

FILED  
 Date: 10/28/2013 By: HW  
 This survey consists of:  
 Map: M166-3  
 Narrative:  
 Corner Rept.:  
 DOUGLAS COUNTY SURVEYOR

**NARRATIVE:**

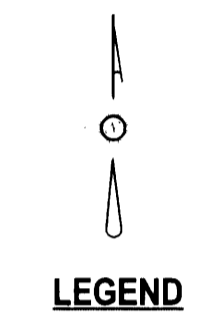
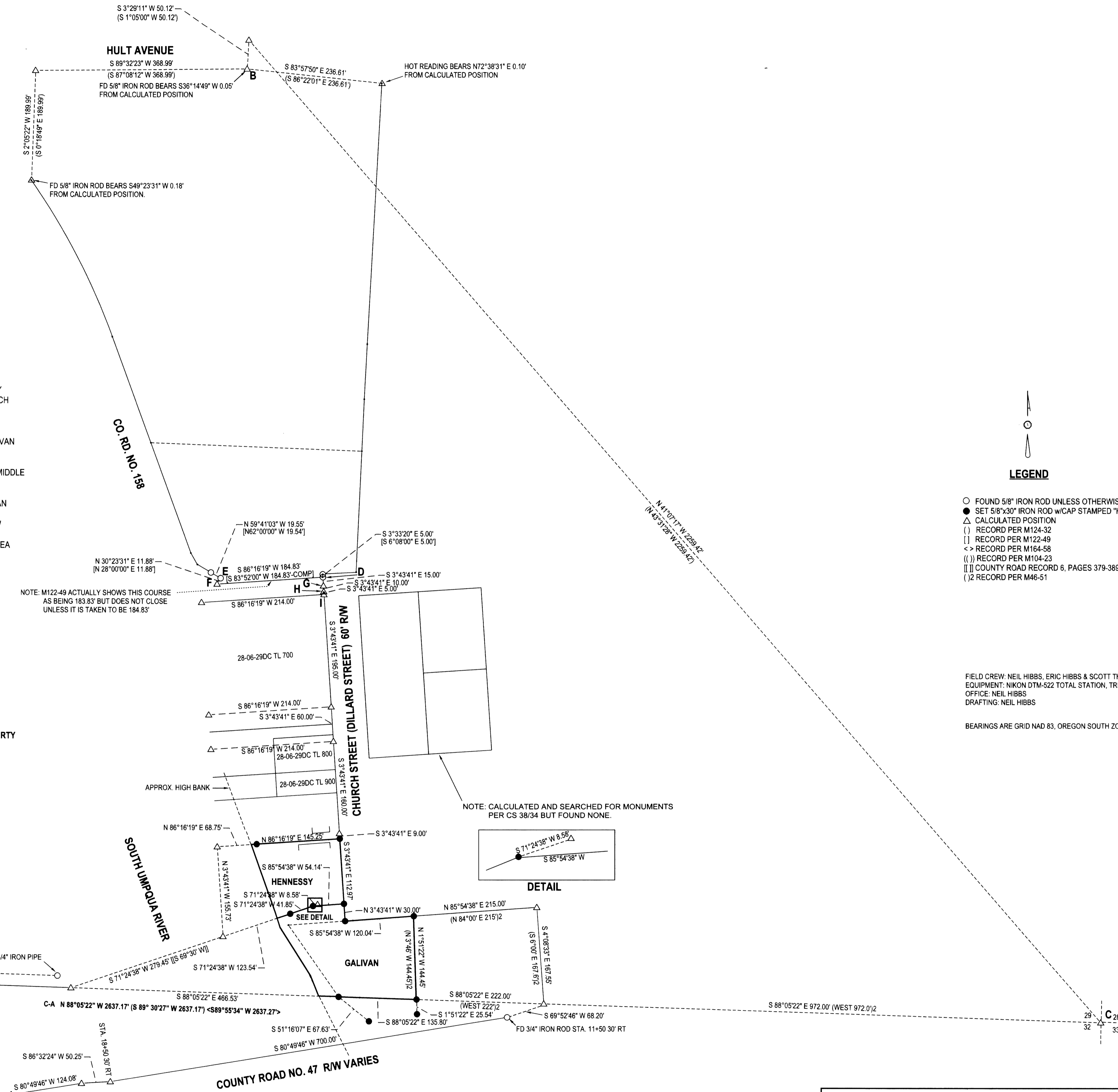
THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE BOUNDARIES OF THE HENNESSEY AND GALIVAN PROPERTIES. BEARINGS ARE GRID, BASED ON TRIMBLE R-8 GPS BASE AND RECEIVER. M124-32 WAS PARTIALLY CALCULATED, BEGINNING AT POINT "A", RUNNING EASTERLY TO SECTION CORNER AND THEN NORTHWESTERLY TO THE AREA AROUND HULT AVENUE. CALCULATED M124-32 WAS THEN ROTATED AROUND POINT "A" TO BRING CALCULATED LINE "A-B" INTO ALIGNMENT WITH THE CORRESPONDING FOUND MONUMENTS. LINE "A-C" WAS HELD AS THE SECTION LINE PER M124-32. M122-49 WAS BASED ON M23-17. M23-17 SEEMS TO SHOW THAT THE NORTHERN BOUNDARY OF LOTS 4 AND 13, BLOCK 15 DILLARD'S STATION COINCIDES WITH THE SOUTHERN RIGHT-OF-WAY OF THE COUNTY ROAD SHOWN THEREON. SEARCHING THROUGH OTHER DOCUMENTS AND DISCUSSING WITH CARTOGRAPHY, IT SEEMS THAT THE NORTH LINES OF LOTS 4 AND 13 ARE ACTUALLY 5 FEET NORTHERLY OF SAID SOUTHERN RIGHT-OF-WAY. THIS SEEMS TO HAVE BEEN AN ONGOING ISSUE IN THIS AREA. IN LOOKING AT THE DEEDS OF THE PROPERTIES ALONG THE WESTERLY SIDE OF CHURCH STREET AND COMPARING THOSE TO THE POSSESSION LINES, SOME SEEM TO HAVE CONSIDERED THE NORTHEAST CORNER OF LOT 4, BLOCK 15 TO HAVE BEEN ON THE SAID SOUTHERN RIGHT-OF-WAY AND OTHERS AS BEING 5 FEET NORTHERLY THEREOF. IF I HOLD RECORD DISTANCES FROM THE TRUE CORNER, OUT IN THE RIGHT-OF-WAY, IT DOES NOT MATCH POSSESSION LINES AS ONE GET DOWN TOWARDS THE HENNESSEY PROPERTY SO I HELD RECORD DISTANCE FROM THE SOUTHERN RIGHT-OF-WAY, POINT "I", OF 424 FEET FOR THE NORTHEAST CORNER OF THE HENNESSEY PROPERTY. BLOCKS 15 AND 16 BEING HELD AS SQUARED UP WITH LINE "D-F". THE CENTERLINE OF VACATED COUNTY ROAD NO. 47-S-1 SPUR ROAD WAS CALCULATED, BEGINNING AT POINT "A" AND RUNNING EASTERLY. THE CALCULATED ROAD CENTERLINE WAS THEN ROTATED TO COINCIDE WITH THE SECTION LINE. THIS LINE WAS HELD FOR THE BOUNDARY BETWEEN THE HENNESSEY AND GALIVAN PROPERTIES RUNNING EASTERLY ACROSS THE RIVER TO A POINT WHERE IT INTERSECTS A 30 FOOT OFFSET FROM THE GALLIVAN'S NORTHERN BOUNDARY RUNNING EASTERLY FROM CHURCH ROAD. THERE ARE A NUMBER OF DEED ERRORS IN THIS WHOLE AREA. THERE IS AN ADDITIONAL AREA, A VACATED PORTION OF WATER STREET, SHOWN ON THE ASSESSOR MAP AS BEING ADDED TO THE WESTERN EDGE OF THE HENNESSEY PROPERTY BUT IS OUT IN THE MIDDLE OF THE RIVER AND AS SUCH IS ACTUALLY A PORTION OF TAX LOT 500 AND OWNED BY ROSEBURG RESOURCES.

THERE IS A PORTION OF AN ALLEY LEFT THAT, FOR SOME REASON NEVER GOT VACATED. THIS PORTION OF ALLEY AFFECTS BOTH THE HENNESSEY AND GALIVAN PROPERTIES. THEY HAVE ALREADY BEEN TALKING TO PUBLIC WORKS ABOUT VACATING THIS AREA. IN ADDITION, THE SOUTHERLY BOUNDARY OF THE GALIVAN PROPERTY ACTUALLY RUNS THROUGH THEIR NICELY MAINTAINED YARD WHICH THEY HAVE MAINTAINED FOR YEARS. WE SET TWO RODS THAT SHOW ON THIS MAP AS REFERENCE MONUMENTS. THESE RODS WERE SET AT THE SOUTHERN EDGE OF THE AREA ACTUALLY MAINTAINED BY THE GALIVANS. I HAVE ALREADY TALKED WITH PUBLIC WORKS AND THE HOPE IS THAT THE COUNTY WILL VACATE THIS AREA OF RIGHT-OF-WAY AS WELL. IT IS WELL OUTSIDE THE AREA NEEDED FOR RIGHT-OF-WAY OF THE EXISTING ROAD. IF THIS AREA CAN BE VACATED, THE MONUMENTS SET WOULD BE USED IN THE LEGAL DESCRIPTION OF THE AREA.

COMP. LINE "A-B" BEARS N 36°14'49" E 1939.40' (N 33°50'39" E 1939.45')  
 COMP. LINE "A-G" BEARS N 62°24'40" E 1444.13' [ N 60°01'56" W 1444.07']

POINT "G" IS THE CENTER OF THE COUNTY ROAD PER M122-49  
 POINT "H" IS THE NORTHEAST CORNER OF LOT 4, BLOCK 15 DILLARD'S STATION

POINT "I" IS THE NORTHEAST CORNER OF TL 700. THEIR DEED CALLS FOR A 5/8" IRON ROD. AN UNRECORDED 1" IRON ROD IN CONCRETE WAS FOUND N 10°14'27" E 0.24 FEET FROM CALCULATED POSITION. ANOTHER UNRECORDED 1" IRON ROD IN CONCRETE WAS ALSO FOUND S 3°28'32" E 225.05' FROM POINT "I". DEED WIDTH OF TL 700 IS 225' SO ROD FITS PROPERTY WIDTH VERY WELL BUT IS ALMOST 1 FOOT OFF OF THE WESTERLY RIGHT-OF-WAY OF CHURCH STREET.



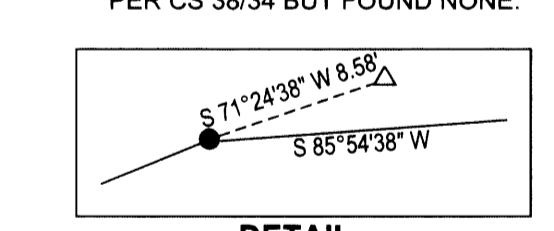
**LEGEND**

- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- △ CALCULATED POSITION
- ( ) RECORD PER M124-32
- [ ] RECORD PER M122-49
- <> RECORD PER M164-58
- ( ) RECORD PER M104-23
- [ ] COUNTY ROAD RECORD 6, PAGES 379-389
- ( ) RECORD PER M46-51

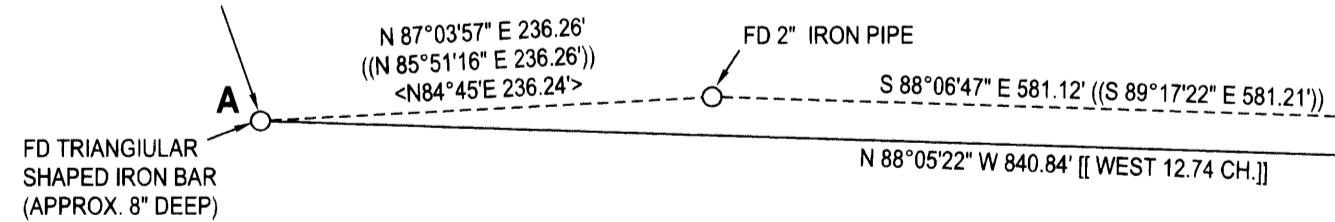
FIELD CREW: NEIL HIBBS, ERIC HIBBS & SCOTT THOMPSON  
 EQUIPMENT: NIKON DTM-522 TOTAL STATION, TRIMBLE R-8 GPS BASE AND RECEIVER  
 OFFICE: NEIL HIBBS  
 DRAFTING: NEIL HIBBS

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

NOTE: CALCULATED AND SEARCHED FOR MONUMENTS PER CS 38/34 BUT FOUND NONE.



1/4 CORNER SEC. 29 / 32  
 (ALSO KNOWN AS THE SW CORNER OF THE JOHN DILLARD D.L.C.)



COUNTY ROAD NO. 47 R/W VARIES

<b>SURVEY</b>		REGISTERED PROFESSIONAL LAND SURVEYOR  OREGON JANUARY 12, 1988 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2015
LYING IN THE SE 1/4 SEC. 29, T28S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: CHARLOTTE HENNESSY 900 S.E. DOUGLAS AVE. P.O. Box 296 DILLARD, OR. 97432	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC. 4731 DOUGLAS RD ROSEBURG, OR 97131 phone: 541-387-9303 fax: 541-387-9304 e-mail: neil@hibbsland.com	DWG SCALE: 1"= 100' JOB NO.: 0927-01 DATE: SEPTEMBER 2013 PAGE 1 OF 1