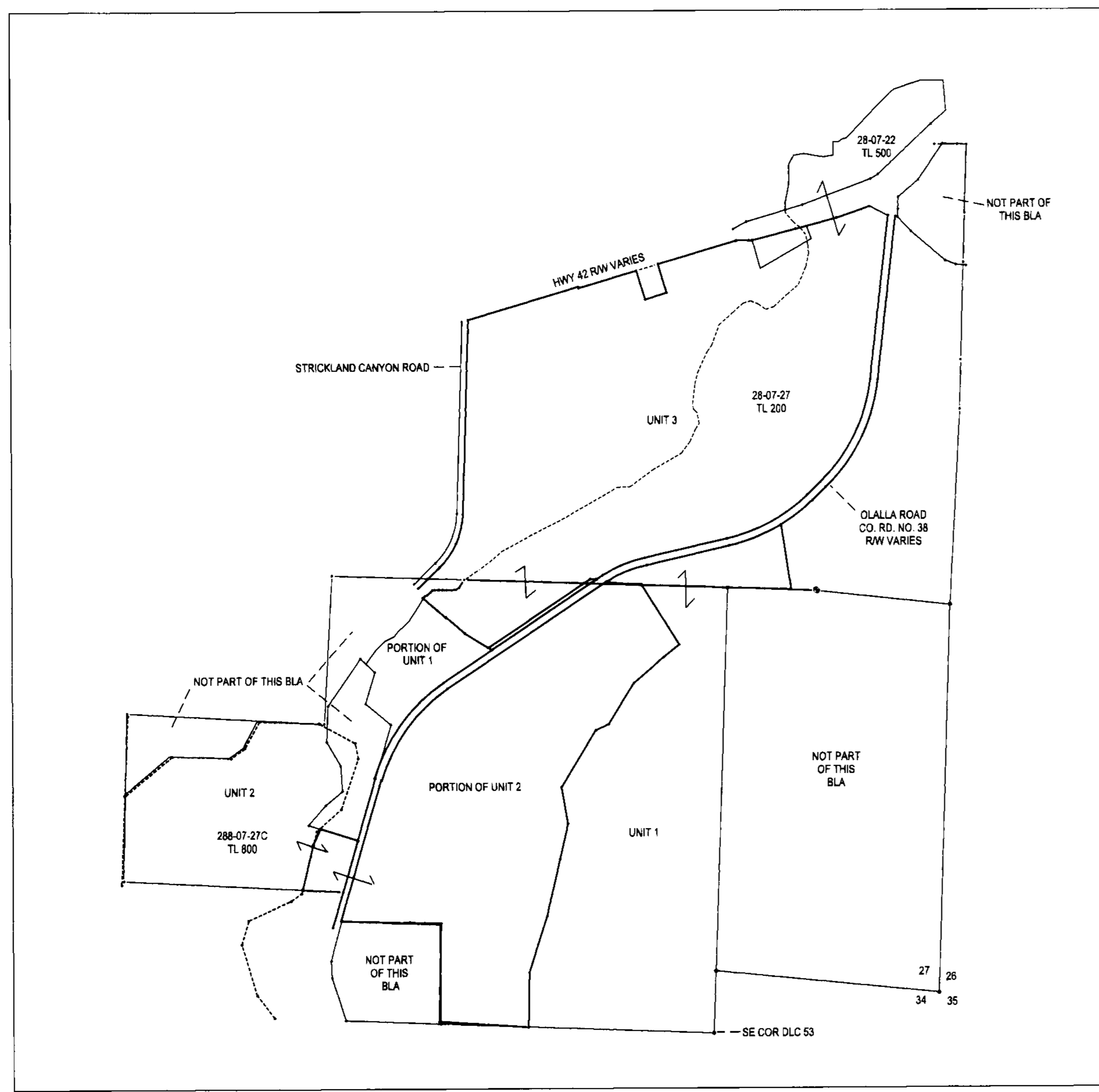


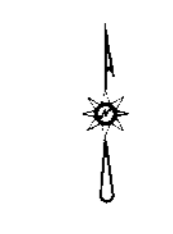
FILED
Date: 5-11-2017 By: JC
This survey consists of:
Map: M171-26 A-B
Narrative:
Corner Rept:
DOUGLAS COUNTY SURVEYOR



OVERALL VIEW- NTS

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARIES OF THE SUBJECT PROPERTIES AS SHOWN. OTHER THAN THE 1997 DEPENDENT RESURVEY, THERE HAVE BEEN NO SURVEYS THAT DEALT WITH THE BOUNDARIES OF THESE PROPERTIES SINCE M3-61 IN 1939 AND IT ONLY DEALT WITH A SMALL PORTION OF THE AREA INVOLVED. SIMILARLY, OLALLA ROAD HAS NEVER BEEN MONUMENTED IN ITS CURRENT CONFIGURATION SO THE ROAD WAS CREATED BY OFFSETTING THE CENTER OF TRAVELLED WAY WITH THE TRANSITION FROM 40 FOOT TO 50 FOOT BEING MADE AT THE P.C. CORRESPONDING TO STATION 10+65 ON SHEET 1 OF 2 OF THE 1946 ROAD PLANS. AN ATTEMPT WAS MADE TO BRING THE RIGHT-OF-WAY OF OLALLA ROAD SOUTHERLY FROM THE AREA NORTH OF THE LINE BETWEEN DLC NO 50 AND 53 WHICH WE HAD PREVIOUSLY FIT ON ANOTHER SURVEY. USING RECORD DATA TO DO SO RESULTED IN THE ROAD BEING EASTERLY OF THE EXISTING ROAD A SUBSTANTIAL AMOUNT BY TIME WE GOT TO THE SOUTHERN BOUNDARY OF THE PROPERTY. LACKING ANY GOOD SURVEYS AND HAVING EXISTING FENCES NOT CONFORMING TO DEED INFORMATION ON THE EASTERLY SIDE OF OLALLA ROAD WHERE COMING UP AGAINST THE BUNN AND BOWMAN PROPERTIES, I DISCUSSED THINGS WITH THE JOERS, THE BOWMANS AND ERIC BUNN. EVERYONE WAS IN AGREEMENT THAT WE WOULD HOLD THE EXISTING FENCES IN THESE AREAS AND MONUMENT THE LINES ACCORDINGLY. THE FENCE ALONG THE SOUTHERLY LINE ON THE WEST SIDE OF OLALLA ROAD WAS ALSO TAKEN TO BE THE BOUNDARY AS WELL. ACREAGES ARE A COMBINATION OF ACTUAL MEASUREMENT WHERE SURVEYED AND ASSESSOR DATA WHERE NOT SURVEYED.

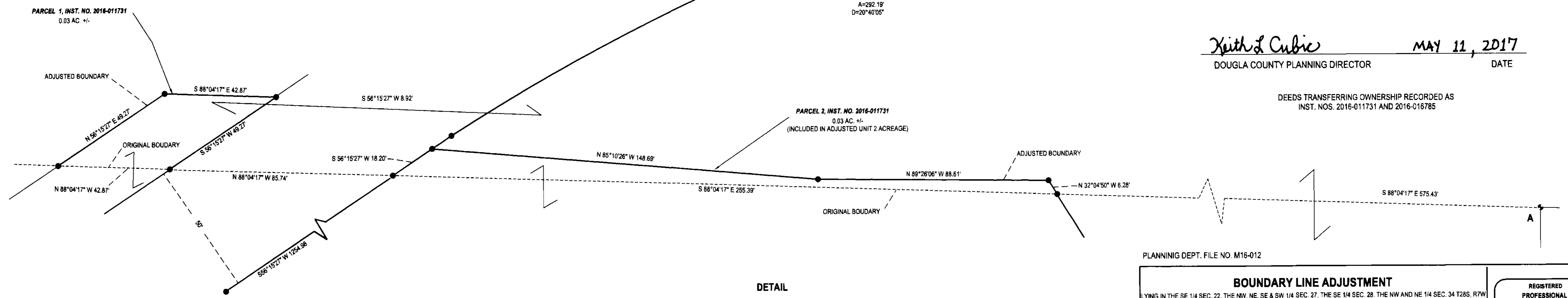


LEGEND

- FOUND BRASS CAP UNLESS OTHERWISE NOTED
- SET 5/8" X30' IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- CALCULATED POSITION
- RECORD PER 1997 DEPENDENT RESURVEY

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

SEE PAGE 1 FOR BASE OF BEARING



DETAIL

Keith L Cubic MAY 11, 2017
DOUGLA COUNTY PLANNING DIRECTOR DATE

DEEDS TRANSFERRING OWNERSHIP RECORDED AS
INST. NOS. 2016-011731 AND 2016-016785

PLANNING DEPT. FILE NO. M16-012

BOUNDARY LINE ADJUSTMENT
LYING IN THE SE 1/4 SEC. 22, THE NW, NE, SE & SW 1/4 SEC. 27, THE SE 1/4 SEC. 28, THE NW AND NE 1/4 SEC. 34 T28S, R7W
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON
CLIENT: AGIS CAPITAL LLC
745 BOYLESTON STREET, SUITE 207
BOSTON, MA 02116
SURVEYOR: NEIL HIBBS
LAND SURVEYING, INC
479 LOOMIS AVE. SE
PORTLAND, OR 97202
PHONE: 503-951-9353
FAX: 503-951-9399
WWW.NEILHIBBS.COM
DWG SCALE: 1"= 20'
JOB NO.: 1592-04
DATE: APRIL 2017
PAGE 2 OF 2

REGISTERED PROFESSIONAL LAND SURVEYOR
J. Neil Hibbs
OREGON
JANUARY 11, 1988
F. NEIL HIBBS
52989
EXPIRATION DATE
6/30/2017