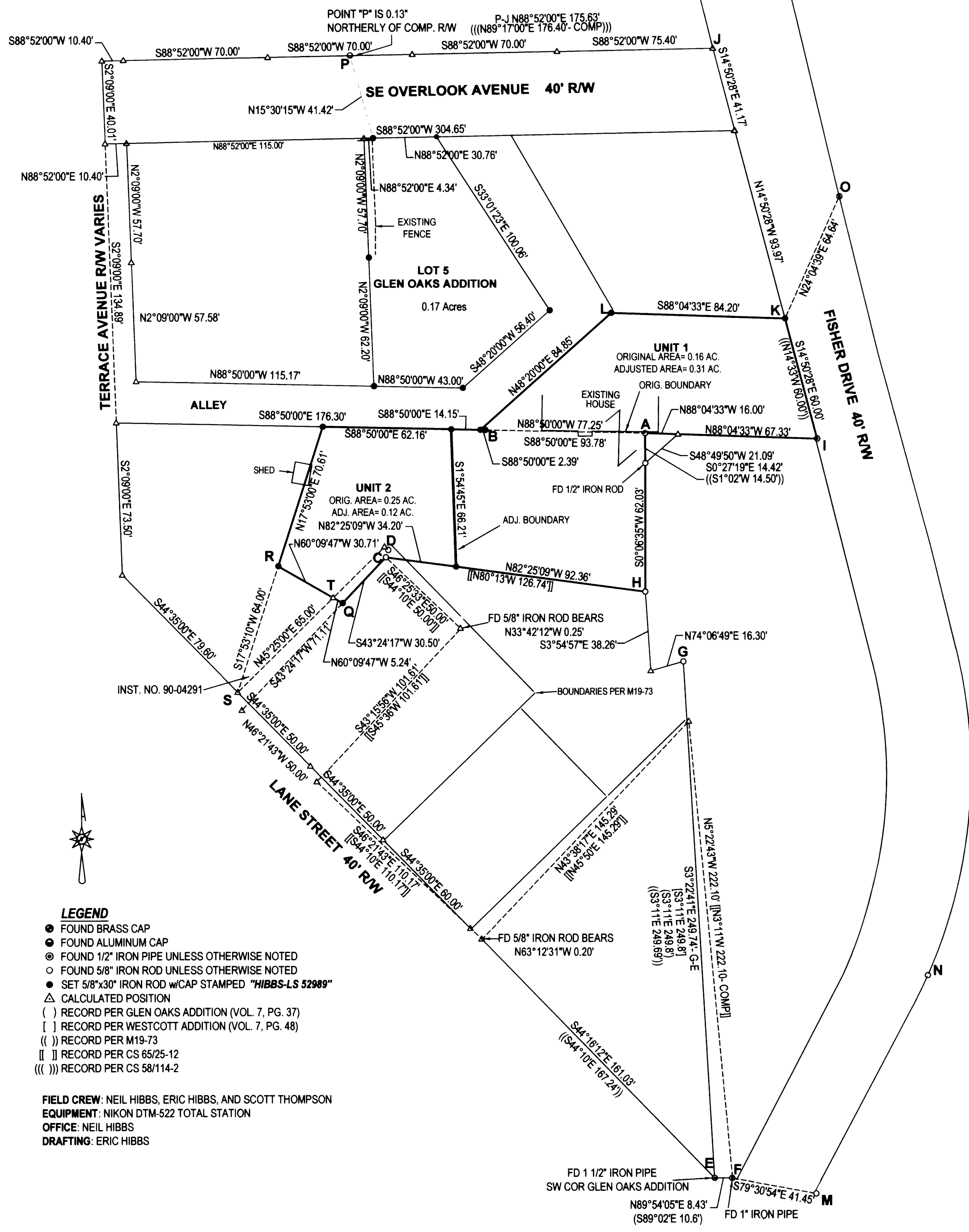


FILED
Date: 10-10-2011 By: JC
This survey consists of:
Map: M162-75
Narrative:
Corner Rpt:

DOUGLAS COUNTY
SURVEYOR



NARRATIVE:
THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE WALKER PROPERTY AND TO ADJUST THE BOUNDARY BETWEEN TWO OF THE WALKER PARCELS AS SHOWN. THE SURVEY FILED AS M19-73 WAS CALCULATED, USING THE FOUND ROD AT POINT "A" AS A PLACE OF BEGINNING AND THE LINE EXTENDING WESTERLY FROM POINT "A" AS A BASE OF BEARING. A PORTION OF GLEN OAKS ADDITION, (VOL. 7, PG. 37), WAS THEN CALCULATED, AGAIN USING THE ROD FOUND AT POINT "A" AS A POINT OF BEGINNING, AND THEN ROTATED AROUND POINT "A" TO BRING THE SOUTH SIDE OF THE ALLEY INTO ALIGNMENT WITH LINE "A-B". FITTING RECORD SURVEYS TOGETHER FROM HERE WAS A CHALLENGE AS THERE ARE CONFLICTING ELEMENTS OF ALL OTHER SURVEYS IN THE AREA. WESCOTT ADDITION, (VOL. 7, PG. 48), WAS CALCULATED FROM POINT "A", THE NORTHEAST CORNER OF SAID WESCOTT ADDITION. THE SURVEY FILED AS CS 55/145 WAS A SUBDIVISION OF LOT 1 OF WESCOTT ADDITION WITH THE ORIGINAL UNIT 2 OF THE WALKER PROPERTY BEING A PORTION OF WHAT IS SHOWN AS THE COX AND WOODSELL PROPERTIES. THE SURVEY FILED AS CS 65/25-12 ERRONEOUSLY CALLED OUT THE "SW COR. GLEN OAKS ADDITION PER M19-73" AS A MONUMENT USED FOR THEIR BASE OF BEARING WHICH SHOULD BE LINE "G-E". WHEN CS 65/25-12 WAS BROUGHT TOGETHER WITH THE FOUND ROD AT POINT "C" AND ROTATED TO BRING THIS SURVEY INTO ALIGNMENT WITH THE LINE BETWEEN FOUND RODS "C" AND "H", IT BECAME VERY APPARENT THAT THE FOUND PIPE ALONG LANE STREET WAS ACTUALLY A PIPE SET PER WESCOTT ADDITION AT POINT "F", LINE "G-F" BEING WHAT WAS ACTUALLY USED. THIS SCREWED EVERYTHING SET PER CS 65/25-12 OFF SUBSTANTIALLY. UNFORTUNATELY, THESE MONUMENTS, SET PER CS 65/25-12 ARE THE MOST VISIBLE IN THE WHOLE AREA AND HAVE BEEN ACCEPTED SINCE 1999. THIS IS UNFORTUNATE SINCE WE DID FIND A NUMBER OF OLDER MONUMENTS, INCLUDING POINTS "A" AND "D", WHICH, HAD THEY BEEN FOUND AND USED, WOULD HAVE PREVENTED THE MESS THAT EXISTS TODAY. THE TRIANGULAR SHAPED PARCEL PER INSTRUMENT NO. 90-04291, MAPPED AS TRIANGLE "S-R-T", LIES SUBSTANTIALLY WESTERLY OF WHAT SHOULD BE LOT 2 OF WESCOTT ADDITION BUT BECAUSE OF THE ERRORS CREATED BY CS 65/25-12, POINT "C" WAS HELD FOR THE NORTHWEST CORNER OF SAID LOT 2 AND POINT "Q" WAS SET AS THE MOST SOUTHERLY CORNER OF UNIT 2 AT AN EXTENSION OF LINE "R-T" AND THE EXTENSION OF A LINE FROM POINT "C" HOLDING A RECORD 50 FOOT WIDTH FOR SAID LOT 2, BASED ON THE REST OF CS 65/25-12, THE WESTERLY BOUNDARY OF SAID LOT 2 NOT ACTUALLY BEING SHOWN ON CS 65/12, POINT "K" WAS SET ON LINE BETWEEN POINTS "I" AND "J", RECORD DISTANCE FROM "I". LINE "K-L" WAS HELD PARALLEL TO LINE "I-A". POINT "M" SEEMS TO HAVE NOTHING TO DO WITH ANY RECORD SURVEYS BUT IS SHOWN FOR REFERENCE ONLY.

- NOTES:**
- 1.) POINT "A" IS THE NE COR WESCOTT ADDITION (VOL. 7, PG.48)
 - 2.) POINT "A" IS FD. 1/2" IRON ROD
 - 3.) POINT "E" IS THE SW COR GLEN OAKS ADDITION (VOL. 7, PG.37)
 - 4.) POINT "D" IS FD. 1/2" IRON ROD
 - 5.) "D-G", 152.46' ((152.45'))
 - 6.) "C" TO "D", N17°48'24"E 3.68'
 - 7.) "M" TO "N", N27°10'13"E 118.33'
 - 8.) "N" TO "O", N6°21'50"W 378.27'
 - 9.) RECORD PER INST. NO. 90-04291 FOR "S-T", N45°50'E 65.00'
 - 10.) RECORD PER INST. NO. 90-04291 FOR "T-R", N59°44'47"W 30.71'
 - 11.) RECORD PER INST. NO. 90-04291 FOR "R-S", S18°18'W 64.00'

APPROVAL:
Brinkman 9/14/2011
COMMUNITY DEVELOPMENT DIRECTOR DATE

ADJUSTED UNIT 2 TRANSFERRED PER INST. NO. 2009-17188
INST. NO. 2011-4528
INST. NO. 2011-7425

BASE OF BEARING - LINE "A-B" PER M19-73
N88°50'00"W ((N88°50'W))

PLANNING DEPT. FILE NO. BLA-09-5

BOUNDARY LINE ADJUSTMENT

LYING IN THE SW 1/4 SEC. 19, T27S, R5W
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:
MIKE WALKER
735 SE TERRACE DR.
ROSEBURG, OR. 97471

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

DWG. SCALE: 1" = 40' JOB #: 0954-01 DWG. BY: EBH PAGE: 1 OF 1 DATE: SEPTEMBER-2011

REGISTERED
PROFESSIONAL
LAND SURVEYOR

F. Neil Hibbs
OREGON
JANUARY 12, 1999
F. NEIL HIBBS
52989

6/30/2013

- LEGEND**
- FOUND BRASS CAP
 - ⊙ FOUND ALUMINUM CAP
 - FOUND 1/2" IRON PIPE UNLESS OTHERWISE NOTED
 - FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
 - SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
 - △ CALCULATED POSITION
 - () RECORD PER GLEN OAKS ADDITION (VOL. 7, PG. 37)
 - [] RECORD PER WESCOTT ADDITION (VOL. 7, PG. 48)
 - (()) RECORD PER M19-73
 - [] RECORD PER CS 65/25-12
 - (()) RECORD PER CS 58/114-2

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