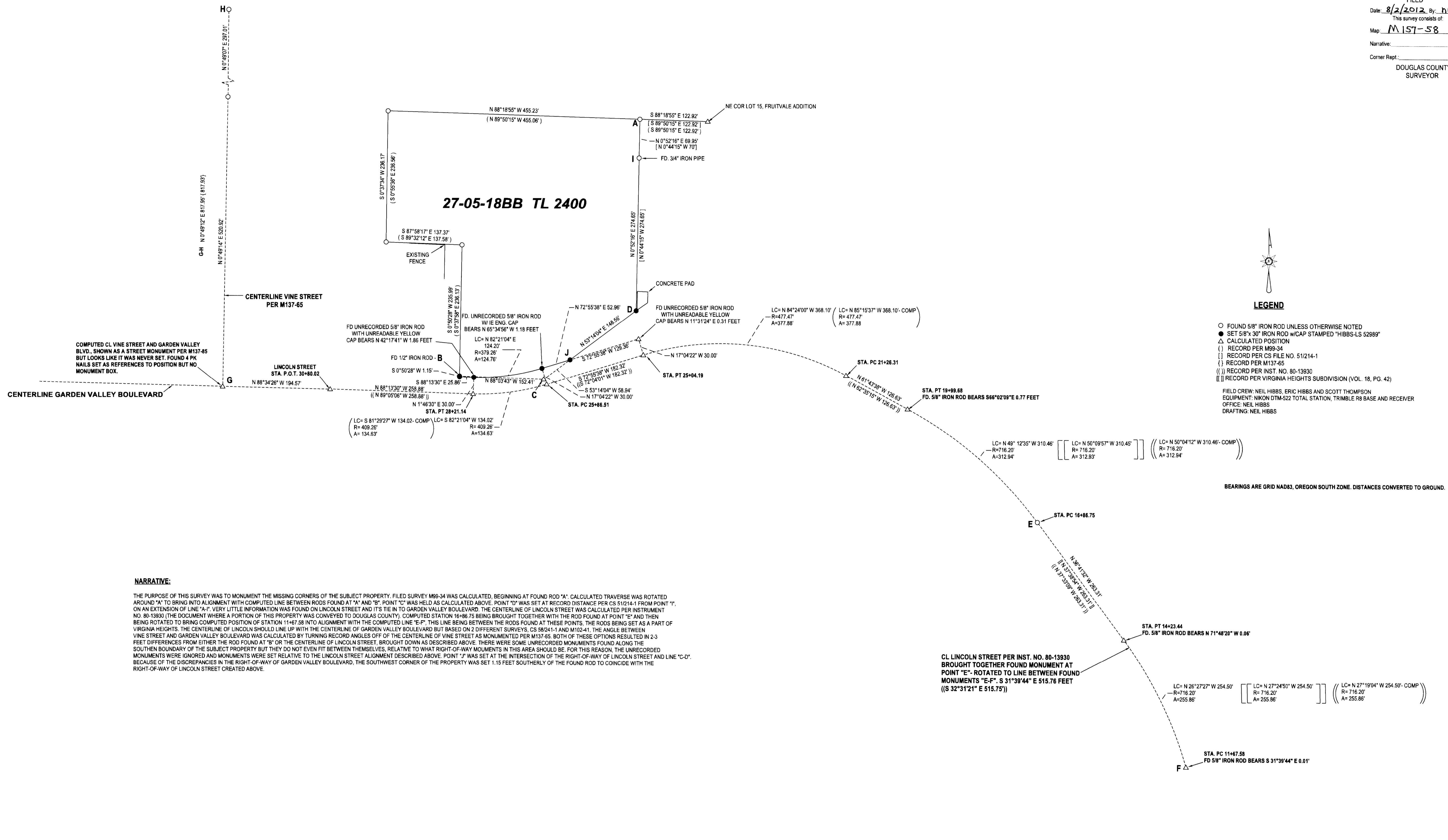


FILED
 Date: 8/2/2012 By: HW
 This survey consists of:
 Map: M157-58
 Narrative:
 Corner Rept.:
 DOUGLAS COUNTY
 SURVEYOR

27-05-18BB TL 2400



LEGEND

- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- SET 5/8" x 30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- △ CALCULATED POSITION
- () RECORD PER M99-34
- { } RECORD PER CS FILE NO. 51214-1
- [] RECORD PER M137-65
- [] RECORD PER INST. NO. 80-13930
- [] RECORD PER VIRGINIA HEIGHTS SUBDIVISION (VOL. 18, PG. 42)

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

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

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE MISSING CORNERS OF THE SUBJECT PROPERTY. FILED SURVEY M99-34 WAS CALCULATED, BEGINNING AT FOUND ROD "A". CALCULATED TRAVERSE WAS ROTATED AROUND "A" TO BRING INTO ALIGNMENT WITH COMPUTED LINE BETWEEN RODS FOUND AT "A" AND "B". POINT "C" WAS HELD AS CALCULATED ABOVE. POINT "D" WAS SET AT RECORD DISTANCE PER CS 51214-1 FROM POINT "I". ON AN EXTENSION OF LINE "A" TO POINT "F", VERY LITTLE INFORMATION WAS FOUND ON LINCOLN STREET AND ITS TIE IN TO GARDEN VALLEY BOULEVARD. THE CENTERLINE OF LINCOLN STREET WAS CALCULATED PER INSTRUMENT NO. 80-13930 (THE DOCUMENT WHERE A PORTION OF THIS PROPERTY WAS CONVEYED TO DOUGLAS COUNTY). COMPUTED STATION 16+86.75 BEING BROUGHT TOGETHER WITH THE ROD FOUND AT POINT "E" AND THEN BEING ROTATED TO BRING COMPUTED POSITION OF STATION 11+67.58 INTO ALIGNMENT WITH THE COMPUTED LINE "E-F", THIS LINE BEING BETWEEN THE RODS FOUND AT THESE POINTS, THE RODS BEING SET AS A PART OF VIRGINIA HEIGHTS. THE CENTERLINE OF LINCOLN SHOULD LINE UP WITH THE CENTERLINE OF GARDEN VALLEY BOULEVARD BUT BASED ON 2 DIFFERENT SURVEYS, CS 58241-1 AND M102-41, THE ANGLE BETWEEN VINE STREET AND GARDEN VALLEY BOULEVARD WAS CALCULATED BY TURNING RECORD ANGLES OFF OF THE CENTERLINE OF VINE STREET AS MONUMENTED PER M137-65. BOTH OF THESE OPTIONS RESULTED IN 2-3 FEET DIFFERENCES FROM EITHER THE ROD FOUND AT "B" OR THE CENTERLINE OF LINCOLN STREET, BROUGHT DOWN AS DESCRIBED ABOVE. THERE WERE SOME UNRECORDED MONUMENTS FOUND ALONG THE SOUTHERN BOUNDARY OF THE SUBJECT PROPERTY BUT THEY DID NOT EVEN FIT BETWEEN THEMSELVES, RELATIVE TO WHAT RIGHT-OF-WAY MONUMENTS IN THIS AREA SHOULD BE. FOR THIS REASON, THE UNRECORDED MONUMENTS WERE IGNORED AND MONUMENTS WERE SET RELATIVE TO THE LINCOLN STREET ALIGNMENT DESCRIBED ABOVE. POINT "J" WAS SET AT THE INTERSECTION OF THE RIGHT-OF-WAY OF LINCOLN STREET AND LINE "C-D". BECAUSE OF THE DISCREPANCIES IN THE RIGHT-OF-WAY OF GARDEN VALLEY BOULEVARD, THE SOUTHWEST CORNER OF THE PROPERTY WAS SET 1.15 FEET SOUTHERLY OF THE FOUND ROD TO COINCIDE WITH THE RIGHT-OF-WAY OF LINCOLN STREET CREATED ABOVE.

CL LINCOLN STREET PER INST. NO. 80-13930
 BROUGHT TOGETHER FOUND MONUMENT AT
 POINT "E". ROTATED TO LINE BETWEEN FOUND
 MONUMENTS "E-F". S 31°39'44" E 515.76 FEET
 ((S 32°31'21" E 515.75'))

SURVEY		REGISTERED PROFESSIONAL LAND SURVEYOR	
LYING IN THE NW 1/4 SEC. 18, T27S, R5W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON			
CLIENT: COASTAL FARM REAL ESTATE, INC. 740 N.E. GARDEN VALLEY BLVD. ROSEBURG, OR. 97470	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC. 1718 COMMERCIAL ST. N. ROSEBURG, OR 97471 PHONE: 541-957-8303 FAX: 541-957-8306 EMAIL: neilhibbs@neilhibbs.com	 OREGON JANUARY 13, 1988 F. NEIL HIBBS 52589 EXPIRATION DATE 6/30/2013	
DWG SCALE: 1"= 80'	JOB NO.: 0077-12		DATE: JULY 2012