NW OF AN OLD FENCE CORNER.

NOTES

- ** CORRECTED BEARING BY 2 DEGREES AS EXPLAINED IN NARRATIVE
- *** M29-9 ACTUALLY SHOWS A DISTANCE OF 412'. THIS IS NOT POSSIBLE GIVEN OTHER ELEMENTS OF MAP. USED 422.5 FOR RECORD AS DIMENSION TO NORTH.
- **** M29-9 ACTUALLY SHOWS A DISTANCE OF 659'. THIS IS NOT POSSIBLE GIVEN OTHER ELEMENTS OF MAP. USED 660' FOR RECORD AS DIMENSION TO EAST ON M29-9.
- ***** AGAIN, M29-9 SHOWS OVERALL OF 1197, LESS 557' RECORD FOR NORTHERLY SEGMENT WOULD LEAVE 660' FOR SOUTHERLY PORTION AS NOTED ABOVE.

SURVEY		REGISTERED PROFESSIONAL LAND SURVEYOR
LYING IN THE NW1/4 & SW 1/4 SEC. 27 AND THE NE1/4 & SE 1/4 SEC. 28, T28S, R7W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: LEE AND MARCIE FOWLER 6920 HWY 42 TENMILE, OR. 97481	SURVEYOR: NEIL LAND SURVEYING, INC. 6726 LOCKMILL AVE SE PORTLAND, OR 97217 phone: 503-967-4289 fax: 503-967-4288 e-mail: neil@neilandsurveying.com	OREGON JANUARY 13, 1989 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2013
DWG SCALE: 1"=100'	JOB NO.: 1149-01	DATE: DECEMBER 2011 PAGE 1 OF 1