



NOTE: POINTS K, N AND O WERE ALL COMPUTED PER RM 2-46 LATER SET PER M49-23.

LEGEND

- FOUND BRASS CAP
- SET 5/8"x30" IRON ROD W/CAP STAMPED "HIBBS-LS 52969"
- FOUND 5/8" IRON ROD UNLESS OTHERWISE SPECIFIED
- ⊙ FOUND 3/4" IRON PIPE
- △ CALCULATED POSITION
- ( ) RECORD PER RM2-46 UNLESS OTHERWISE NOTED
- [ ] RECORD PER M6-14
- { } RECORD PER M11-17
- [ ] RECORD PER 1973 BLM SURVEY
- [ ] RECORD PER LAND PARTITION 1993-0051
- <-> RECORD PER INST. NO. 2011-005233
- [ ] RECORD PER M85-54

FIELD CREW: ERIC HIBBS, NEIL HIBBS, SCOTT THOMPSON  
EQUIPMENT: TRIMBLE R-8 BASE AND RECEIVER, NIKON DTM-522 TOTAL STATION  
OFFICE: NEIL HIBBS  
DRAFTING: NEIL HIBBS

BEARINGS ARE GRID, NAD 83, OREGON SOUTH ZONE. DISTANCES CONVERTED TO GROUND.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SET SOME OF THE MISSING PROPERTY CORNERS OF THE THEISS PROPERTY. SOME OF THE BOUNDARIES WERE MARKED AS WELL. THERE HAS BEEN A NUMBER OF THINGS DONE IN THE AREA, SURVEY WISE, THAT WERE NOT CORRECT. THE BIGGEST ERROR WAS THE SUBDIVISION OF THE SECTION IN 1973, RECORDED AS RM-2. I HAD LENGTHY DISCUSSIONS WITH BOTH RANDY SMITH, THE DOUGLAS COUNTY SURVEYOR, AND TIM MOORE, WITH THE BLM. ALL WERE IN AGREEMENT THAT OLD CORNERS THAT WERE FOUND AND THEN THROWN OUT ON RM2-46, SHOULD HAVE BEEN USED FOR THE SUBDIVISION OF THE SECTION. THERE ARE SO MANY PROPERTIES AFFECTED BY THE WORK THAT WAS DONE INCORRECTLY, NOT MUCH CAN BE DONE ABOUT THAT NOW. THE BOUNDARY BETWEEN THE THEISS PROPERTY AND THE BLM WAS HOWEVER HELD TO THE PROPER BREAKDOWN OF THE SECTION, THE ACTUAL N 1/4 CORNER OF SECTION 5 BEING COMPUTED FROM TIES TO ITS 1973 POSITION, RELATIVE TO OTHER POINTS PER RM 2-46 THAT WERE FOUND AND TIED AS ALL EVIDENCE OF CORNER HAS BEEN DESTROYED. RM 2-46, BY THROWING OUT THE CORNERS AS THEY DID, SQUARED UP THE SECTION BY SETTING CORNERS AT PROPORTIONED POSITIONS BUT A NUMBER OF SECTIONS IN THIS AREA ARE QUITE SKEWED. THERE IS A 1927 LETTER FROM BEN IRVING TO THE DEPARTMENT OF THE INTERIOR AND THEIR RESPONSE IS FILED IN THE DOUGLAS COUNTY SURVEYOR'S OFFICE AS C.S. FILE NO. 37113. THIS LETTER LOOKS TO HAVE BEEN WRITTEN IN REGARDS TO CAIN MOVING THE N 1/4 CORNER OF SECTION 5 IN 1913. BYRON SET BRASS CAP AT ORIGINAL LOCATION IN 1961. THE 1961 BRASS CAP WAS THERE IN 1973 BUT WAS IGNORED. LAND PARTITION 1993-0051 WAS CALCULATED AND BROUGHT TOGETHER WITH FIELD TRAVERSE AT POINT Q. CALCULATED TRAVERSE WAS THEN ROTATED AROUND POINT Q TO BRING COMPUTED LINE Q-R INTO ALIGNMENT WITH THE LINE BETWEEN CORRESPONDING FOUND MONUMENTS. CALCULATED POINT M WAS HELD AS CALCULATED ABOVE, RELATIVE TO POINTS Q AND R PER LAND PARTITION 1993-0051.

- A—THIS CORNER SET PER ORIGINAL BEARING TREE PER M11-17. RM 2-46 INCORRECTLY COMPUTED THIS CORNER AT PROPORTIONED POSITION BETWEEN POINTS B AND C. FOUND ROD BEARS S 61°54'59" E 80.99 FEET FROM MID-POINT BETWEEN B AND C AS COMPUTED PER RM 2-46
- D—FOUND 1/2" IRON ROD SET BY RICHARDSON BEARS N 28°17'32" E 366.70' FROM THE BRASS CAP SET (INCORRECTLY) IN 1973 PER RM 2-46. THIS ROD ACCEPTED BY BEN IRVING IN 1964 AND USED IN 1974 BY NORTHGRAFT AS HE ALSO TOOK THE 1973 BRASS CAP AS BEING INCORRECT.
- E—COUNTY RENEWAL SHOWS POST TO BE 4"x4" WOODEN POST, SEEMS TO HAVE BEEN REPLACED WITH ROUND POWER POLE SIZED POST.
- F—THIS BRASS CAP WAS SET AS A 135 FOOT REFERENCE MONUMENT TO THE ACTUAL D/LC CORNER. IT IS, HOWEVER, 146.3 FEET OFF THE ALIGNMENT BETWEEN MONUMENTS TIED AT POINTS G AND H
- I—THE ORIGINAL POSITION, AS PERPETUATED FOR YEARS AND HAVING BEEN SET AS A BRASS CAP IN 1961 WAS CALCULATED BASED ON TIES PER RM 2-46 USING PROPORTIONED DISTANCES—DISTANCE INTERSECT FROM POINTS J (802.49' VS. 802.47' REC.) AND K (511.12' VS. 511.10' REC.) THAT WERE TIED ON THIS SURVEY. SEE 1927 LETTER BY DEPARTMENT OF INTERIOR, GENERAL LAND OFFICE IN RESPONSE TO LETTER FROM BEN IRVING REGARDING THIS CORNER.
- L—COMPUTED SECTION CORNER AS EXTENSION OF LINE BETWEEN FOUND MONUMENTS J AND K, USING DISTANCE J-K, PER RM 2-46. DISTANCE K-L EQUALS DISTANCE J-K. M182-71 HAS THE POSITION OF THIS CORNER BEING SLIGHTLY DIFFERENT BUT SUSPECT THAT THE CORNER MAY BE IN AN UNSTABLE LOCATION AND MIGHT HAVE MOVED BETWEEN 1973 AND 2011. MATCHED RM2-46 SO GOOD ON J-K USED RECORD FROM IT, AS ABOVE.
- V-S—S IS SET AND V IS COMPUTED ON LINE W-X AT RECORD DISTANCES FROM W
- T,U—FOUND PIPES AS CALLED FOR IN DEED WITH POSSESSION CORRESPONDING TO THE PIPES BUT POSITIONS ARE OFF BY AS MUCH AS 50 FEET WHEN COMPARED TO THE DEEDS.
- Z—M85-54 COMPUTED, BEGIN @ F, F-Y N88°46'37" W 396.174' ((S 88°02'54" W 396.125')), Z HELD TO REC. DIST. FROM F

BOUNDARY LINE AGREEMENT HAS BEEN PROPOSED BETWEEN THEISS AND FOWLER THAT WOULD HOLD TO THE MONUMENTS SHOWN BUT HAS NOT BEEN FILED AT THIS TIME.

- B-C S 87°34'22" E 5225.05' (S 89°57'20" E 5226.94')
- H-C N 2°16'58" E 2642.97' (N 0°13' E 40.12 CH-2647.92')
- M-N S 88°44'40" E 1338.64' (N 88°50'34" E 1338.78')
- N-O S 88°51'14" E 1337.58' (N 88°50'34" E 1338.76')
- Q-R N 74°54'47" W 1164.10' (N 77°24'15" W 1163.81')
- S-T S 82°34'25" E 608.99' <S 82°11' E 562.17'
- T-U S 24°12'39" W 408.39' <S 21°50' W 452.07'
- U-V N 67°21'09" W 456.68' <N 65°57' W 408.37'
- V-W S 2°01'24" W 240.00' <SOUTH 240.07'
- V-S N 2°01'24" E 330.00' <NORTH 330.07'

NOTE: IF NOT SHOWN OTHERWISE, FOUND BEARING TREES OF RECORD ON ALL CORNERS—SOME FROM FILED SURVEYS, SOME FROM COUNTY RENEWALS REFERENCED.

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| <b>SURVEY</b><br>LYING IN THE SECS. 5, 6, 7 AND 8, T2S, R7W<br>WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON |  | REGISTERED<br>PROFESSIONAL<br>LAND SURVEYOR<br><br>NEIL HIBBS<br>OREGON<br>JANUARY 12, 1988<br>F. NEIL HIBBS<br>52969<br>EXPIRATION DATE<br>05/2013 |             |
| CLIENT:<br>ROLAND THEISS<br>P.O. BOX 824<br>MYRTLE CREEK, OR. 97457  | SURVEYOR:<br>NEIL HIBBS<br>LAND SURVEYING, INC<br>479 LOCKWOOD RD NE<br>ASTORIA, OR 97103<br>PHONE: 503-325-4300<br>FAX: 503-325-4399<br>email: neil@neilhibbs.com |   |             |
| DWG SCALE: 1"= 500'  | JOB NO: 0712-14  | DATE: JANUARY 2013  | PAGE 1 OF 1 |