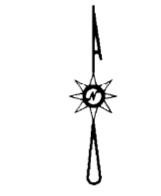
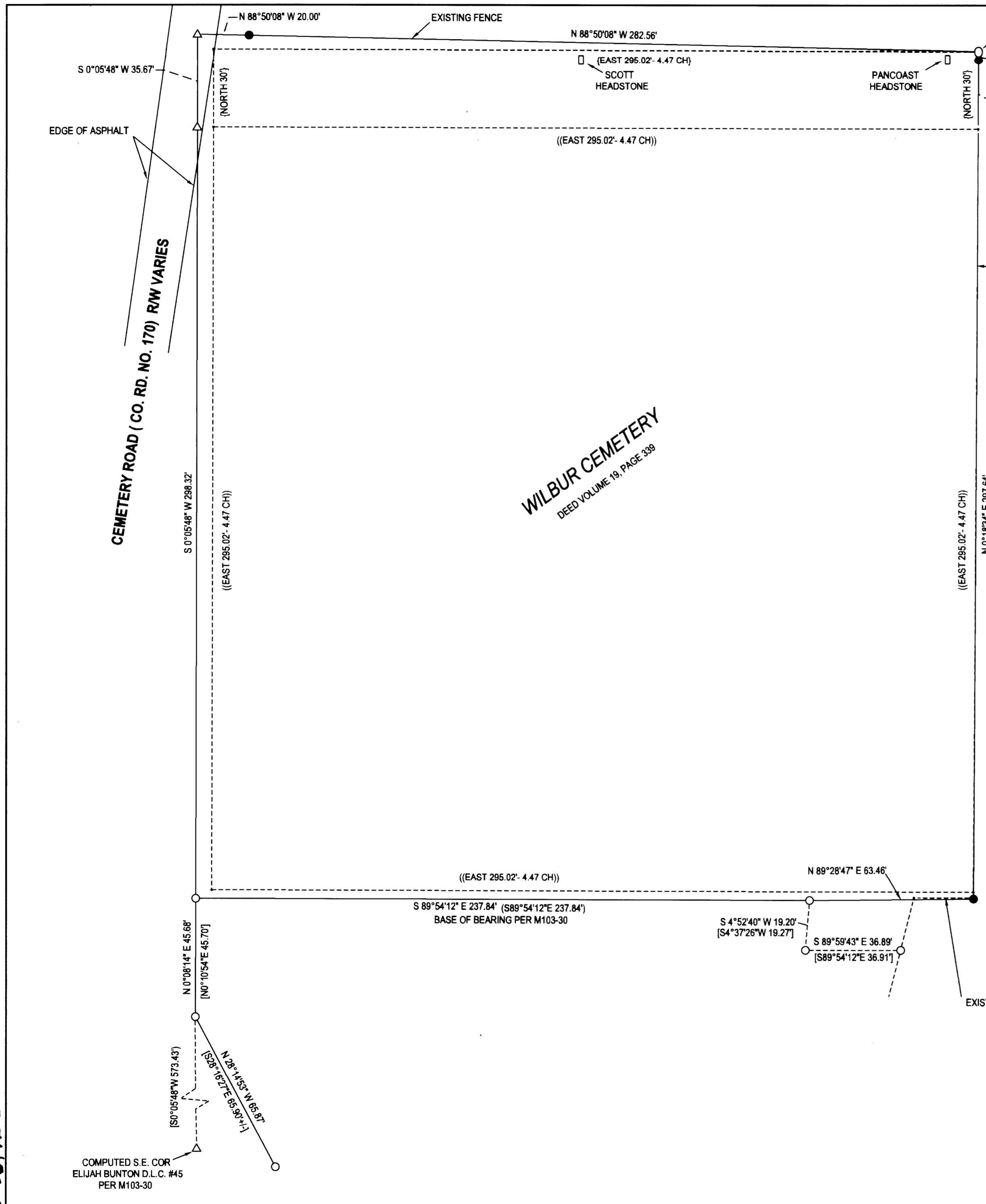


FILED
 Date: 7-18-2011 By: JC
 This survey consists of:
 Map: M162-54
 Narrative:
 Corner Rept.:
 DOUGLAS COUNTY
 SURVEYOR



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 M103-30
- [] RECORD PER M161-26
- { } RECORD PER INST. NO. 78-23188
- (()) RECORD PER DEED VOL. 19, PG. 339

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 TRY AND SORT OUT SOME OF THE LONG STANDING ISSUES WITH THE BOUNDARIES OF THE WILBUR CEMETERY. AN 1986 SURVEY, M103-30, FIRST SHOWED A DEED "OVERLAP" INVOLVING THE SOUTHERN BOUNDARY OF THE WILBUR CEMETERY AND A "GAP" ALONG THE NORTHERN BOUNDARY OF THE WILBUR CEMETERY, AFTER THE ADDITION OF EXTRA LAND PER INSTRUMENT NO. 78-23188. M161-26, FILED IN 2010 THEN INCLUDED THE SUPPOSED "OVERLAP" PER M103-30 AS A PORTION OF THE PROPERTY TO THE SOUTH OF THE WILBUR CEMETERY AND CREATED A JOG IN THE SOUTHERN BOUNDARY OF THE CEMETERY PROPERTY. I DO NOT AGREE WITH THIS. M103-30 EVEN SHOWS THE EAST-WEST FENCE THAT WAS HELD AS A "LINE OF OCCUPANCY" CONTINUING TO THE EAST AND HITTING A NORTH-SOUTH FENCE. THIS FENCE CORNER IS STILL THERE, BEING AN ANGLE IRON POST WITH A 3"X 5" CONCRETE POST STICKING UP ABOUT 18" ABOVE GROUND. THE FENCE CORNER LYING APPROXIMATELY 23 FEET WESTERLY OF THE ANGLE IRON POST, WHERE THE FENCE HEADS TO THE SOUTHWEST, IS SO OLD THAT THE WIRE IS GROWN APPROXIMATELY 8" INTO THE TREE THAT WAS USED AS A FENCE POST. THIS TREE HAS BEEN PUSHED OVER SLIGHTLY, NOW LEANING SOUTHEASTERLY. WHEN THE COMBINED RECORD FIGURE OF THE ORIGINAL CEMETERY WITH THE ADDITIONAL LAND ADDED PER INST. NO. 78-23188 IS HELD TO THE NORTHERLY FENCE LINE OF THE OCCUPIED CEMETERY AND THE EASTERLY EDGE HELD TO THE LINE THROUGH THE ANGLE IRON FENCE CORNER AT THE SOUTHEAST CORNER OF THE OCCUPIED WILBUR CEMETERY, IT FITS THE FENCES FAIRLY WELL, WITH THERE BEING NO OVERLAPS. TO PREVENT ANY GAPS, WITH THE PROPERTY TO THE SOUTH HAVING ALREADY DECIDED TO CLAIM TO THE FENCE, I HOLD THE MONUMENTS FROM M103-30 AS THE SOUTHERN BOUNDARY OF THE CEMETERY AND SETTING A MONUMENT AS THE SOUTHEAST CORNER OF THE WILBUR CEMETERY AT THE OLD FENCE POST. THE NORTH END OF THE CEMETERY WAS MONUMENTED TO THE EXISTING FENCE, THIS FENCE BEING VERY STRAIGHT AND IN GOOD CONDITION. THE WESTERN BOUNDARY WAS HELD TO THE LINE SHOWN AS THE EASTERLY BOUNDARY OF THE ELIJAH BUNTON D.L.C. NO. 45 PER M103-30. I BELIEVE THAT THE ONLY THING REALLY WRONG WITH THE NORTH-SOUTH POSITION OF THE CEMETERY IS A BAD DEED CALL TO THE SOUTHWEST CORNER OF THE CEMETERY. THERE IS ANOTHER ISSUE THOUGH, AND THAT IS THAT THE NORTHWEST CORNER OF THE CEMETERY, AS PER THE DEED AND AS CREATED ABOVE, LANDS IN THE ASPHALT OF THE COUNTY ROAD. THE COUNTY ROAD WAS CREATED IN 1866, WITH THE CEMETERY NOT BEING CREATED UNTIL 1887. THE ORIGINAL LEGAL DESCRIPTION OF THE CEMETERY ENCROACHES INTO THE PREVIOUSLY EXISTING COUNTY ROAD.

WILBUR CEMETERY
 DEED VOLUME 19, PAGE 339

CEMETERY ROAD (CO. RD. NO. 170) RW VARIES

COMPUTED S.E. COR
 ELIJAH BUNTON D.L.C. #45
 PER M103-30

SURVEY		REGISTERED PROFESSIONAL LAND SURVEYOR
LYING IN THE NW 1/4 SEC. 7, T26S, R5W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: WILBUR CEMETERY ASSOCIATION 438 BROZIO RD. ROSEBURG, OR. 97471	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 4738 LOCKWOOD AVE. S.W. ROSEBURG, OR. 97471 PHONE: 541-857-4363 FAX: 541-857-8206 E-MAIL: neil@neilhibbs.com	J. Neil Hibbs OREGON JANUARY 13, 1988 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2013
DWG SCALE: 1"= 30'	JOB NO.: 0098-12	