

FILED
 Date: 1-13-2011 By: HW
 This survey consists of:
 Map: M 161-74
 Narrative: _____
 Corner Rpt: _____

DOUGLAS COUNTY
 SURVEYOR

33 34
 A
 4 3
 FOUND ALUM. CAP

LEGEND

- FOUND BRASS CAP
- FOUND ALUMINUM CAP
- ⊙ FOUND IRON PIPE
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- △ CALCULATED POSITION
- () RECORD PER. M155-19
- RAILROAD

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

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARIES OF THE SUBJECT PROPERTIES AS SHOWN. THIS ONE MAP WAS CREATED TO SHOW TWO BOUNDARY LINE ADJUSTMENTS AT ONE TIME. ONE IS A TWO UNIT BOUNDARY LINE ADJUSTMENT PER PLANNING DEPT. FILE NO. 08-M031, THE SECOND IS A THREE UNIT BOUNDARY LINE ADJUSTMENT PER PLANNING DEPT. FILE NO. 10-M040. THE RAILROAD RIGHT-OF-WAY IN THIS AREA SEEMS TO BE 200 FEET WIDE AND FOR THE PURPOSE OF THIS SURVEY THE CENTERLINE OF THE TRACKS WERE TIED AND OFFSET 100 FEET TO THE NORTHWEST. THE SOUTHEASTERLY BOUNDARIES OF ALL UNITS BEING HELD TO THIS LINE. THE EXISTING FENCE ALONG THE RAILROAD TRACKS, WHICH IS VERY OLD AND SEEMS TO HAVE BEEN USED AS THE POSSESSION LINE FOR YEARS, IS APPROXIMATELY 30 FEET OFF OF THE CENTER OF THE TRACKS WITH THE AREA LYING BETWEEN THIS FENCE AND THE PROPERTY BOUNDARIES SHOWN BEING USED FOR YEARS AS THE ACCESS TO THESE PROPERTIES.

NOTE:

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

NOTE 1:

A-B BEARS S69°30'11"W 803.13'
 A-C BEARS S59°47'44"W 1048.89'
 A-D BEARS S50°17'23"W 1609.49'

NOTE 2:

POINTS "B", "C" AND "D" SET NEAR FENCE THAT PARALLELS RAILROAD TRACKS

APPROVAL:

Keith L. Cubie
 DOUGLAS COUNTY PLANNING DIRECTOR

1/13/11
 DATE

PLANNING DEPT. FILE NO. 08-M031 (UNITS 1A AND 2A)
 10-M040 (UNITS 1, 2, AND 3)

BOUNDARY LINE ADJUSTMENT

LYING IN THE NE 1/4 SEC. 4, T22S, R5W
 WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:
 DON & JERRY PALMER
 25800 HALL RD.
 JUNCTION CITY, OR. 97448

SURVEYOR:
 **LAND SURVEYING, INC.**
 4739 LOOKINGGLASS ROAD
 ROSEBURG, OREGON 97470
 phone (541) 957-9303
 fax (541) 957-9306
 email: neilhibbs@wildblue.net

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

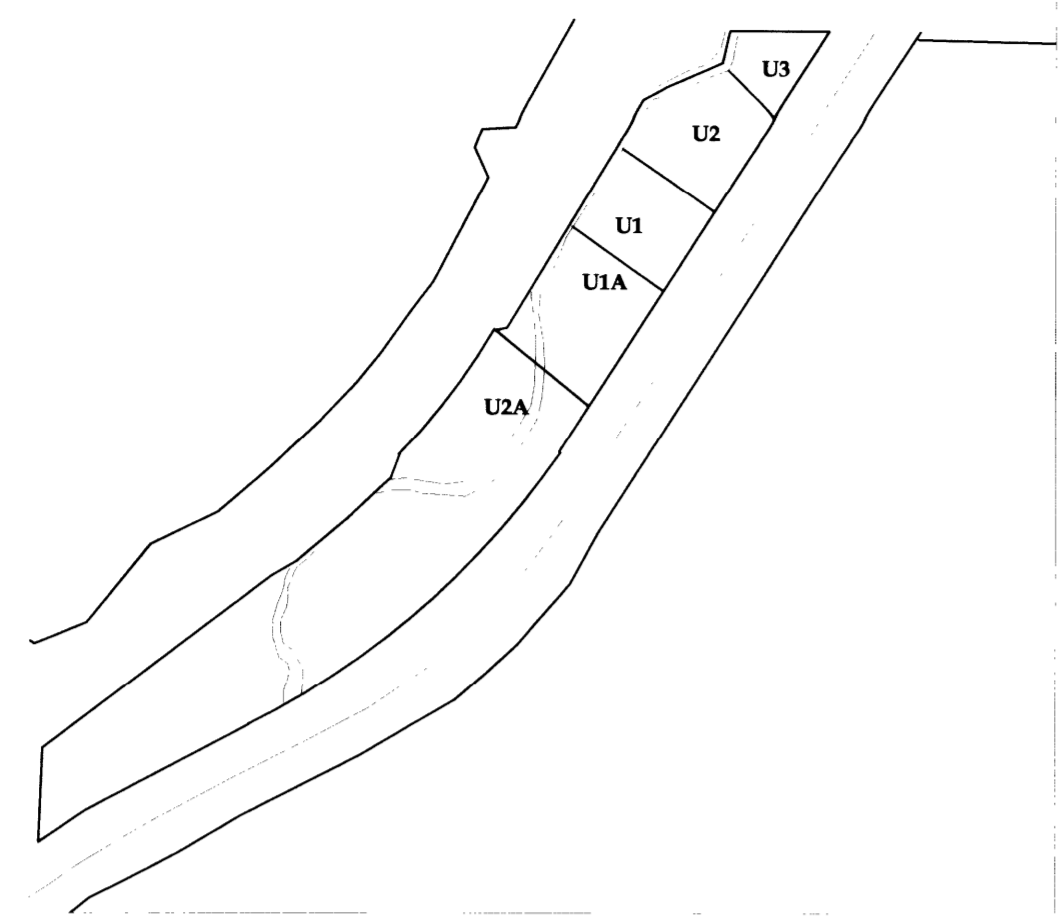
OREGON
 JANUARY 12, 1999
 F. NEIL HIBBS
 52989

DWG. SCALE: 1" = 100' JOB #: 0963-01 DWG. BY: EBH PAGE: 1 OF 1 DATE: DECEMBER-2010

6/30/2011

COVENANTS FILED:
 AS INST. NO. 2010-018193 (UNITS 1, 2, & 3)
 INST. NO. 2010-018194 (UNITS 1A & 2A)

**OVERALL VIEW
 (N.T.S.)**



STATE HWY. NO. 99 RW VARIES

ACCESS EASEMENT TO
 HWY. NO. 99- BENEFIT
 ALL UNITS AND PROPERTY
 TO SOUTH

N88°05'03"W 247.36' (N88°05'03"W 247.56')
 192.48'
 N88°05'03"W 573.52' (N88°05'03"W 573.52')

ORIG. BNDRY

UNIT 3
 ORIG. AREA= 0.73 AC. +/-
 ADJ. AREA= 1.33 AC. +/-

108.27' +/-
 N59°26'07"W 286.16' +/-
 177.99'

UNIT 2
 ORIG. AREA= 2.39 AC. +/-
 ADJ. AREA= 2.18 AC. +/-

N61°52'50"W 316.92' +/-
 183.32' +/-
 133.59'

UNIT 1
 ORIG. AREA= 1.58 AC. +/-
 ADJ. AREA= 1.08 AC. +/-

UNIT 1A
 ORIG. AREA= 2.03 AC. +/-
 ADJ. AREA= 2.89 AC. +/-

SET ROD 1' SOUTHEASTERLY
 OF EXISTING FENCE- NOT MEANT
 TO BE ON R/W. FOR PROPERTY
 ALIGNMENT ONLY.

ADJUSTED BOUNDARY
 S55°39'53"E 321.35'

UNIT 2A
 ORIG. AREA= 12.32 AC. +/-
 ADJ. AREA= 11.46 AC. +/-

EXISTING
 GREENHOUSE
 14.80'
 65.00'
 S55°59'50"E 69.80'

100'

CL RAILROAD TRACKS



ORIGINAL BOUNDARY

EXISTING
 GREENHOUSE

S61°52'50"E 70.66'
 S33°28'19"W 189.03'

S33°28'19"W 283.84'
 S33°28'19"W 424.28'